



VICINITY MAP SCALE: 1"=2000'

COUNTY OF YORK
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 83
 LOCATION: SEE VICINITY MAP
 COORDINATE VALUE(U.S. SURVEY FEET): X-12,090,150.904
 Y- 3,599,712.170
 ELEVATION OF STATION: 6.37 (N.G.V.D.)(1929)

NOTE:

PER YORK COUNTY GIS RECORD ENTIRE SITE LIES WITHIN THE RESOURCE MANAGEMENT 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.

NO LAND IN THIS BOUNDARY LINE ADJUSTMENT SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED 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 THE HOWARD J. OSBORN REVOCABLE TRUST AND THE RACHEL L. OSBORN REVOCABLE TRUST AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

BOUNDARY LINE ADJUSTMENT BETWEEN TWO PROPERTIES BELONGING TO THE HOWARD J. OSBORN REVOCABLE TRUST AND THE RACHEL L. OSBORN REVOCABLE TRUST

GRAFTON DISTRICT
 COUNTY OF YORK, VIRGINIA
 MARCH 15, 2011 SCALE: 1"=100'
 CAMPBELL LAND SURVEYING, INC.
 P.O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837



SHEET 1 OF 2

OWNER'S CONSENT

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

Howard J. Osborn
 HOWARD J. OSBORN, TRUSTEE FOR
 THE HOWARD J. OSBORN REVOCABLE TRUST

6/27/2011
 DATE

Rachel L. Osborn
 RACHEL L. OSBORN, TRUSTEE FOR
 THE RACHEL L. OSBORN REVOCABLE TRUST

6/27/2011
 DATE

OWNER NOTARY

STATE OF VIRGINIA
 CITY/COUNTY York TO WIT:
 I, Melissa A. Chalkias, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVE UNDER MY HAND THIS 7 DAY OF June, 2011
 MY COMMISSION EXPIRES: February 28, 2013

Melissa A. Chalkias
 NOTARY PUBLIC
3676623
 REG. NO.

TOTAL AREA OF PARCELS = 987,416 S.F. / 22.6680 AC.
 AREA OF RIGHT-OF-WAY DEDICATION = 4,118 S.F. / 0.0945 AC.
 TOTAL AREA OF BOUNDARY LINE ADJUSTMENT = 991,534 S.F. / 22.7625 AC.

	PARCEL "A"	PARCEL "B"
ADDRESS:	3701 SEAFORD RD.	3601 SEAFORD RD.
TAX MAP #:	26-00-00-026	26-00-00-027
G.P.I.N.:	V09C-1400-0029	V08A-1175-4516
ZONING:	RR-RURAL RESIDENTIAL	RR-RURAL RESIDENTIAL
FLOOD ZONE DESIGNATION:	ZONE AE (ELEV. 7.7)	
F.I.R.M.	51199C 0210 C DATED 6/16/09	

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS OWNED AS FOLLOWS:

TAX MAP 26-00-00-026 AND TAX MAP 26-00-00-027 ARE IN THE NAME OF HOWARD J. OSBORN ("TRUSTEE 1") OF THE HOWARD J. OSBORN REVOCABLE TRUST CREATED UNDER REVOCABLE TRUST AGREEMENT (THE HOWARD J. OSBORN REVOCABLE TRUST) DATED OCTOBER 24, 2000 ("TRUST AGREEMENT 1") AND RACHEL L. OSBORN ("TRUSTEE 2") OF THE RACHEL L. OSBORN REVOCABLE TRUST CREATED UNDER REVOCABLE TRUST AGREEMENT (THE RACHEL L. OSBORN REVOCABLE TRUST) DATED OCTOBER 24, 2000 ("TRUST AGREEMENT 2"), AND WERE ACQUIRED FROM HOWARD J. OSBORN AND RACHEL L. OSBORN, HUSBAND AND WIFE, BY DEED OF GIFT DATED OCTOBER 24, 2000, AND DULY RECORDED AS INSTRUMENT No. 000019243.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 1, 2011.

David P. Campbell
 DAVID P. CAMPBELL 1419B
6/2/11
 DATE



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 BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'.

ZONING: RR - RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS

FRONT YARD: 50'
 SIDE YARD: 20'
 REAR YARD: 50'

MINIMUM LOT AREA: 43,560 S.F.

MINIMUM LOT WIDTH: 150' AT B.S.L.

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS

SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 6/30/11

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 30 DAY OF July, 2011, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 110010031
 11:11pm
 TESTE: Lynn S. Mendibur
 CLERK
 BY: Suzanne S. Hughes DC.

APPROVED:
Jan Cook, P.E. 6/29/11
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE