

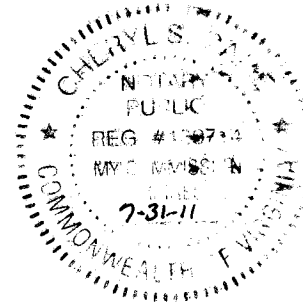
VICINITY MAP SCALE: 1" = 1000'

THE BOUNDARY LINE ADJUSTMENT 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.

JASON P. COUSINS

BY: Jason P. Cousins DATE: 6-30-10  
JASON P. COUSINS

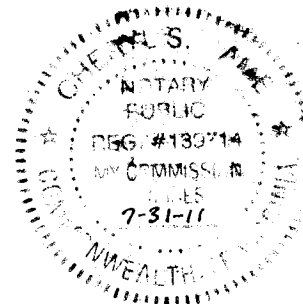
STATE OF VIRGINIA, COUNTY OR CITY OF Gloucester, TO WIT:  
I, Cheryl S. Dome, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 30<sup>th</sup> DAY OF June, 2010  
Cheryl S. Dome 139714  
NOTARY PUBLIC REGISTRATION NO.  
MY COMMISSION EXPIRES: 7-31-11



COLONIAL VIRGINIA BANK  
INSTR. #090025836; NOVEMBER 12, 2009

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
W.J. FARINHOLT, KENNETH E. SMITH, OR STEPHANIE F. HUNT, TRUSTEE

STATE OF VIRGINIA, COUNTY OR CITY OF Gloucester, TO WIT:  
I, Cheryl S. Dome, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, 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 30<sup>th</sup> DAY OF June, 2010  
Cheryl S. Dome 139714  
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**SURVEYOR'S CERTIFICATE**

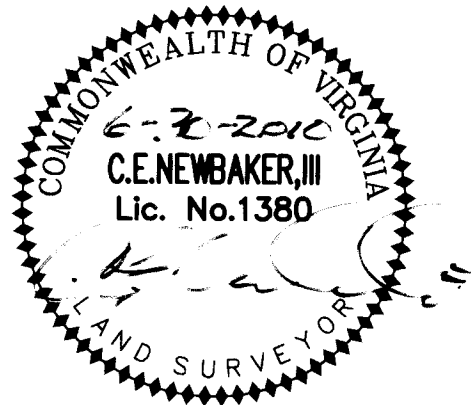
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

**TAX PARCELS 20-00-00-015 & 25-00-00-004**

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF BOUNDARY ADJUSTMENT IS IN THE NAME OF JASON P. COUSINS AND WAS ACQUIRED FROM EDWARD H. RIGGINS, JR. BY DEED DATED NOVEMBER 11, 2009 AND RECORDED AS INSTRUMENT NUMBER 090025835 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2010.

SIGNED: C.E. Newbaker, III DATE: 6-30-2010  
C.E. NEWBAKER, III L.S.# 1380



- LEGEND:**
- DENOTES PIN SET
  - DENOTES PIN, PIPE, OR MONUMENT FOUND
  - (N77°18'59"E) (118.60') --- DENOTES PROPERTY LINE HEREBY VOIDED.
  - RMA --- DENOTES RESOURCE MANAGEMENT AREA
  - RPA --- DENOTES RESOURCE PROTECTION AREA
  - 4 --- DENOTES ELEVATION 4 CONTOUR
  - ||||| DENOTES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS

**NOTES:**

1. PROPERTY IS IN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA.
2. PROPERTY IS ZONED RR, (RURAL RESIDENTIAL).
3. THIS PROPERTY LIES IN ZONE AE, (EL 7.7 & EL 9), (BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA COMM. NO. 51199C0210C DATED JUNE 16, 2009.
4. RR MINIMUM LOT REQUIREMENTS:  
MINIMUM AREA = 1 ACRE (WITH PUBLIC WATER AND PUBLIC SEWER)  
MINIMUM LOT WIDTH = 150'  
FRONT YARD SETBACK = 50'  
SIDE YARD SETBACK = 20'  
REAR YARD SETBACK = 50'
5. ALL FUTURE 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.
6. AN UNDISTURBED AND VEGETATED 100-FOOT WIDE BUFFER AREA MUST REMAIN IN PLACE. PERMITTED DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT. IT WILL BE NECESSARY TO PROVIDE THE EXISTING IMPERVIOUS COVER OF ANY STRUCTURES TO BE DEMOLISHED IF REDEVELOPMENT ACTIVITIES ARE PROPOSED IN THE FUTURE.
7. NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE YORK COUNTY ZONING ORDINANCE.
8. DELINEATION OF WETLANDS BY ENVIRONMENTAL SPECIALTIES GROUP, INC. WERE CONFIRMED BY ARMY CORPS OF ENGINEERS BY LETTER DATED DECEMBER 15, 2009.
9. THE NATURAL RESOURCES INVENTORY ON THE SUBJECT PROPERTY WAS FIELD VERIFIED AND APPROVED BY LETTER FROM YORK COUNTY DATED MARCH 16, 2010. THIS ASSESSMENT IS VALID UNTIL MARCH 16, 2015.
10. THIS PROPERTY IS SUBJECT TO A CHESAPEAKE & POTOMAC TELEPHONE EASEMENT OF UNDETERMINED LOCATION AS RECORDED IN DEED BOOK 211, PAGE 495.
11. ALL SEPTIC SYSTEMS AND WELLS THAT ARE TO BE TAKEN OUT OF SERVICE SHALL BE PROPERLY ABANDONED, IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF HEALTH REGULATIONS.

**BOUNDARY ADJUSTMENT OF THE PROPERTIES OF JASON P. COUSINS**

NELSON DISTRICT - COUNTY OF YORK, VIRGINIA  
JUNE 25, 2010

*C.E. Newbaker*  
SURVEYING & PLANNING, INC.  
P.O. BOX 1298  
YORKTOWN, VA. 23692  
PH#: 757-240-2562  
FAX: 757-926-4880



SCALE: 1" = 100'

SHEET 1 OF 2

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 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.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 JASON P. COUSINS AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

TOTAL AREA WITHIN BOUNDARY ADJUSTMENT=  
941,398± S.F. OR 21,611± AC.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Albert Maddalena DATE: 7/23/10  
PLAT APPROVING AGENT

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 20<sup>th</sup> DAY OF July, 2010, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 100111866 (10:51 AM)

TESTE: Lynn S. Hendibur  
CLERK

BY: Jason P. Cousins

PROPERTY IS ASSESSOR'S PARCEL NUMBER:  
TAX PARCEL 20-00-00-015; GPIN: T10D-4519-2048  
TAX PARCEL 25-00-00-004; GPIN: T10D-4752-1194