

**OWNER'S CONSENT**

THE PLATTING OF THE FOLLOWING DESCRIBED LAND, LOTS 12 & 13 IN BANBURY CROSS SUBDIVISION SECTION 1, SITUATED IN BRUTON DISTRICT, IN THE COUNTY OF YORK, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

GIVEN UNDER OUR HANDS THIS 24<sup>th</sup> DAY OF JULY, 2018.

*Joseph M. Hazelaar*  
 JOSEPH M. HAZELAAR  
*Jessica S. Hazelaar*  
 JESSICA S. HAZELAAR

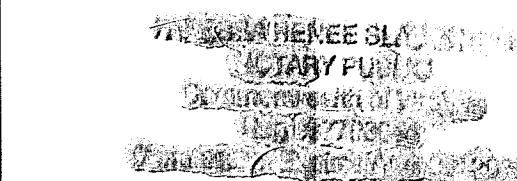
STATE/Commonwealth of VIRGINIA

CITY/COUNTY OF YORKTOWN, TO WIT:  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

*Fareesa Slaughter* THIS 24<sup>th</sup> DAY OF JULY, 2018.

MY COMMISSION EXPIRES:

APRIL 30, 2020 NOTARY PUBLIC  
 NOTARY # 7703644



- NOTES:**
- NO TITLE REPORT FURNISHED.
  - EASEMENTS AND RESTRICTIONS MAY EXIST, WHICH ARE NOT SHOWN HEREON.
  - NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE F.I.R.M. 100 YEAR SPECIAL FLOOD AREA ZONE "A" AS SHOWN ON COMMUNITY PANEL #51199C0027D, DATED JANUARY 16, 2015. HOWEVER, THIS PROPERTY IS LOCATED IN ZONE "X".
  - BOUNDARY INFORMATION TAKEN FROM PLAT BY AES, DATED AUGUST 25, 1982 AND RECORDED IN PB 9 PG 540.
  - LOTS ARE WITHIN RESOURCE PROTECTION AND RESOURCE MANAGEMENT AREAS.

**CERTIFICATE OF SOURCE OF TITLE**

THE SOURCE OF TITLE OF THE PROPERTIES SHOWN ON THIS PLAT ARE AS FOLLOWS:

LOT 12 (GPIN: D21c-0799-0606), IS IN THE NAME OF JOSEPH M. HAZELAAR AND JESSICA S. HAZELAAR, AND WAS ACQUIRED FROM YVONNE M. PERNELL AND PATRICIA M. LAUGHRIDGE, SURVIVING TRUSTEES OF THE ESTELLE M. MCCRICKARD TRUST, BY INSTRUMENT DATED MAY 26, 2016 AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF YORK COUNTY - POQUOSON, VIRGINIA AS INSTRUMENT #160008679.

LOT 13 (GPIN: D21c-0924-0474), IS IN THE NAME OF JOSEPH M. HAZELAAR AND JESSICA S. HAZELAAR, AND WAS ACQUIRED FROM YVONNE M. PERNELL AND PATRICIA M. LAUGHRIDGE, SURVIVING TRUSTEES OF THE ESTELLE M. MCCRICKARD TRUST, BY INSTRUMENT DATED MAY 26, 2016 AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF YORK COUNTY - POQUOSON, VIRGINIA AS INSTRUMENT #160008679.

N/F  
 NORMA S. MORGAN &  
 ALAN NEIL CO-TRUST  
 BANBURY CROSS LOT 17 SEC I  
 TAX MAP 02G-02-01-017  
 GPIN: D21c-1080-0076  
 ZONE: RR  
 DB III2 PG I

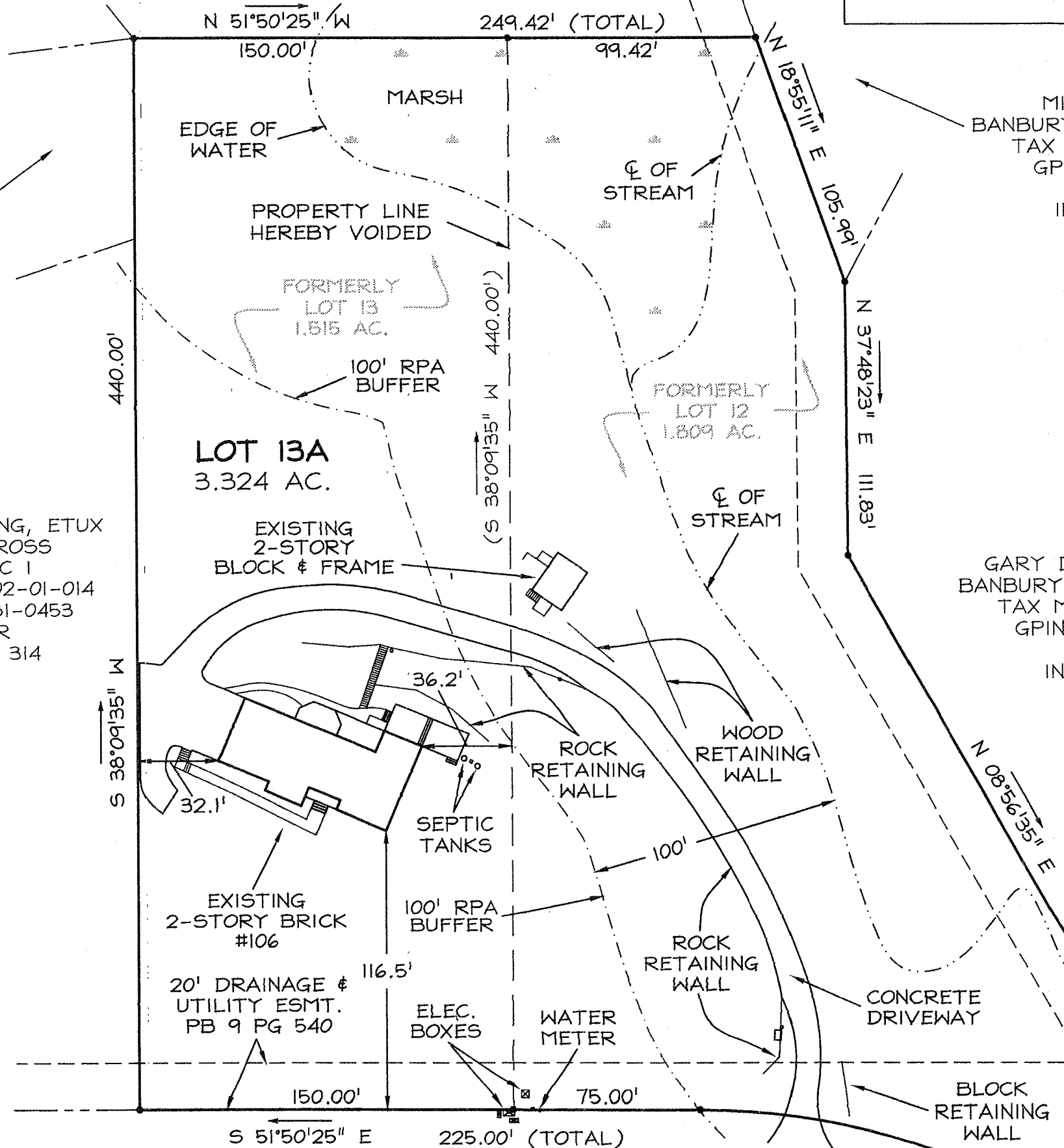
N/F  
 WILLIAM A. PEPPER &  
 MARIE ROSE TRUST  
 BANBURY CROSS LOT 19 SEC I  
 TAX MAP 02G-02-01-019  
 GPIN: D21c-0789-0032  
 ZONE: RR  
 INST. #020018797

N/F  
 ROBERT L. PARSONS, ETUX  
 BANBURY CROSS LOT 16 SEC I  
 TAX MAP 02G-02-01-016  
 GPIN: D21c-1140-0209  
 ZONE: RR  
 DB 404 PG 489

N/F  
 JAMES D. CANNING, ETUX  
 BANBURY CROSS  
 LOT 14 SEC I  
 TAX MAP 02G-02-01-014  
 GPIN: D21c-1081-0453  
 ZONE: RR  
 DB 438 PG 314

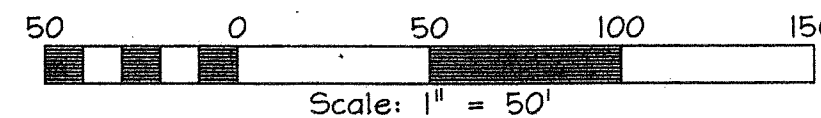
N/F  
 MICHAEL K. WILSON  
 BANBURY CROSS LOT 24 SEC 3  
 TAX MAP 024-04-03-024  
 GPIN: D21c-0218-0097  
 ZONE: RR  
 INST. #070004876

N/F  
 GARY D. & MARY S. HINES  
 BANBURY CROSS LOT 14 SEC 3  
 TAX MAP 02G-04-03-014  
 GPIN: D21c-0609-0676  
 ZONE: RR  
 INST. #150018240



**AREA TABULATION:**

LOT 13	1.515 ACRES
LOT 12	1.809 ACRES
TOTAL	3.324 ACRES
LOT 13A	3.324 ACRES



CURVE	C1	C2
ARC	39.27	229.58
RAD	25.00	275.00
CH. B.	S 49°00'28" E	S 27°55'27" E
CHORD	35.35	222.97
DELTA	90°00'00"	47°49'57"
TAN	25.00	121.96

**LOT 13:**  
 TAX MAP 02G-02-01-013  
 GPIN: D21c-0924-0474  
 ADDRESS: 106 LONDONDERRY LN  
 WILLIAMSBURG, VA 23188  
 OWNER: JOSEPH M. & JESSICA S. HAZELAAR  
 DEED REFERENCE: INST. #160008679  
 ZONING: RR

**LOT 12:**  
 TAX MAP 02G-02-01-012  
 GPIN: D21c-0799-0606  
 ADDRESS: 104 LONDONDERRY LN  
 WILLIAMSBURG, VA 23188  
 OWNER: JOSEPH M. & JESSICA S. HAZELAAR  
 DEED REFERENCE: INST. #160008679  
 ZONING: RR

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kassel*  
 PLAT APPROVING AGENT

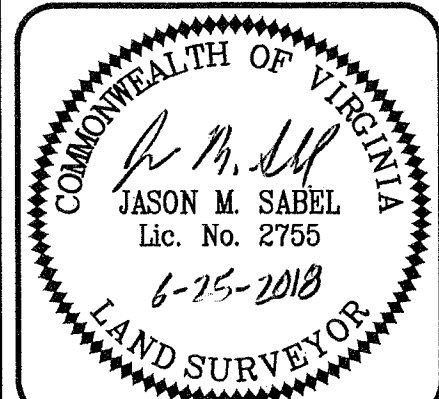
DATE: JULY 31, 2018

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 10<sup>th</sup> DAY OF August, 2018

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 180015223 @ 10:58am  
 KRISTINE NELSON, CLERK

TESTE:  
 CLERK  
 BY: *Carew Phillip D.L.*



**IRONWOOD SURVEYING, PLC**  
 7349 Diascund Creek Way  
 New Kent, VA 23124  
 Office: (540) 645-5708  
 www.ironwoodsurveying.com

REVISION:

06.25.18	COUNTY COMMENTS
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PROPERTY LINE VACATION PLAT  
**BANBURY CROSS**  
**LOT 12 & LOT 13**  
**SECTION 1**  
 BRUTON DISTRICT YORK COUNTY, VIRGINIA

JOB NO.: 18-340  
 DATE: 3-2-2018  
 SCALE: 1"=50'  
 SHEET: 1 OF 1