

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

129 - A 3-1/4" DISK, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 129," THE DISK IS LOCATED 20' EAST OF THE EDGE OF CONCRETE PAVEMENT OF THE NORTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON MEMORIAL HIGHWAY), 19.5' NORTH OF THE CENTERLINE OF GORDON LANE (PRIVATE GRAVEL ROAD).
 COORDINATES—U.S. SURVEY FEET—
 X=12,078,902.396', Y=3,568,920.929', ELEV=36.00' (NGVD 29)

COMPILED PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF
 JEANETTE J. KEENER,
 TRUSTEE OF THE FAMILY TRUST
 AND COMMONWEALTH GREEN, LLLP
 BETHEL DISTRICT, YORK COUNTY, VIRGINIA
 MAY 2, 2014, REVISED SEPTEMBER 8, 2014

ADPA A.D. POTTS & ASSOCIATES, INC.
 11524 JEFFERSON AVENUE
 NEWPORT NEWS, VIRGINIA 23601
 PHONE: (757) 595-4610



SCALE: 1"=100'

SHEET 1 OF 3

LEGEND

- IPF — IRON PIPE FOUND
- RBF — REBAR FOUND
- RBS — REBAR TO BE SET

VICINITY MAP
 SCALE: 1"=2000'

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.

COMMONWEALTH GREEN, LLLP
 A VIRGINIA LIMITED LIABILITY PARTNERSHIP

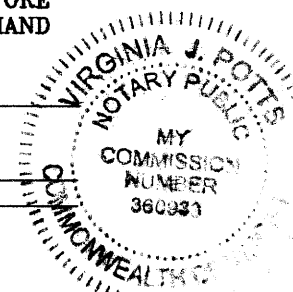
BY: FIRST FINANCIAL CONSULTING CORPORATION,
 GENERAL PARTNER

BY: Thomas R. Tucker 9/23/14
 THOMAS R. TUCKER, PRESIDENT DATE

STATE OF VIRGINIA TO WIT:

I, Virginia J. Potts, 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 23 DAY OF September, 2014.

MY COMMISSION EXPIRES: 1-31-2017
 REGISTRATION NO. 360933



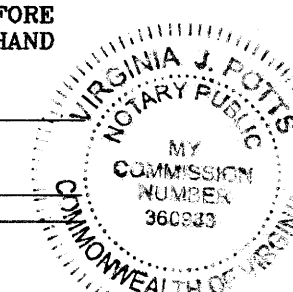
JEANETTE J. KEENER
 TRUSTEE OF THE FAMILY TRUST

BY: Jeanette J. Keener 9-23-14
 JEANETTE J. KEENER, TRUSTEE DATE

STATE OF VIRGINIA TO WIT:

I, Virginia J. Potts, 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 23 DAY OF September, 2014.

MY COMMISSION EXPIRES: 1-31-2017
 REGISTRATION NO. 360933



TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVAL OF PLATS 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 AS FOLLOWS:

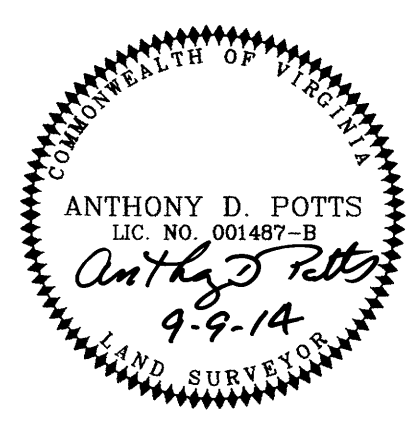
TAX MAP #36-00-00-022 IS IN THE NAME OF JEANETTE J. KEENER, TRUSTEE OF THE FAMILY TRUST, AND WAS ACQUIRED FROM JEANETTE J. KEENER, SOLE SUCCESSOR TRUSTEE OF THE CHARLES F. KEENER TRUST DATED DECEMBER 21, 1998, BY DEED DATED DECEMBER 8, 2004 AND DULY RECORDED AS INSTRUMENT NO. 050008026.

TAX MAP #36-01-00-000A IS IN THE NAME OF COMMONWEALTH GREEN, LLLP A VIRGINIA LIMITED LIABILITY PARTNERSHIP, AND WAS ACQUIRED FROM JEANETTE J. KEENER, INDIVIDUALLY, AND FROM THE JLK FAMILY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 21, 2013 AND DULY RECORDED AS INSTRUMENT NO. 130005619.

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

I CERTIFY THAT THE MONUMENTS AND IRON PIPES OR RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 2, 2015.

BY: Anthony D. Potts 9-9-14
 ANTHONY D. POTTS, L.S. DATE



NOTES:

THIS PROPERTY IS LOCATED IN FIRM ZONE X (UNSHADED, AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 510182 0280 C, MAP NO. 51199C0280C DATED JUNE 16, 2009, (INDEX DATED JUNE 16, 2009)

A PORTION OF THE PROPERTY IS WITHIN THE RESOURCE MANAGEMENT AREA.

TAX MAP PARCEL NO. 36-00-00-022
 GPIN NO. S02A-2108-4966 &
 TAX MAP PARCEL NO. 36-01-00-000A
 GPIN NO. S02A-2195-3879

TAX MAP #36-00-00-022, SHOWN HEREON IS ZONED EO (ECONOMIC OPPORTUNITY), HAVING A MINIMUM FRONT BUILDING SETBACK OF 45', A MINIMUM REAR BUILDING SETBACK OF 10', AND A MINIMUM SIDE SETBACK OF 10'.

TAX MAP #36-01-00-000A, SHOWN HEREON IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE), IN ACCORDANCE WITH ORDINANCE NO. 12-1 (R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON FEBRUARY 21, 2012.

NO TITLE REPORT PROVIDED.

ALL EASEMENTS MAY NOT BE SHOWN.

NO IMPROVEMENTS SHOWN.

THE PROPERTY LINES IN THE VICINITY OF THE BOUNDARY LINE TO BE ADJUSTED WAS FIELD SURVEYED ON MAY 3, 2010. THE REMAINDER OF THE PROPERTIES WERE COMPILED FROM EXISTING PLATS OF RECORD.

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 OWNERS 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.

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 JEANETTE J. KEENER, TRUSTEE OF THE FAMILY TRUST, AND COMMONWEALTH GREEN, LLLP AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

THE SUBJECT LOTS WERE CREATED PRIOR TO OCTOBER 1, 1989. THE LIMITS OF NATURAL RESOURCES ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 23.2 (CHESAPEAKE BAY PRESERVATION AREAS) OF THE YORK COUNTY CODE AND IN SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.

AREA OF PARCELS45.5242 Ac.
 AREA OF DEDICATED R/W0.0000 Ac.
 TOTAL AREA OF BOUNDARY ADJUSTMENT.....45.5242 Ac.

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 12/22/14

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
 FOR THE COUNTY OF YORK-POQUOSON, ON
 THIS 29th DAY OF Dec, 2014
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD
 AS THE LAW DIRECTS, AS INSTRUMENT
 NUMBER 140021262
 TESTE: Kristen N Nelson
 CLERK
 BY: Daune Hest
 DEPUTY CLERK
 FILE NO. 10-1180A