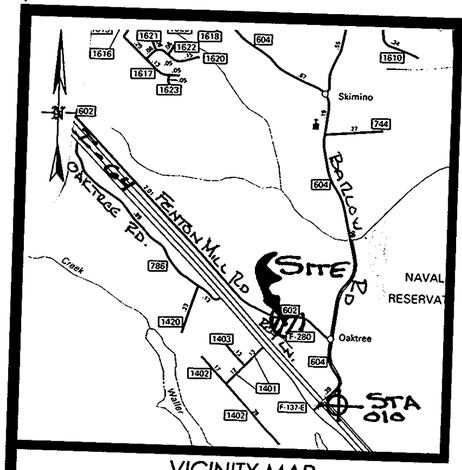


VICINITY MAP

UTILITY NOTES:

WATER: EACH LOT OR PARCEL WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PRIVATE WELL.

SEWER: EACH LOT OR PARCEL WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PRIVATE SEPTIC AND DRAINFIELD SYSTEM.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 11/28/00

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 6 DAY OF Dec., 2000. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 216.

TESTE: Lynn S. Jenkins
CLERK
BY: Stacy White D.C.

OWNER'S CERTIFICATE:
THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

10/12/2000 Lloyd P. Mears
DATE LLOYD P. MEARS

10/12/2000 Barbara A. Mears
DATE BARBARA A. MEARS

10/12/2000 La-Rue Hite
DATE LA-RUE HITE

10/12/2000 Mildred R. Hite
DATE MILDRED R. HITE

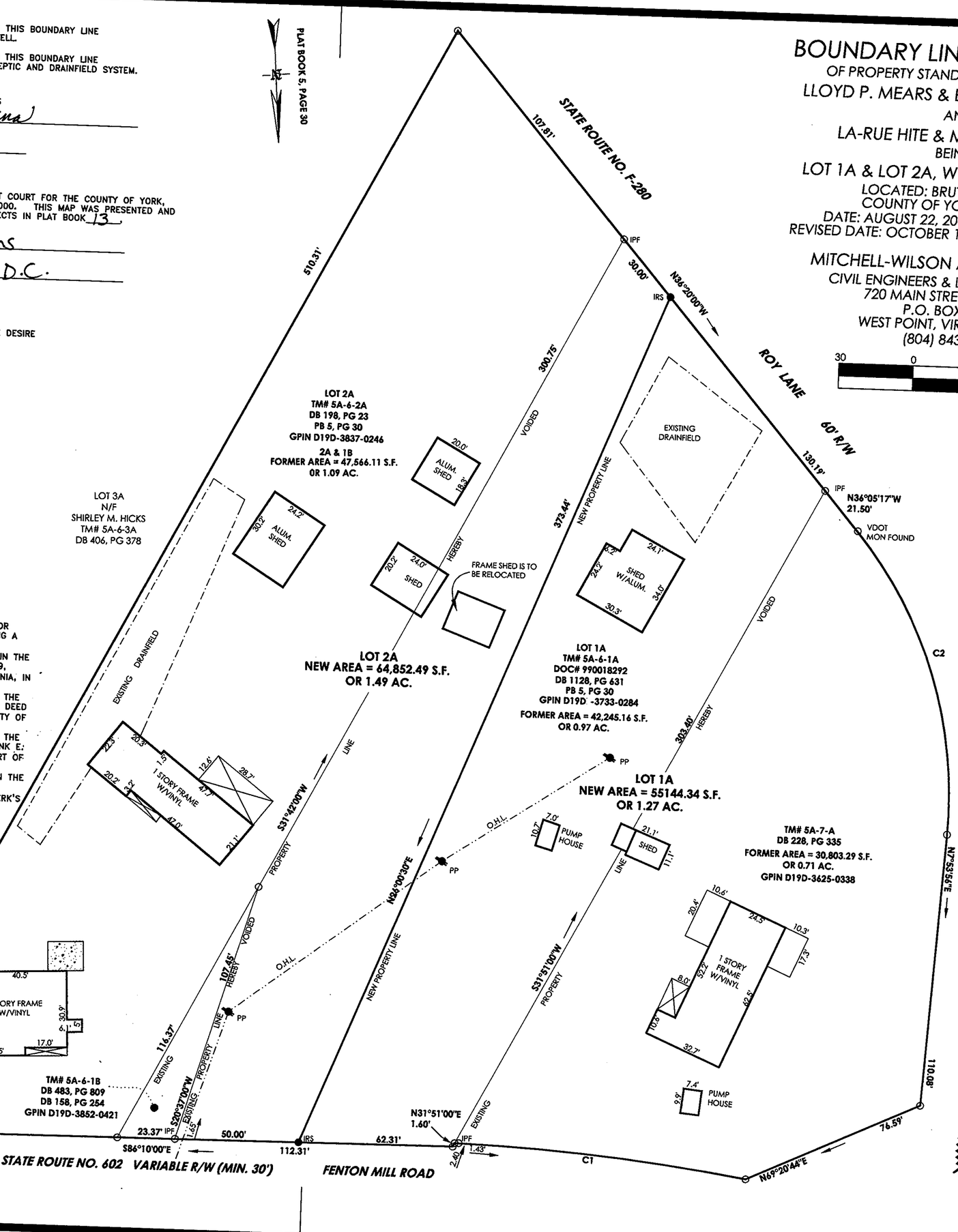
CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA TO WIT:
I Carol M. Mitchell A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY PRESENCE AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 12 DAY OF October 2000.
Carol M. Mitchell
SIGNATURE
MY COMMISSION EXPIRES 12/31/00

CERTIFCATE OF SOURCE OF TITLE:
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1':20,000'.
(TM# 5A-(6)-1B): THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF LaRUE HITE AND MILDRED R. HITE AND WAS ACQUIRED FROM OMA L. HITE BY DEED DATED MAY 29, 1987 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 483 PAGE 809.
TM# 5A(6)-2A: THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF LARUE HITE AND MILDRED R. HITE AND WAS ACQUIRED FROM JOHN P. .HITE AND OMA LEE HITE BY DEED DATED AUGUST 3, 1966 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 198 PAGE 23.
TM# 5A-(7)-A: THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF LLOYD P. MEARS AND BARBARA A. MEARS AND WAS ACQUIRED FROM CORDIE E. WILLIAMS AND FRANK E. WILLIAMS BY DEED DATED JULY 3, 1970 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 228 PAGE 335.
TM# 5A-(6)-1A: THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF CORDIE E. WILLIAMS (DECEASED), JOHN D. HICKMAN (DECEASED) AND LLOYD P. MEARS AND WAS ACQUIRED FROM THOMAS S. WILLIAMS BY DEED DATED DECEMBER 30, 1998 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DOC. #990018292.

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WERE SET ON OCTOBER 10, 2000.

JAMES E. MITCHELL, LAND SURVEYOR — DATE 10-11-00

GENERAL NOTES:
1.) PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT)
2.) BUILDING SETBACKS FRONT – 50
REAR – 50'
SIDES – 20'
3.) PROPERTIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN PER COMMUNITY PANEL 510182 0025 B. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: DECEMBER 16, 1988.
4.) COUNTY OF YORK PRIMARY GEODETIC CONTROL NETWORK MONUMENT NUMBER 010 IS LOCATED ON THE EASTERN SIDE OF BARLOW ROAD APPROXIMATELY 450 FEET NORTH OF ROCHAMBEAU DRIVE.
NORTHING = 3648526.017
EASTING = 12004876.092
ELEVATION = 92.15'
5.) ADDRESS: #131 , 133 & 123 FENTON MILL ROAD.
6.) NO BOUNDARY SURVEY WAS PERFORMED. THE OWNERS PROVIDED MITCHELL–WILSON ASSOCIATES, P.C. WITH UNRECORDED PLATS DATED 1961 AND 1993. MONUMENTATION SHOWN WAS THE ONLY FIELD VERIFICATION PERFORMED.
7.) NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN.
8.) EXISTING DRAINFIELD LOCATIONS WERE SHOWN TO MITCHELL–WILSON ASSOCIATES, P.C. BY PROPERTY OWNERS.
9.) NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
10.) THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY La–Rue HITE & MILDRED R. HITE AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.



BOUNDARY LINE ADJUSTMENT

OF PROPERTY STANDING IN THE NAME OF
LLOYD P. MEARS & BARBARA A. MEARS
AND
LA-RUE HITE & MILDRED R. HITE
BEING
LOT 1A & LOT 2A, W.L. SCHENCK ESTATE
LOCATED: BRUTON DISTRICT,
COUNTY OF YORK, VIRGINIA
DATE: AUGUST 22, 2000 SCALE: 1" = 30'
REVISED DATE: OCTOBER 11, 2000 SCALE: 1" = 30'

MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
720 MAIN STREET, SUITE 112
P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744

30 0 30 60

CURVE DATA:
C1
DELTA = 8°09'22"
RADIUS = 833.51'
LENGTH = 118.65'
TAN. = 59.43'
CHORD = 118.55'
CB = S80°40'39"E

C2
DELTA = 43°59'17"
RADIUS = 170.00'
LENGTH = 130.51'
TAN. = 68.66'
CHORD = 127.33'
CB = N14°05'47"W

COMMONWEALTH OF VIRGINIA
JAMES E. MITCHELL
No. 001452B
10-11-00
LAND SURVEYOR