

VICINITY MAP

SCALE: 1"=2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 080 - COORDINATES—U.S.SURVEY FEET—
12,086,804.102(E), 3,602,837.683(N)
ELEVATION= 4.62' (NGVD 1929 DATUM)
- 082 - COORDINATES—U.S.SURVEY FEET—
12,085,344.032(E), 3,601,420.369(N)
ELEVATION= 7.49' (NGVD 1929 DATUM)

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.

TAX MAP 25-44-00-001 (LOT 1)

Elizabeth A. Hogge 11/22/15
ELIZABETH A. HOGGE DATE

TAX MAP 25M-06-03-021 (LOT 21)

Kevin S. Eason 12/8/15
KEVIN S. EASON DATE

Kristin F. Eason 12/8/15
KRISTIN F. EASON DATE

TAX MAP 25M-06-03-020 (LOT 20)

Al N. Sykes 12-8-15
AL N. SYKES DATE

Kim B. Sykes 12-8-15
KIM B. SYKES DATE

TAX MAP 25M-06-03-017 (LOT 17)

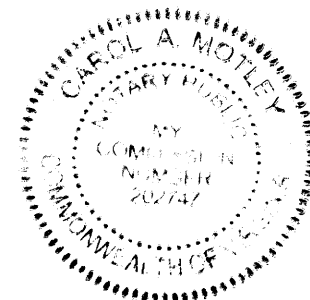
Henry B. Smith, III 12/8/15
HENRY B. SMITH, III DATE

Melissa B. Smith 12-8-15
MELISSA B. SMITH DATE

LOT AREA TABULATION:

LOT 1	FORMER AREA = 143,798 S.F. (3.3011 AC.) NEW AREA = 47,713 S.F. (1.0952 AC.)
LOT 17	FORMER AREA = 21,102 S.F. (0.4844 AC.) NEW AREA = 44,432 S.F. (1.0200 AC.)
LOT 20	FORMER AREA = 22,206 S.F. (0.5098 AC.) NEW AREA = 47,250 S.F. (1.0843 AC.)
LOT 21	FORMER AREA = 25,165 S.F. (0.5754 AC.) NEW AREA = 72,139 S.F. (1.6712 AC.)

TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT = 212,171 S.F. (4.8707 ACRES)



NOTARY PUBLIC FOR ELIZABETH A. HOGGE
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:

I, Carol A. Motley, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia 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 23rd DAY OF November, 2015.

Carol A. Motley 202747
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: March 31, 2019

NOTARY PUBLIC FOR KEVIN S. EASON & KRISTIN F. EASON

STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:

I, Carol A. Motley, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia 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 8th DAY OF December, 2015.

Carol A. Motley 202747
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: March 31, 2019

NOTARY PUBLIC FOR AL N. SYKES & KIM B. SYKES

STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:

I, Carol A. Motley, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia 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 8th DAY OF December, 2015.

Carol A. Motley 202747
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: March 31, 2019

NOTARY PUBLIC FOR HENRY B. SMITH, III & MELISSA B. SMITH

STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:

I, Carol A. Motley, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia 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 8th DAY OF December, 2015.

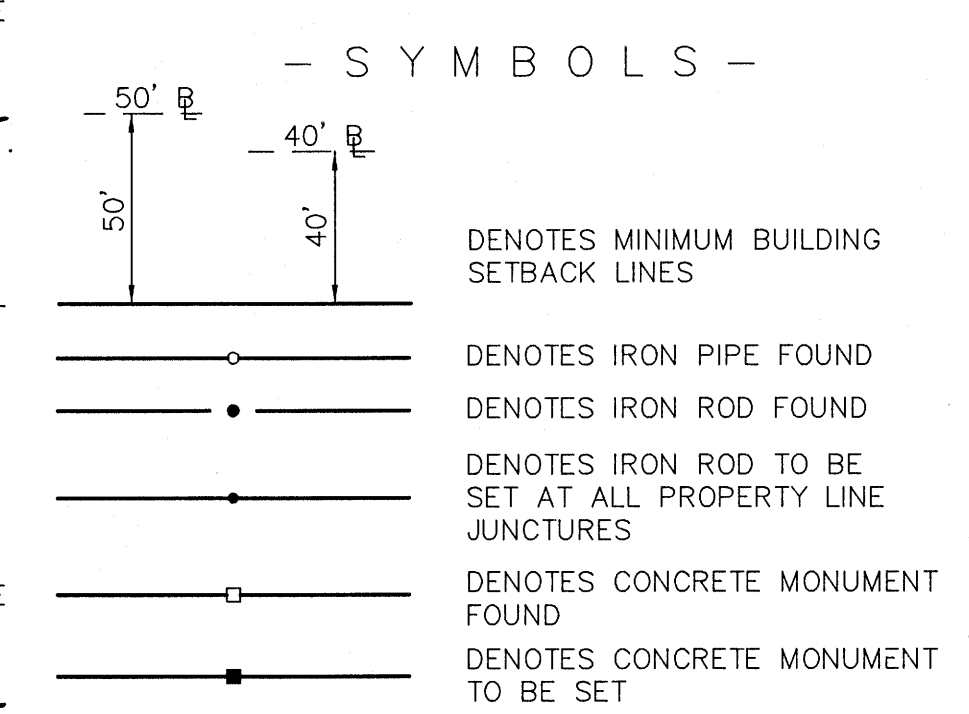
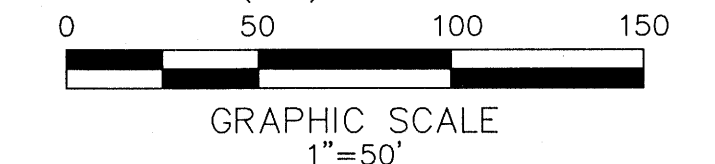
Carol A. Motley 202747
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: March 31, 2019

BOUNDARY LINE ADJUSTMENT BETWEEN LOT 1, THE PROPERTY OF NORMAN STEWART HOGGE (DECEASED)

AND ELIZABETH A. HOGGE AND LOTS 17, 20 AND 21 SEAFORD SHORES ESTATES SECTION THREE

GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA
SCALE: 1"=50' DATE: OCTOBER 10, 2013
SHEET 1 OF 2

DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 1/5/16

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF BOUNDARY LINE ADJUSTMENT 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 MAP 25-44-00-001 (LOT 1): NORMAN STEWART HOGGE (DECEASED) AND ELIZABETH A. HOGGE AND WAS ACQUIRED FROM MARGARET FRANCES SPARRER AND GORGIE HENRIETTA SPARRER HOGG BY DEED DATED SEPTEMBER 9, 1966 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN DEED BOOK 199, PAGE 484.

TAX MAP 25M-06-03-017 (LOT 17): HENRY B. SMITH, III AND MELISSA B. SMITH, HUSBAND AND WIFE, AND WAS ACQUIRED FROM JAMES R. WHEELER AND DEBORAH A. WHEELER, HUSBAND AND WIFE, BY DEED DATED DECEMBER 2, 1997 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON DECEMBER 5, 1997 IN DEED BOOK 982, PAGE 315.

TAX MAP 25M-06-03-020 (LOT 20): AL N. SYKES AND KIM B. SYKES, HUSBAND AND WIFE, AND WAS ACQUIRED FROM DWIGHT S. NEWINGHAM AND DEANNA L. NEWINGHAM, HUSBAND AND WIFE, BY DEED DATED DECEMBER 4, 1996 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON DECEMBER 5, 1996 IN DEED BOOK 926, PAGE 452.

TAX MAP 25M-06-03-021 (LOT 21): KEVIN S. EASON AND KRISTIN F. EASON, AND WAS ACQUIRED FROM MARY A. EPP, BY DEED DATED MAY 22, 2007 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON MAY 30, 2007 AS INSTRUMENT NUMBER 070012292.

NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE AE (7.7') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0210C EFFECTIVE DATE: JUNE 16, 2009.
- THE PROPERTIES SHOWN HEREON ARE ZONED RR (RURAL RESIDENTIAL)
- THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 25M-06-03-017, 25M-06-03-020, 25M-06-03-021 & 25-44-00-001
- THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: U09C-1687-1277, U09C-1934-1123, U09C-2055-1099 & U09C-2007-1323
- UTILITY NOTES:
ALL PARCELS WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS AND PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOTS, ALREADY OWNED BY HENRY B. SMITH, III & MELISSA B. SMITH, AL N. SYKES & KIM B. SYKES AND KEVIN S. EASON & KRISTIN F. EASON AT THE TIME OF THIS CONVEYANCE.
- PORTIONS OF THE PROPERTIES SHOWN HEREON LIE WITHIN THE RESOURCE PROTECTION AREA (RPA), AND THE RESOURCE MANAGEMENT AREA (RMA) AND 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. CHESAPEAKE BAY PRESERVATION AREAS SHOWN HEREON ARE TO CONFIRMED BY THE COUNTY OF YORK AT THE TIME OF DEVELOPMENT.
- 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. 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.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 1, 2016.

R. L. Small 10/10/13
R. L. SMALL, L.S. DATE



STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 7th DAY OF January, 2016, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 160000354
8:41 AM

TESTE: Kristen N. Nelson
CLERK

BY: Valerie Lynn Baldwin, DC