

- PRIMARY U.S. GEODETIC CONTROL MONUMENTS**
- (110) - COORDINATES—U.S.SURVEY FEET—12081941.799(E), 3576181.365(N). ELEV. = 35.60'
 - (121) - RESET—COORDINATES—U.S.SURVEY FEET—12080487.596(E), 3573597.490(N). ELEV. = 34.03'

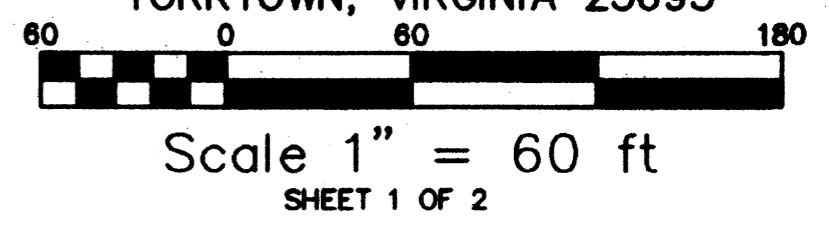
UTILITY NOTES:
WATER : EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS CURRENTLY SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
SEWER : EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS CURRENTLY SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

7. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY STEVEN A. KING & HEATHER M. KING AT THE TIME OF THIS CONVEYANCE.

- NOTES:**
1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES X, X SHADED AND AE (EL=7.7) AS SHOWN ON FIRM MAP 51109C0215C DATE JUNE 16, 2009.
 2. THE AREA CONTAINED IN THIS SUBDIVISION LIES WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA.
 3. TAX MAP #30-00-00-173 IS ZONED R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT) THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT YARD: 40'(FEET), SIDE YARD: 15'(FEET), REAR YARD: 30'(FEET) MINIMUM LOT AREA: 20,000 S.F., MINIMUM LOT WIDTH: 100'(FEET) LOT 62, LOCATED WITHIN THE EXISTING KINGS VILLA, SECTION ONE SUBDIVISION TAX MAP #300-07-00-062 IS ZONED R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT) THE MINIMUM BUILDING SETBACKS FOR LOT 62 AS RECORDED IN P.B. 9, PG. 125 ARE VESTED AS FOLLOWS: FRONT YARD: 30'(FEET), SIDE YARD: 10'(FEET), REAR YARD: 20'(FEET)
 4. TAX MAP PARCELS #30-00-00-173 AND #300-07-00-062
 5. GPIN #'S S04D-4852-1245 AND S04D-4597-1631
 6. PROPERTY SHOWN HEREON IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL).

BOUNDARY LINE ADJUSTMENT BETWEEN
LOT 62, KINGS VILLA, SECTION ONE
 AND THE PROPERTY OF
STEVEN A. KING & HEATHER M. KING
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 60' DATE : 18 APRIL 2008

DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE "G"
 YORKTOWN, VIRGINIA 23693



- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

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.

Steven A. King 2/25/14
 STEVEN A. KING DATE:
Heather M. King 2-25-14
 HEATHER M. KING DATE:
Bogdan B. Niczyporuk 2-20-2014
 BOGDAN B. NICZYPORUK DATE:



NOTARY PUBLIC FOR MR. & MRS. KING
 STATE OF VIRGINIA TO WIT:
 I, *Lynette Ann Watkins*, 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 *25* DAY OF *February*, 2014.
Lynette Ann Watkins 361704
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: *1-31-17*

NOTARY PUBLIC FOR MR. NICZYPORUK
 STATE OF VIRGINIA TO WIT:
 I, *Lynette Ann Watkins*, 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 *20* DAY OF *February*, 2014.
Lynette Ann Watkins 361704
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: *1-31-17*

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 IN THE NAME OF:
 TAX PARCEL #300-07-00-062
 LOT 62, KINGS VILLA, SECTION ONE: BOGDAN B. NICZYPORUK AND NINA NICZYPORUK (DECEASED), HUSBAND AND WIFE AND WAS ACQUIRED FROM JANET RAE FARRAR BY DEED DATED MAY 9, 1988 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN DEED BOOK 517, PAGE 286.

TAX PARCEL #30-00-00-173:
 STEVEN A. KING AND HEATHER M. KING, HUSBAND AND WIFE, AND WAS ACQUIRED FROM RUTH YEATMAN KING, WIDOW TO NELSON M. KING, BARBARA W. MUMICH, ANN POWER KING BARKER, AND JOHN GRANVILLE KING, JR., BY DEED DATED JANUARY 4, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN DEED BOOK 1065, PAGE 845.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 2015
R. L. Small 4/18/08
 R. L. SMALL DATE

TRUSTEE FOR THE NICZYPORUK PROPERTY
Lindsey A. Carney DATE: 6/24/14
 TRUSTEE—~~SAMUEL WHITE~~ *Lindsey A. Carney*
 FOR CHARLES SCHWAB BANK BY DEED OF TRUST DATED MARCH 20, 2009.
 INSTRUMENT #090006716

TANGENT TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 44°02'54" E	21.60'

CURVE DATA TABLE

NUMBER	DELTA	RAD	ARC	TAN	CHORD	CHORD BEARING
C1	13°39'38"	229.13	54.63	27.44	54.50	N 16°46'59" W
C2	13°14'39"	590.04	136.39	68.50	136.09	N 30°14'08" W
C3	36°46'00"	240.72	154.47	80.00	151.83	N 18°28'26" W
C4	23°09'40"	243.99	98.63	50.00	97.96	N 11°40'16" W
C5	88°46'50"	75.00	116.21	73.42	104.93	S 40°37'43" E
C6	02°08'54"	2834.79	104.64	52.33	104.63	S 82°26'27" W
C7	39°46'10"	75.00	65.07	34.74	63.05	S 21°05'42" E
C8	39°04'02"	75.00	51.14	28.61	50.15	S 65°29'07" E

NOTARY PUBLIC FOR TRUSTEE (NICZYPORUK PROPERTY)
 STATE OF VIRGINIA TO WIT:
 I, *Heather Lynn Parker*, 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 *24* DAY OF *June*, 2014.
Heather Lynn Parker 507605
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: *4/20/17*



AREA TABULATIONS

PARCEL "A"	LOT 62
FORMER AREA = 7.20± ACS. (313,628± S.F.)	FORMER AREA = 0.82± ACS. (27,000± S.F.)
NEW AREA = 7.21± ACS. (313,993± S.F.)	NEW AREA = 0.61± ACS. (26,635± S.F.)

APPROVED
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 11/25/14
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *All Maddalena*
 PLAT APPROVING AGENT
 DATE: *11/25/14*

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK / POQUOSON THE *25* DAY OF *November* 2014, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # *140017328* at 1:20 pm
 TESTE: *Kristen N. Nelson*
 CLERK
 BY: *Christina H. Elliott D.C.*

