

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20804129

YORK COUNTY CONTROL MONUMENT #076 N=3610274.144 E=12086204.238 ELEV.= 4.02'

ADDRESS: 1709 DANDY LOOP ROAD TAX PARCEL #20-00-00-053 GPIN #U10A-1654-4965

ADDRESS: 1727 DANDY LOOP ROAD TAX PARCEL #20-06-00-003 GPIN #U10A-1750-4589

ADDRESS: 1815 DANDY LOOP ROAD TAX PARCEL #20-00-00-073 GPIN #U10A-1855-4144

AREA TABULATION

Table with 3 columns: Description, Area (S.F.±), Area (AC.±). Rows include Existing Parcel Area, Area From, Area Dedicated to VDOT, Total Area New Parcel A, B, C, and Total Area Subdivided.

NOTE:

FOR NEW PARCEL "B" THE AREA OF THE STEM PORTION IS 16,809 S.F.± OR 0.381 AC.± AND AREA OF THE REMAINDER IS 49,134 S.F.± OR 1.128 AC.±

NOTES:

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.

THE SUBJECT LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

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 TIM D. MCCULLOCH AND SHERRY V. MCCULLOCH AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

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.

EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.

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 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.

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OWNED BY TIM D. MCCULLOCH AND SHERRY V. MCCULLOCH

SCALE: 1"=100' JOB NO. 9731-02 DATE: FEBRUARY 17, 2009

NELSON DISTRICT YORK COUNTY VIRGINIA



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

SHEET 1 OF 2

LEGEND

- Property Line, Right-of-Way Line, Easement, Monument Found, Monument Set, Rod Set, BSL Building Setback Line, IRF Iron Rod Found, IPF Iron Pipe Found, RPA Resource Protection Area, RMA Resource Management Area

NOTES:

PROPERTY IS ZONED RR (RURAL RESIDENTIAL)

PER THE YORK COUNTY ZONING ORDINANCE FOR RR ZONING DISTRICTS THE MINIMUM BUILDING SETBACKS ARE: FRONT YARD (50'), SIDE YARD (20') AND REAR YARD (50').

PORTIONS OF THE THE AREA CONTAINED IN THIS SUBDIVISION ARE WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND SECTION 23.2 OF THE YORK COUNTY CODE.

THIS PROPERTY LIES IN ZONE AE, (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED TO BE 8.0') PER F.L.R.M. 5101820016 B, DATED 12/16/1988

APPROVED: VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: [Signature]

DATE: 5/14/09

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature], PLAT APPROVING AGENT

DATE: 5/14/09

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 15th DAY OF May, 2009. THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 090009838 2:30 PM

TESTE: Lynn S. Mendibur, CLERK

BY: [Signature]

VICINITY MAP SCALE: 1"= 2000'

OWNER'S CONSENT

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

4-30-09 [Signature] DATE TIM D. MCCULLOCH

4/30/09 [Signature] DATE SHERRY V. MCCULLOCH

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF York

I, Angela K Miller A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNTO MY HAND THIS 30 DAY OF April, 2009.

[Signature] NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 11/30/09

NOTARY REGISTRATION NUMBER: 250504

ANGELA K. MILLER NOTARY PUBLIC Commonwealth of Virginia Reg. #256504 My Commission Expires 11/30/09

SURVEYOR'S STATEMENT

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

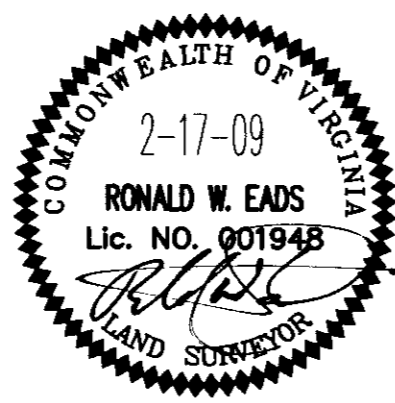
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (TAX PARCEL 20-00-00-073) IS IN THE NAME OF TIMOTHY D. MCCULLOCH AND SHERRY D. MCCULLOCH, HUSBAND AND WIFE, AND WAS ACQUIRED FROM MICHAEL L. AND MARY S. WOOD BY DEED OF CORRECTION DATED MAY 8, 2006, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT NO. 060011268.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (TAX PARCEL 20-00-00-053) IS IN THE NAME OF TIMOTHY D. MCCULLOCH AND SHERRY V. MCCULLOCH, HUSBAND AND WIFE, AND WAS ACQUIRED FROM ROBERT E. OWENS AND ELIZABETH B. OWENS BY DEED DATED SEPTEMBER 3, 2006, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT NO. 060026911.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (TAX PARCEL 20-06-00-003) IS IN THE NAME OF TIMOTHY D. MCCULLOCH AND SHERRY MCCULLOCH, HUSBAND AND WIFE, AND WAS ACQUIRED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY LOAN TRUST 2005-HET BY SAXON MORTGAGE SERVICES, INC., AS AUTHORIZED SERVICING AGENT BY DEED DATED SEPTEMBER 12, 2006, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT NO. 060022370.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THE PLAT ARE WILL BE SET ON OR BEFORE FEBRUARY 17TH, 2010.

[Signature] 02-17-09 DATE RONALD W. EADS, L.S.



2009 MAY 15 PM 2:30

S:\pos\1971102-McCulloch\Property\dwg\Sun\Plats\Recorded\Plats\9731-04\_BLA\_COVER.dwg, 4/30/2009 9:38:06 AM, Plotter: HP 500 Mylar.pc3