

YORK COUNTY SURVEY MONUMENT

STA. NO. 045
 E: 12046306.831 (US SURVEY FT)
 N: 3609698.212 (US SURVEY FT)
 ELEV: 82.88' (NGVD 1929)



OWNER'S CONSENT

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.

Vivian M. Washington 7-27-11
 SIGNATURE DATE

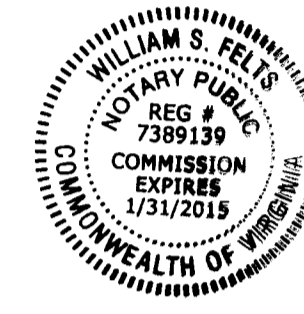
VIVIAN M. WASHINGTON

STATE OF VIRGINIA
 COUNTY OF York
 I, WILLIAM S. FELTS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 27 DAY OF JULY, 2011.

Will S. Felts
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1-31-2015

REGISTRATION NO. 7389139



William M. Washington, Jr. 7/27/11
 SIGNATURE DATE

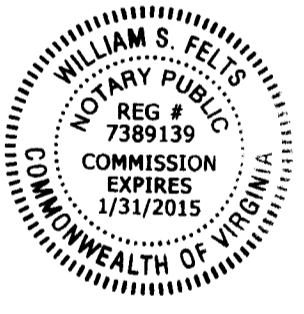
WILLIAM M. WASHINGTON, JR.

STATE OF VIRGINIA
 COUNTY OF York
 I, WILLIAM S. FELTS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 27 DAY OF JULY, 2011.

Will S. Felts
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1-31-2015

REGISTRATION NO. 7389139



Paulette P. Washington 7/27/11
 SIGNATURE DATE

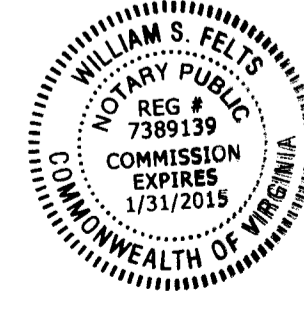
PAULETTE P. WASHINGTON, EXECUTRIX OF THE ESTATE OF MELVIN D. WASHINGTON

STATE OF VIRGINIA
 COUNTY OF York
 I, WILLIAM S. FELTS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 27 DAY OF JULY, 2011.

Will S. Felts
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1-31-2015

REGISTRATION NO. 7389139



BOUNDARY LINE ADJUSTMENT BETWEEN TWO PROPERTIES BELONGING TO
VIVIAN M. WASHINGTON, WILLIAM M. WASHINGTON, JR., & MELVIN D. WASHINGTON (DECEASED)
 NELSON DISTRICT YORK COUNTY VIRGINIA
 DATE: 05-05-2011 SCALE: 1"=50' JOB # 11-009



205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 2

TAX PARCEL NUMBERS/ADDRESS:
 17-00-00-024 - 1014 OLD WILLIAMSBURG ROAD
 17-00-00-023 - 1012 OLD WILLIAMSBURG ROAD

GPIN NUMBERS:
 M11D-2508-1050
 M11C-2225-1108

ZONING:
 R13 - (HIGH DENSITY SINGLE FAMILY RESIDENTIAL)

UTILITIES:
 WATER: EACH LOT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS
 SEWER: EACH LOT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

AREA CALCULATIONS

TM #17-00-00-024

FORMER AREA	176,260 S.F.	4.0464 AC.
ADJUSTED AREA	-9,968 S.F.	-0.2289 AC.
NEW AREA	166,292 S.F.	3.8175 AC.

TM #17-00-00-023

FORMER AREA	17,969 S.F.	0.4125 AC.
ADJUSTED AREA	+9,968 S.F.	+0.2289 AC.
NEW AREA	27,937 S.F.	0.6414 AC.

TOTAL AREA WITHIN SUBDIVISION IS: 4.4589 AC.

SURVEYOR'S CERTIFICATE

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 BOUNDARY LINE ADJUSTMENT IS OWNED AS FOLLOWS:

TAX MAP 17-00-00-024 IS IN THE NAME OF VIVIAN M. WASHINGTON, WILLIAM M. WASHINGTON, JR. AND THE ESTATE OF MELVIN D. WASHINGTON, DECEASED, AND WAS ACQUIRED FROM WILLIAM M. WASHINGTON, JR., TRUSTEE OF THE VIVIAN WASHINGTON DISCRETIONARY TRUST BY DEED OF GIFT DATED DECEMBER 13, 2007 AND DULY RECORDED AS INSTR. #080000084, AND BY WILL OF MELVIN D. WASHINGTON DULY RECORDED ON JANUARY 24, 2011 AS INSTR. #WF11000010286.

TAX MAP 17-00-00-023 IS IN THE NAME OF VIVIAN M. WASHINGTON AND WILLIAM M. WASHINGTON, JR. AND WAS ACQUIRED FROM WILLIAM M. WASHINGTON, JR., TRUSTEE OF THE VIVIAN WASHINGTON DISCRETIONARY TRUST, AND FROM WILLIAM M. WASHINGTON, JR. AND LINDA B. WASHINGTON, HIS WIFE, AND FROM MELVIN D. WASHINGTON AND PAULETTE R. WASHINGTON, HIS WIFE, BY DEED OF GIFT DATE DECEMBER 13, 2007 AND DULY RECORDED AS INSTR. #080000085 AND DEED OF CORRECTION DATED FEBRUARY 10, 2011 AND DULY RECORDED AS INSTR. #110003619; ALSO, THE INTEREST IN AND TO SAID PARCEL OF THE ESTATE OF MELVIN D. WASHINGTON WAS CONVEYED TO WILLIAM M. WASHINGTON, JR. BY PAULETTE P. WASHINGTON, EXECUTRIX OF THE ESTATE OF MELVIN D. WASHINGTON, DECEASED, BY DEED DATED MARCH 1, 2011 AND DULY RECORDED AS INSTR. #110003620.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA. I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 30, 2011.

Matthew H. Connolly DATE: 05-05-2011
 MATTHEW H. CONNOLLY, L.S., LIC. #2053

NOTES:

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- PROPERTY LINES ARE SHOWN PER BOUNDARY SURVEY COMPLETED BY LANDTECH RESOURCES INC. ON 01/21/2011.
- PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 51199C0185C DATED JUNE 16, 2009.
- BUILDING SETBACKS (PER R13 ZONING DISTRICT)
 FRONT: 30'
 SIDE YARD: 12.5'
 REAR: 25'
- THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED BY YORK COUNTY AS WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WMP SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- NATURAL RESOURCES ON THIS PROPERTY HAVE NOT BEEN INVENTORIED. WHEN THE PROPERTIES ARE DEVELOPED A NRI WILL BE REQUIRED.
- PROPERTY LINE FROM A - B WAS ESTABLISHED BY MONUMENTS FOUND, OLD FENCE REMAINS & TIMBER CHANGE. THIS FIRM RECOMMENDS THAT THE LINE BE VERIFIED BY ADJOINING LAND OWNER IF POSSIBLE.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL ALREADY OWNED BY VIVIAN M. WASHINGTON AND WILLIAM M. WASHINGTON, JR. 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.
 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.

BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL

05-05-28 PM 11:40

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 7/28/11

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 28th DAY OF July, 2011. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 110011475

TESTE: Lynn S. Mendi-bar
 CLERK

BY: Jesse Brogden, D.C.
 LANDTECH RESOURCES, INC.