

VICINITY MAP
SCALE: 1"=2000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

124 - A 3-1/4" DISK, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 124," THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HAMPTON HIGHWAY AND OWEN DAVIS BLVD.
COORDINATES—U.S. SURVEY FEET—
12084148.022(X), 3569662.543(Y)

NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN.

THIS PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED, AREA OUTSIDE 500 YEAR FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 510182 0043 B DATED DEC. 16, 1988 (INDEX DATE DEC 16, 1988)

REF: INSTR. #050008026, S.H.P.B. 3 PG. 351, INSTR. #080024384

NO TITLE REPORT PROVIDED

ALL EASEMENTS MAY NOT BE SHOWN

MINIMUM BUILDING SETBACKS:
FRONT - 30'
SIDE - 12.5'
REAR - 25'

TAX MAP NO. 37E-01-00-011C
GPIN #T02B-3228-4830

THE SUBJECT PROPERTY IS ZONED R13 (SINGLE FAMILY RESIDENTIAL)

THE RECORDATION OF THIS PLAT SHALL OPERATE 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.

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 OWNERS 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 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.

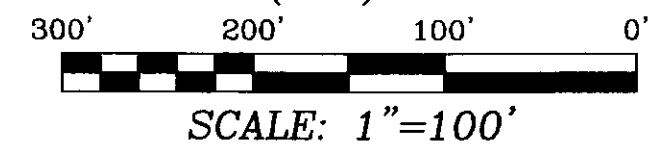
THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT, OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT, OR PARCEL ALREADY OWNED BY JEANETTE J. KEENER, TRUSTEE OF THE FAMILY TRUST, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

THE SUBJECT LOTS WERE CREATED PRIOR TO OCTOBER 1, 1989. THE LIMITS OF NATURAL RESOURCES ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 23.2 (CHESAPEAKE BAY PRESERVATION AREAS) OF THE YORK COUNTY CODE AND IN SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	02°26'59"	2041.86'	87.31'	43.66'	87.30'	S 40°56'02" E
LINE BEARING DISTANCE						
L1	S 00°58'05" E		80.74'		80.74'	
L2	N 00°58'05" W		29.22'		29.22'	
L3	N 00°58'05" W		30.54'		30.54'	
L4	N 00°58'05" W		20.99'		20.99'	
L5	S 56°22'52" E		84.06'		84.06'	

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF
JEANETTE J. KEENER,
TRUSTEE OF THE FAMILY TRUST
BETHEL DISTRICT
YORK COUNTY, VIRGINIA
FEBRUARY 13, 2009

A.D. POTTS & ASSOCIATES, INC.
ADPA 11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610



LEGEND

- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- RBS REBAR TO BE SET
- BSL 30' MINIMUM BUILDING SETBACK LINE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

Jeanette J. Keener 3-23-09
JEANETTE J. KEENER DATE
TRUSTEE OF THE FAMILY TRUST

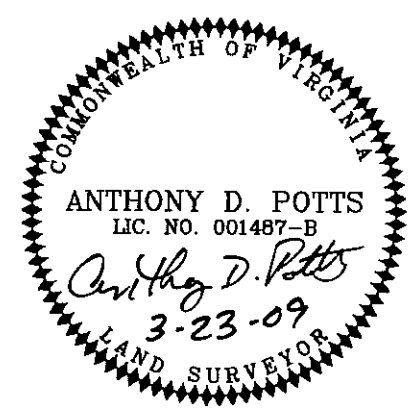
STATE OF VIRGINIA TO WIT:
I, *Virginia J. Potts*, A NOTARY PUBLIC IN AND FOR THE City of Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 23 DAY OF March, 2009.
Virginia J. Potts
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-31-2013
REGISTRATION NO.: 360933

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK 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 IS OWNED AS FOLLOWS:
TAX MAP # 37E-01-00-011C IS IN THE NAME OF JEANETTE J. KEENER, TRUSTEE OF THE FAMILY TRUST AND WAS ACQUIRED FROM JEANETTE J. KEENER, SOLE SUCCESSOR TRUSTEE OF THE CHARLES F. KEENER TRUST BY DEED DATED DECEMBER 8, 2004 AND DULY RECORDED IN INSTRUMENT #050008026.
THIS DEED IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

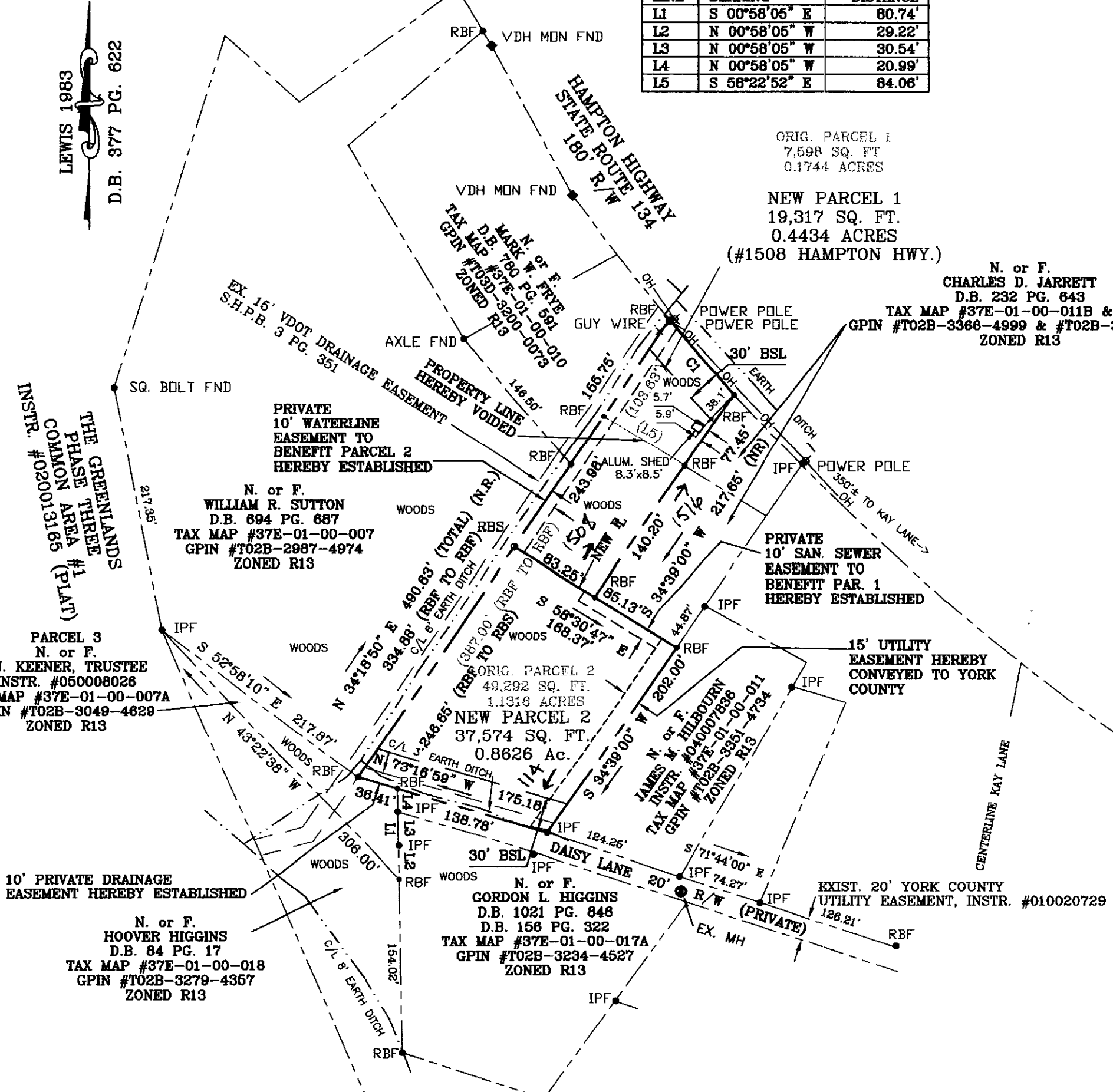
I CERTIFY THAT THE MONUMENTS AND IRON PIPES OR RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 27, 2009.

BY: *Anthony D. Potts* 3-23-09
ANTHONY D. POTTS, L.S. DATE



UTILITY NOTES:

- WATER : EACH LOT WITHIN THIS SUBDIVISION HAS ACCESS TO PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
- SEWER : EACH LOT WITHIN THIS SUBDIVISION HAS ACCESS TO PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.



AREA OF LOTS1.3060 Ac.
AREA OF DEDICATED R/W0.0000 Ac.
TOTAL AREA1.3060 Ac.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *Al Maddalena*
PLAT APPROVING AGENT
DATE: 4/2/09

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 9th DAY OF April, 2009
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT 9:38 AM
NUMBER 090051690

TESTE: *Lynn S. Mendibour*
CLERK
BY: *Jimmie D.C.*
DEPUTY CLERK