

YORK COUNTY SURVEY  
MONUMENT # 083  
N= 3599712.170  
E= 12090150.904  
ELEV.= 6.37

THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY. PROPERTY LINES AS SHOWN AND LOCATION OF IMPROVEMENTS ARE BASED UPON FOUND MONUMENTS AS NOTED. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER RECORD INFORMATION. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.

SETBACK LINES ARE SHOWN PER CURRENT ZONING ORDINANCES FOR ZONE RR (RURAL RESIDENTIAL)  
FRONT = 50'  
REAR = 50'  
SIDE = 20'

PLAT OF BOUNDARY LINE ADJUSTMENT  
BETWEEN PROPERTIES  
STANDING IN THE NAMES OF  
ERNEST D. LEMONDS, JR. ESTATE  
AND SERENA MOBERLEY

GRAFTON DISTRICT	YORK COUNTY	VIRGINIA
DESIGNED BY: ADS	REVISIONS: 9/09/12	<b>SEBERT SURVEYING &amp; LAYOUT, LLC</b>  173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL (757) 784-2413
SCALE: 1" = 30'		
DATE: 7/13/2012		
PROJECT NO. Y25-1		
DRAWING NO. 1 OF 1		

**VICINITY MAP** SCALE: 1" = 2000'

**OWNER'S CONSENT AND DEDICATION**  
THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

- GENERAL NOTES:**
1. WATER - EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
  2. SEWER - EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
  3. STATE PLANE COORDINATES ARE SHOWN FOR GIS PURPOSES ONLY.
  4. THIS PROPERTY APPEARS TO LIE ENTIRELY WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT OF INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION 7.7. PER F.I.R.M. MAP #51199C0210C AND DATED 06/16/2009.
  5. THE ENTIRE AREA SHOWN HEREON LIES WITHIN THE RESOURCE MANAGEMENT AREA.
  6. THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

**FOR LEMONDS:**  
Sandra H. Lemonds, 9-7-12  
SANDRA H. LEMONDS DATE  
NOTARY: STATE OF VIRGINIA Florida Flor, da  
Karina Rodriguez, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 1 DAY OF Sept, 2012  
MY COMMISSION EXPIRES November 29, 2015  
SIGNATURE: [Signature] EE 149672 REGISTRATION NO.

**FOR MOBERLEY:**  
Serena Moberley, 9-21-12  
SERENA MOBERLEY DATE  
NOTARY: STATE OF VIRGINIA  
Natalie C. Renee, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 21 DAY OF September, 2012  
MY COMMISSION EXPIRES Oct. 31, 2014, 20  
SIGNATURE: Natalie C. Renee 7005214 REGISTRATION NO.

**FOR VIRGINIA HOUSING DEVELOPMENT AUTHORITY:**  
A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA DEED OF TRUST DATED JULY 14, 2010 RECORDED AS INST. NO. 100011460  
Mudson McKellar, Jr., 9-24-12  
MUDSON MCKELLAR, JR. (TRUSTEE) DATE  
NOTARY: STATE OF VIRGINIA  
Bonnie R.C. McRae, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 24 DAY OF Sept., 2012  
MY COMMISSION EXPIRES June 30, 2013  
SIGNATURE: Bonnie R.C. McRae 311968 REGISTRATION NO.

**FOR VIRGINIA HOUSING DEVELOPMENT AUTHORITY:**  
Donald L. Ritenour (Trustee), 9-24-12  
DONALD L. RITENOUR (TRUSTEE) DATE  
NOTARY: STATE OF VIRGINIA  
Bonnie R.C. McRae, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 24 DAY OF Sept., 2012  
MY COMMISSION EXPIRES June 30, 2013  
SIGNATURE: Bonnie R.C. McRae 311968 REGISTRATION NO.

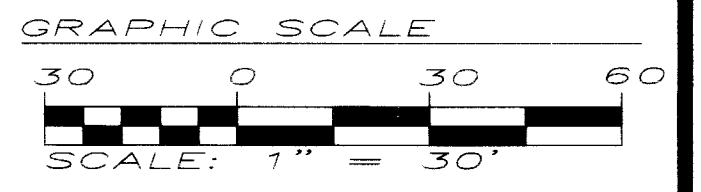
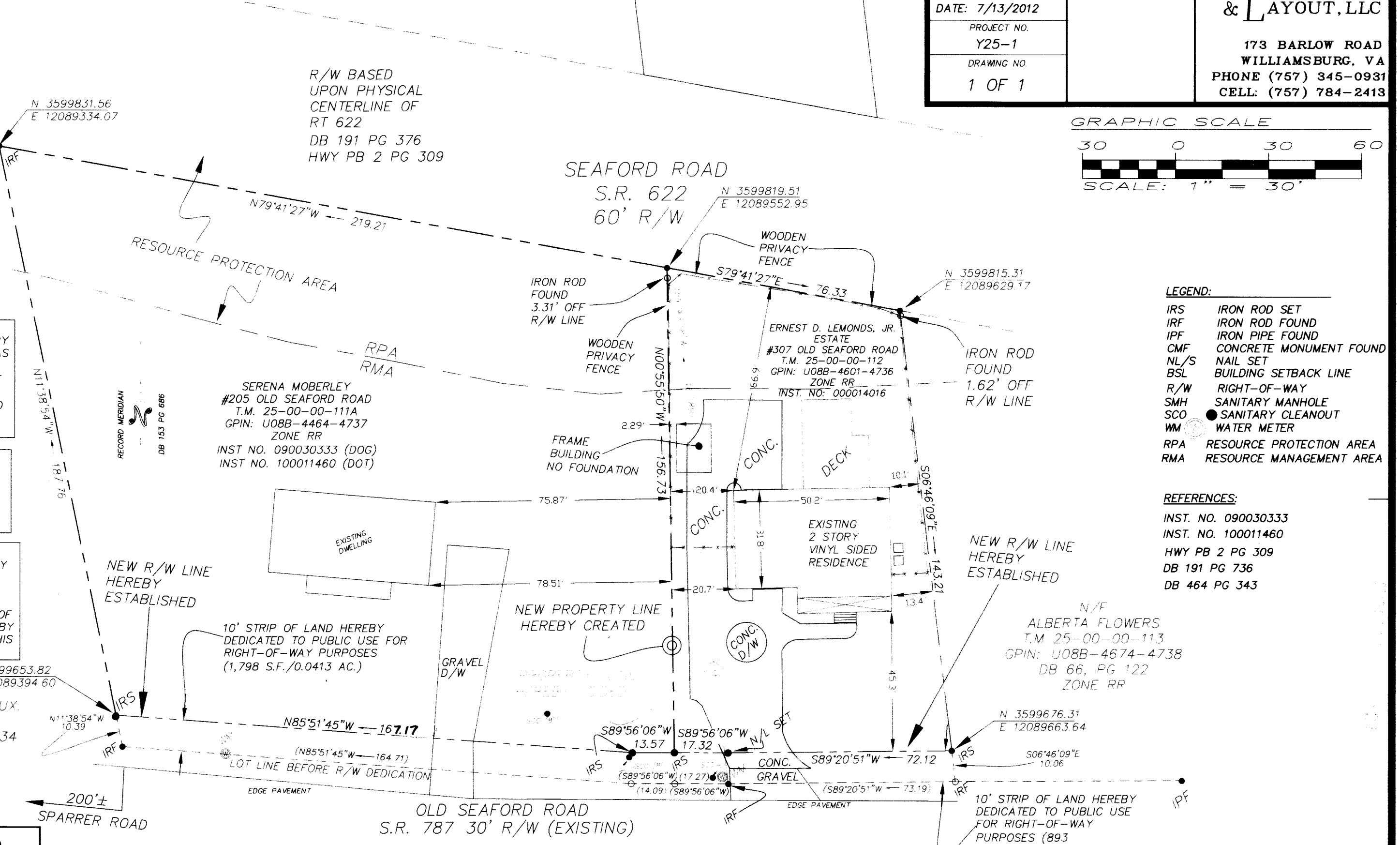
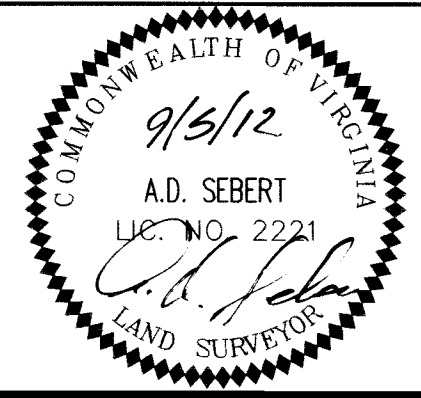
**CERTIFICATE OF SOURCE OF TITLE**  
THE PROPERTY IDENTIFIED HEREON AS #307 OLD SEAFORD ROAD EMBRACES ALL OF TAX MAP 025-00-00-112 AND STANDS IN THE NAME OF ERNEST D. LEMONDS, JR ESTATE AND WAS ACQUIRED FROM ERNEST D. LEMONDS, JR. SUCCESSOR TRUSTEE OF THE ERNEST D. LEMONDS LIVING TRUST UNDER A CERTAIN UNRECORDED TRUST DATED JANUARY 10, 1997, AS AMENDED BY DEED DATED SEPTEMBER 13, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK/CITY OF POQUOSON AS INSTRUMENT NO. 000014016.  
THE PROPERTY IDENTIFIED HEREON AS #205 OLD SEAFORD ROAD EMBRACES ALL OF TAX MAP 025-00-00-111A AND STANDS IN THE NAME OF SERENA MOBERLEY AND WAS ACQUIRED FROM MARIE MCVAY CLARK BY DEED OF GIFT DATED DECEMBER 21, 2009 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK/CITY OF POQUOSON AS INSTRUMENT NO. 090030333.  
**SURVEYOR'S STATEMENT**  
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.  
I CERTIFY THAT MONUMENTS AS SHOWN HEREON WILL BE SET BEFORE DECEMBER 31, 2012.  
SIGNED: [Signature] DATE: 9/5/2012

**NOTE:**  
THE SUBJECT PARCELS 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 CHAPTER 23.2 OF THE YORK COUNTY CODE.

**NOTE:**  
THE LIMITS OF THE NATURAL RESOURCES AS NOTED 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.

**NOTE:**  
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 ERNEST D. LEMONDS, JR. ESTATE AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

**FOR VIRGINIA HOUSING DEVELOPMENT AUTHORITY:**  
Donald L. Ritenour (Trustee), 9-24-12  
DONALD L. RITENOUR (TRUSTEE) DATE  
NOTARY: STATE OF VIRGINIA  
Bonnie R.C. McRae, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 24 DAY OF Sept., 2012  
MY COMMISSION EXPIRES June 30, 2013  
SIGNATURE: Bonnie R.C. McRae 311968 REGISTRATION NO.



- LEGEND:**
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - CMF CONCRETE MONUMENT FOUND
  - NL/S NAIL SET
  - BSL BUILDING SETBACK LINE
  - R/W RIGHT-OF-WAY
  - SMH SANITARY MANHOLE
  - SCO SANITARY CLEANOUT
  - WM WATER METER
  - RPA RESOURCE PROTECTION AREA
  - RMA RESOURCE MANAGEMENT AREA

- REFERENCES:**
- INST. NO. 090030333
  - INST. NO. 100011460
  - HWY PB 2 PG 309
  - DB 191 PG 736
  - DB 464 PG 343

**AREA CALCULATIONS**

**LEMONDS:**

ORIGINAL AREA:	11,700 S.F.± (0.2686 AC.±)
FROM MOBERLEY:	+1,439 S.F.± (0.0330 AC.±) -BEFORE R/W DEDICATION
R/W DEDICATION:	-893 S.F.± (0.0205 AC.±) -AFTER LOT ADJUSTMENT
NEW LOT AREA:	12,246 S.F.± (0.2811 AC.±)

**MOBERLEY:**

ORIGINAL AREA:	36,506 S.F.± (0.8381 AC.±)
TO LEMONDS:	-1,439 S.F.± (0.0330 AC.±) -BEFORE R/W DEDICATION
R/W DEDICATION:	-1,798 S.F.± (0.0413 AC.±) -AFTER LOT ADJUSTMENT
NEW LOT AREA:	33,269 S.F.± (0.7638 AC.±)

**SUMMARY:**

TOTAL ORIGINAL LOT AREA:	48,206 S.F.± (1.1067 AC.±)
TOTAL NEW LOT AREA:	45,515 S.F.± (1.0449 AC.±)
TOTAL R/W DEDICATION:	2,691 S.F.± (0.0618 AC.±)
TOTAL NEW AREA:	48,206 S.F.± (1.1067 AC.±)

**APPROVED:**  
YORK COUNTY BOARD OF SUPERVISORS  
By: Al Maddalena, PLAT APPROVING AGENT, 5/15/13  
DATE: 5/15/13

By: Jon C. Hill, RE., 5/9/13  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE: 5/9/13

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 16th DAY OF May, 2013  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 130009025

TESTE: Lynn S. Mendisaur, CLERK  
By: Valerie Lynn Mendisaur, DC