



LOCATION MAP SCALE 1" = 2000'

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'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES M. PEERCY AND CAROLYN M. PEERCY, HUSBAND AND WIFE, AND WAS ACQUIRED FROM HILTON LEE KEENER AND MARILYN ANN KEENER, BY DEED DATED JANUARY 31, 1985 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 413, AT PAGE 296. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2002.

Kenneth E. Leitz 6-1-01
KENNETH E. LEITZ, LAND SURVEYOR DATE



SHEET 1 OF 2
BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTIES OF
JAMES M. PEERCY
AND
CAROLYN M. PEERCY
COUNTY OF YORK, VIRGINIA
GRAFTON MAGISTERIAL DISTRICT
SCALE: 1" = 50' OCTOBER 4, 2000
REVISED - NOVEMBER 15, 2000
JUNE 1, 2001



PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • GIS
851 SEAHAWK CIRCLE, SUITE 103
VIRGINIA BEACH, VIRGINIA 23452
0 25 50 100 150 FEET
GRAPHIC SCALE

NOTES:

1. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE YORK COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD 1983). STATION NUMBER 101 IS LOCATED AT THE END OF QUARTERMARSH DRIVE, ROUTE 1516. EASTING (X) = 12085548.837 (U.S. SURVEY FT.) NORTHING (Y) = 3581239.019 (U.S. SURVEY FT.)
2. THIS PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT).
3. PROPERTY LINE INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
4. THE EXISTENCE OF HAZARDOUS WASTES, VEGETATED WETLANDS OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR LEASE EXHIBIT.
6. MINIMUM BUILDING SETBACKS FOR TAX PARCEL 30Q-01-00-026 ARE; (50') FRONT YARD, (20') SIDE YARD AND (50') REAR YARD.
7. PROPERTY IS LOCATED IN FLOOD ZONES X, X(SHADED) AND AE(8). ZONE X DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ZONE X (SHADED) DENOTES AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE AE DENOTES AREAS WITH BASE FLOOD ELEVATIONS DETERMINED. FLOOD INFORMATION IS TAKEN FROM COMMUNITY PANEL 510182 0037 B; FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE DECEMBER 16, 1988.
8. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
9. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

10. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS AND GAS UTILITY FACILITIES.
11. EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
12. EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
13. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT INVOLVING TWO EXISTING PARCELS OWNED BY JAMES M. PEERCY AND CAROLYN M. PEERCY IS TO ADJUST THE BOUNDARY LINE BETWEEN THE EXISTING PARCELS, THUS RESULTING IN TWO PARCELS OWNED BY THE SAME OWNERS. NO NEW LOT OR PARCEL IS BEING CREATED. SINCE THIS BOUNDARY LINE ADJUSTMENT ALLOWS TAX PARCEL NO. 30Q-01-00-026 TO BECOME CONFORMING RELATIVE TO ITS LOT AREA, IT WILL BE ELIGIBLE FOR A BUFFER MODIFICATION IN REGARDS TO CHESAPEAKE BAY PRESERVATION ACT REQUIREMENTS.
14. RESOURCE MANAGEMENT AREA (RMA) AND RESOURCE PROTECTION AREA (RPA) ARE SHOWN FOR GRAPHICAL PURPOSES. THE LIMITS ARE APPROXIMATE ARE DERIVED FROM THE COUNTY OF YORK GEOGRAPHICAL INFORMATION SYSTEM.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

CONSENTED TO:
James M. Peercy 07/19/01
JAMES M. PEERCY DATE
Carolyn M. Peercy 7-19-01
CAROLYN M. PEERCY DATE

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF York TO WIT:
I, John B. August, Jr. A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 19th DAY OF July, 2001
John B. August, Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-31-04

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. THE UNDERSIGNED TRUSTEES REPRESENT THE GRANTEE'S NAMED IN THE DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY IN DEED BOOK 538, AT PAGE 459. THE AFORESAID DEED OF TRUST IS DATED DECEMBER 20, 1988.

CONSENTED TO:
_____, TRUSTEE DATE _____
NEWPORT NEWS SHIPBUILDING EMPLOYEES' CREDIT UNION, INC.
_____, TRUSTEE DATE _____
NEWPORT NEWS SHIPBUILDING EMPLOYEES' CREDIT UNION, INC.

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____ TO WIT:
I, _____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2001

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 6/25/01

COMMONWEALTH OF VIRGINIA, COUNTY OF YORK:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, ON THE 9 DAY OF July, 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD, AS THE LAW DIRECTS, IN PLAT BOOK 13, AT PAGE 328.

TESTE: Lynn S. Jenkins
CLERK OF THE CIRCUIT COURT
BY: Natalie C. Owens, D.C.