

COUNTY OF YORK  
PRIMARY GEODETIC CONTROL MONUMENTS (SEE VICINITY MAP FOR LOCATION)

STATION 118: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 118". THE DISK IS LOCATED 8.5' EAST OF THE EDGE OF PAVEMENT OF ROUTE 675 (MANSION ROAD), 44.0' SOUTH OF UTILITY POLE #453-22. STATE PLANE COORDINATES - U.S. SURVEY FEET - 12,093,296.742 (E), 3,570,788.165 (N)

STATION 119: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 119". THE DISK IS LOCATED ON ROUTE 172 (WYTHE CREEK ROAD), OPPOSITE ROUTE 782 (CARY'S CHAPEL ROAD), 25.0' EAST OF THE CENTER LINE OF ROUTE 172, 13.0' WEST OF UTILITY POLE #ND-51. STATE PLANE COORDINATES - U.S. SURVEY FEET - 12,097,204.377 (E), 3,569,944.967 (N)

NOTE: THE PROPERTIES SHOWN HEREON ARE LOCATED EITHER IN OR ADJACENT TO THE CHESAPEAKE BAY PRESERVATION AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS 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 HAYWOOD THOMAS, JR., LOUISE CAMM THOMAS, FULTON JAMES THOMAS (WIDOWER), AND WILLIE NEILSON THOMAS (WIDOWER) AT THE TIME OF THIS CONVEYANCE.

THE CURRENT ZONING DESIGNATION FOR THE SUBJECT PROPERTIES IS R20 (SINGLE FAMILY RESIDENTIAL DISTRICT).  
MINIMUM BUILDING SETBACK:  
FRONT YARD 40 FEET  
SIDE YARD 15 FEET  
REAR YARD 30 FEET

BUILDING SETBACKS FOR EXISTING DWELLINGS SHOWN HEREON AFTER 10' RIGHT-OF-WAY DEDICATION.

FLOOD NOTE: THE PROPERTIES SHOWN HEREON APPEAR TO BE LOCATED IN ZONE X (AREAS OF 500 YEAR FLOOD) AND ZONE AE (EL. 9) AS SHOWN ON F. I. R. M. COMMUNITY-PANEL NO. 510182-0041B DATED DECEMBER 16, 1988.

THE LIMITS OF THE NATURAL RESOURCES AS SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CBPA.

THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

**BOUNDARY LINE ADJUSTMENT PLAT BETWEEN THE PROPERTIES OF HAYWOOD THOMAS, JR. & LOUISE CAMM THOMAS, FULTON JAMES THOMAS, AND WILLIE NEILSON THOMAS LOCATED ON MANSION ROAD BETHEL DISTRICT YORK COUNTY, VIRGINIA**

**JOHNSON - BAIRD AND ASSOCIATES**  
CIVIL ENGINEERING AND LAND SURVEYING  
1538 WEST QUEEN STREET - HAMPTON, VIRGINIA - 23669-2645  
PHONE (757) 827-7208 - FAX (757) 827-7503

SCALE: 1" = 100' DATE: MAY 23, 2008 SHEET 1 OF 1  
FILE: 207-083



- LEGEND:
- INDICATES IRON PIPE OR IRON ROD
  - INDICATES VOIDED PROPERTY LINE
  - INDICATES FORMER RIGHT - OF - WAY LINE
  - INDICATES LIMITS OF RESOURCE PROTECTION AREA (RPA)
  - INDICATES NEW PROPERTY LINE
  - INDICATES EXISTING PROPERTY LINE
  - INDICATES ADJOINING PROPERTY LINE
  - INDICATES FLOOD ZONE LINE
  - INDICATES EXISTING GUM TREE

- PARCEL 1** FORMER AREA ..... 172,699 SQ. FT. OR 3.9646 ACRES  
NEW AREA ..... 20,002 SQ. FT. OR 0.4592 ACRE
- PARCEL 2** FORMER AREA ..... 22,050 SQ. FT. OR 0.5062 ACRE  
NEW AREA ..... 67,638 SQ. FT. OR 1.5527 ACRES
- PARCEL 3** FORMER AREA ..... 22,050 SQ. FT. OR 0.5062 ACRE  
NEW AREA ..... 73,656 SQ. FT. OR 1.6909 ACRES
- PARCEL 4** FORMER AREA ..... 24,474 SQ. FT. OR 0.5618 ACRE  
NEW AREA ..... 76,269 SQ. FT. OR 1.7509 ACRES
- RW DEDICATION: 3,708 SQ. FT. OR 0.0851 ACRE  
TOTAL SUBDIVIDED AREA ..... 241,273 SQ. FT. OR 5.5388 ACRES

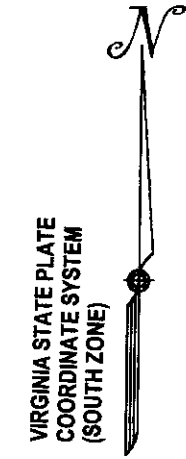
THE PLATTING OF PARCELS 1, 2, 3 AND 4 HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

BY: Haywood Thomas, Jr. 8/13/08 DATE  
HAYWOOD THOMAS, JR.

BY: Louise Camm Thomas 8/13/08 DATE  
LOUISE CAMM THOMAS

BY: Fulton James Thomas 08/13/08 DATE  
FULTON JAMES THOMAS

BY: Willie Neilson Thomas 08/13/08 DATE  
WILLIE NEILSON THOMAS



STATE OF VIRGINIA

Doreen Mitchell Thomas, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13<sup>th</sup> DAY OF August, 2008.

Doreen Mitchell Thomas 7009612  
NOTARY PUBLIC REGISTRATION NUMBER

MY COMMISSION EXPIRES January 31, 2010

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF BOUNDARY LINE ADJUSTMENT IN AND FOR THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1' / 20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT PLAT IS IN THE NAMES OF:

**TAX MAP #38-00-00-043**  
IS IN THE NAME OF HAYWOOD THOMAS, JR., FULTON JAMES THOMAS AND WILLIE NEILSON THOMAS, AND WAS ACQUIRED FROM HAYWOOD THOMAS, SR. BY LIST OF HEIRS/REAL ESTATE AFFIDAVIT DATED FEBRUARY 4, 1994, AND WAS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON MAY 13, 1994 IN WILL BOOK 76, PAGE 640.

**TAX MAP #38-00-00-043A**  
IS IN THE NAME OF HAYWOOD THOMAS, JR. AND LOUISE CAMM THOMAS, HUSBAND AND WIFE, AND WAS ACQUIRED FROM HAYWOOD THOMAS, SR. AND VERABELL GORDAN THOMAS, HUSBAND AND WIFE, BY DEED DATED JUNE 15, 1960, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JUNE 15, 1960 IN D. B. 141, PG. 125.

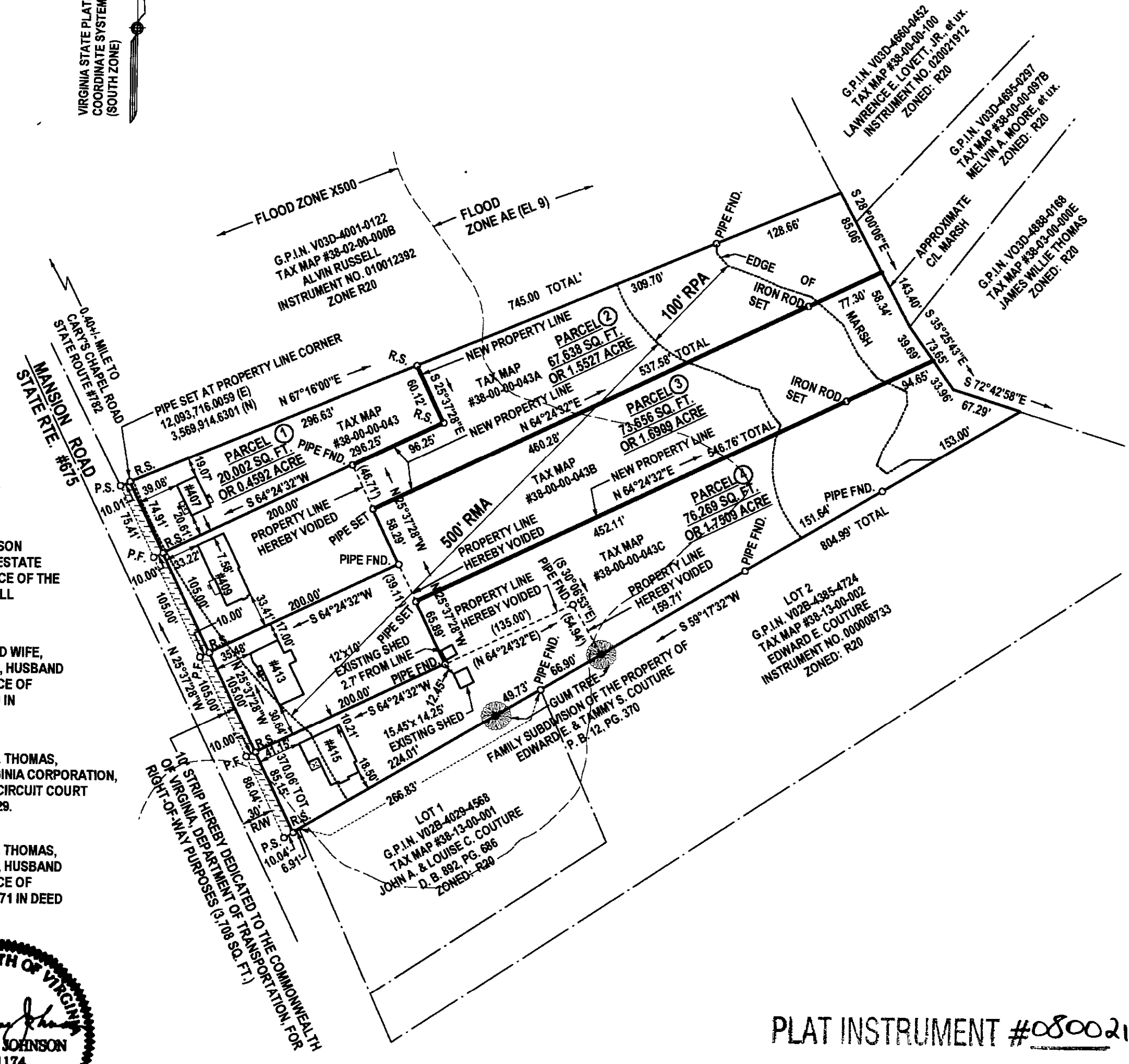
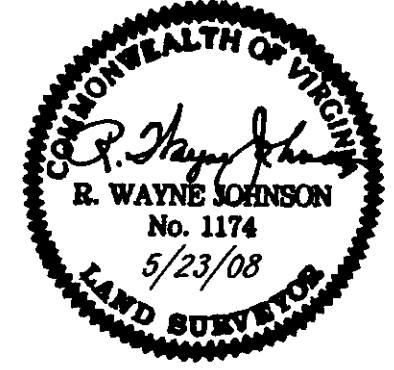
**TAX MAP #38-00-00-043B**  
IS IN THE NAME OF FULTON JAMES THOMAS, WIDOWER, AND THE ESTATE OF JOYCE M. THOMAS, AND WAS ACQUIRED FROM COMBINED REAL ESTATE INVESTMENT GROUP, LTD. A VIRGINIA CORPORATION, BY DEED DATED JULY 31, 1975, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON AUGUST 5, 1975 IN D. B. 278, PG. 729.

**TAX MAP #38-00-00-043C**  
IS IN THE NAME OF WILLIE NEILSON THOMAS, WIDOWER, AND THE ESTATE OF HAZEL L. THOMAS, AND WAS ACQUIRED FROM HAYWOOD THOMAS, SR. AND VERABELL GORDAN THOMAS, HUSBAND AND WIFE, BY DEED DATED JULY 28, 1971, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON AUGUST 2, 1971 IN DEED BOOK 238, PAGE 14.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT HAVE BEEN SET.

R. Wayne Johnson  
R. WAYNE JOHNSON, C. E. & P. S.

MAY 23, 2008  
DATE



UTILITY NOTES:  
WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

PLAT INSTRUMENT #080021228

**APPROVED**  
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: Paul L. Dea, P.E. 9/10/08 DATE

**APPROVED**  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 9/10/08

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 10<sup>th</sup> DAY OF September 2008, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 080021228

TESTE: Lynn S. Norbier 1:25 PM  
CLERK

BY: Paul L. Dea  
DEPUTY CLERK