

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

090 - COORDINATES—U.S. SURVEY FEET—
12,083,574.733(E), 3,591,731.987(N)
ELEVATION= 9.90' (NGVD 1929 DATUM)

095 - COORDINATES—U.S. SURVEY FEET—
RESETE 12,088,230.573(E), 3,589,240.696(N)
ELEVATION= 9.35' (NGVD 1929 DATUM)

THE BOUNDARY LINE ADJUSTMENT AS SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY EXIST.

Ann Colonna Hankins 10/24/19
ANN COLONNA HANKINS DATE:

James L. Bates III 10/24/20
JAMES L. BATES, III DATE:

NOTARY PUBLIC FOR:
OWNER: ANN COLONNA HANKINS

STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR THE County OF York 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 October, 2019.

Kristina Ballard 7589307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-21



NOTARY PUBLIC FOR:
OWNER: JAMES L. BATES, III

STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR THE County OF York 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 May, 2020.

Kristina Ballard 7589307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-21



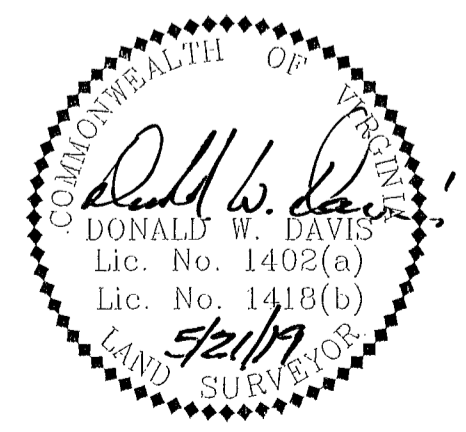
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF BOUNDARY LINE ADJUSTMENT IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

LOT 1:
ANN COLONNA HANKINS, AND WAS ACQUIRED FROM GEORGE B. HANKINS, JR. & ANN COLONNA HANKINS, HUSBAND AND WIFE, BY DEED OF GIFT DATED MAY 1, 2012 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON MAY 3, 2012 AS INSTRUMENT NUMBER: 120007472

PARCEL B:
JAMES L. BATES, III, AND WAS ACQUIRED FROM CYNTHIA COLONNA BATES & JAMES L. BATES, III, HER HUBAND, BY DEED DATED JUNE 4, 1991 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JUNE 14, 1991 IN DEED BOOK 616, PAGE 764

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1, 2020.

Donald W. Davis 5/21/19
DONALD W. DAVIS, L.S. DATE



NOTES:

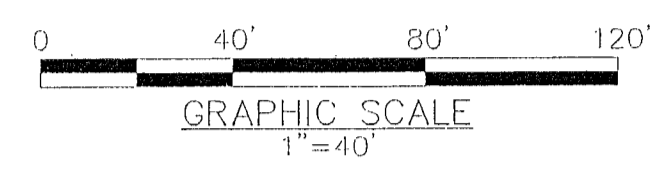
- PROPERTIES SHOWN HEREON ARE LOCATED IN ZONES 'X'-SHADED, AE (EL 7), AE (EL 8) & VE (EL 10)' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER: 51199C0141D & 51199C0143D, REVISED DATE JANUARY 16, 2015.
- THIS BOUNDARY LINE ADJUSTMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTIES MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) 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 PROPERTIES ALREADY OWNED BY ANN COLONNA HANKINS AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- THE LIMITS OF THE NATURAL RESOURCES 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 CHESAPEAKE BAY PRESERVATION AREAS.
- THE PARCELS SHOWN HEREON WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
- FOR THE PROPERTIES SHOWN HEREON, DEVELOPMENT WITHIN THE RESOURCE PROTECTION AREA (RPA) SHALL BE LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NO. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- THE PROPERTIES SHOWN HEREON ARE ZONED RR (RURAL RESIDENTIAL)
THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 50' (FEET)
SIDE: 20' (FEET)
REAR: 50' (FEET)
- PROPERTIES ARE LOCATED AT 401 & 403 HOLLY POINT ROAD
- PROPERTIES ARE IDENTIFIED AS GPINS: U06d-3787-2273 & U06d-3615-2283
- PROPERTIES ARE IDENTIFIED AS TAX MAP #'S: 30-56-00-000B & 30-56-00-001
- THE 100' RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORLINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f), 23.2-10 OF 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- PROPERTIES SHOWN HEREON ARE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- PROPERTIES SHOWN HEREON ARE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

20 JUN 12 4:55 PM '20

BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN THE PROPERTIES OF
ANN COLONNA HANKINS
AND
JAMES L. BATES, III
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1" = 40' DATE: MAY 21, 2019

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

SHEET 1 OF 2



- S Y M B O L S -**
- DENOTES IRON PIPE FOUND (IPF)
 - DENOTES IRON ROD FOUND (IRF)
 - DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES (IRS)
 - DENOTES CONCRETE MONUMENT FOUND
 - DENOTES PROPERTY LINE
 - DENOTES ADJACENT PROPERTY LINE
 - DENOTES EASEMENT LINE
 - DENOTES RPA LINE
 - DENOTES BUILDING SETBACK
 - DENOTES WETLANDS

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *Jason Kasal*
PLAT APPROVING AGENT

DATE: JUNE 8, 2020

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 12th DAY OF June, 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 200009351

TESTE: *Kristen N. Nelson*, CLERK
BY: *Melissa Beneris*