

VICINITY MAP
SCALE : 1" = 2,000'

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.

21st CENTURY DEVELOPMENT, LLC DATE: 10/16/2009
GREGORY M. GARRETT, MANAGING MEMBER

HARRY McBEE DATE: 10/16/2009

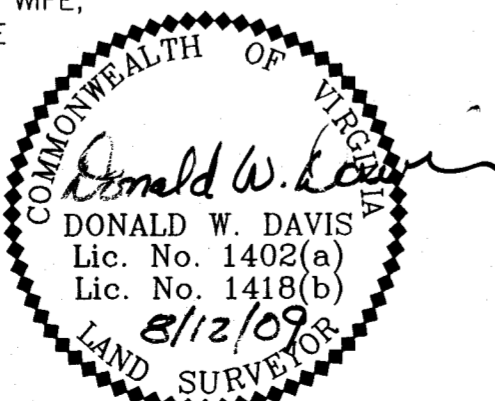
PEGGY McBEE DATE: 10/16/2009

TRUSTEES FOR THE McBEE PROPERTY

TRUSTEES- JOAN C. COX AND CHARLES E. STEWART, EITHER OF WHOM MAY ACT FOR NAVY FEDERAL CREDIT UNION BY DEED DATED AUGUST 26, 2008. INSTRUMENT #080021016

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 #17-00-00-122: 21st CENTURY DEVELOPMENT, LLC AND WAS ACQUIRED FROM WALBERG LEWIS FITZGERALD, (ALSO KNOWN OF RECORD AS LEWIS W. FITZGERALD), BY DEED DATED NOVEMBER 12, 2004 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN INSTRUMENT #040025909.
TAX MAP #17-00-00-123: HARRY McBEE & PEGGY McBEE, HUSBAND AND WIFE, AND WAS ACQUIRED FROM JULIE A. WILSON-HUGHES & ANTHONY W. HUGHES, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 25, 2005 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN INSTRUMENT #050004024.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 31, 2010.
DONALD W. DAVIS, C.L.S. DATE: 8/12/09



PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 042 - COORDINATES-U.S.SURVEY FEET- 12,051,247.375(E), 3,613,951.988(N)
- 044 - COORDINATES-U.S.SURVEY FEET- 12,049,008.377(E), 3,613,559.739(N)

NOTARY PUBLIC FOR 21st CENTURY DEVELOPMENT, LLC STATE OF VIRGINIA TO WIT: J.A. Stover, 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 14 DAY OF October, 2009.

J.A. Stover 320424
NOTARY PUBLIC REGISTRATION NO. 320424
MY COMMISSION EXPIRES: 4/30/2010

NOTARY PUBLIC FOR HARRY McBEE & PEGGY McBEE STATE OF VIRGINIA TO WIT: J.A. Stover, 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 16 DAY OF October, 2009.

J.A. Stover 320424
NOTARY PUBLIC REGISTRATION NO. 320424
MY COMMISSION EXPIRES: 4/30/2010

J.A. Stover
Commonwealth of Virginia
Notary Public
Commission No. 320424
My Commission Expires 4/30/2010

NOTARY PUBLIC FOR TRUSTEES (McBEE PROPERTY) STATE OF VIRGINIA TO WIT: Carmella Mae Hapman, 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 29th DAY OF October, 2009.

Carmella Mae Hapman 132643
NOTARY PUBLIC REGISTRATION NO. 132643
MY COMMISSION EXPIRES: 6/30/2012

TRUSTEES FOR THE McBEE PROPERTY

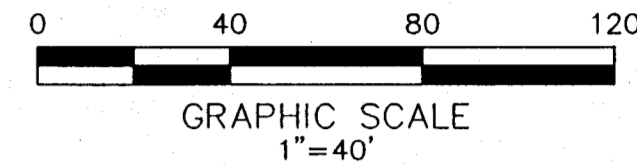
TRUSTEE - MARY E. McCREARY, SOLE ACTING AS SUBSTITUTE TRUSTEE- INSTRUMENT #090024680 DATED OCTOBER 30, 2009 FOR NAVY FEDERAL CREDIT UNION BY DEED DATED MARCH 4, 2005. INSTRUMENT #050004025.

NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0185C. EFFECTIVE DATE: JUNE 16, 2009.
- THE SUBJECT PROPERTY LIES WITHIN LANDS DESIGNATED BY YORK COUNTY AS A WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT (WMPA). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- THE PROPERTY SHOWN HEREON IS ZONED: R13 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT) THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT : 30'(FEET)
SIDE : 12.5'(FEET)
REAR : 25'(FEET)
- THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 17-00-00-122 & 17-00-00-123.
- THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE N110-1290-3497 & N110-1261-3361.
- UTILITY NOTES:
WATER : EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER : EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
- A PORTION OF THE SUBJECT PROPERTY IS WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL 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. THE LIMITS OF THE CBPA HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED.
- 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 HARRY McBEE & PEGGY McBEE AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF 21st CENTURY DEVELOPMENT, LLC AND HARRY McBEE & PEGGY McBEE NELSON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=40' DATE: AUGUST 12, 2009 SHEET 1 OF 2

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



- S Y M B O L S -

- 30' symbol DENOTES MINIMUM BUILDING SETBACK LINE
- Iron pipe symbol DENOTES IRON PIPE FOUND
- Iron rod symbol DENOTES IRON ROD FOUND
- Iron rod to be set symbol DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- Concrete monument symbol DENOTES CONCRETE MONUMENT FOUND
- Concrete monument to be set symbol DENOTES CONCRETE MONUMENT TO BE SET
- RMA symbol DENOTES RESOURCE MANAGEMENT AREA

APPROVED: Buxawc 11/17/09
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena PLAT APPROVING AGENT

DATE: 11/23/09

NOTARY PUBLIC FOR TRUSTEES (McBEE PROPERTY) STATE OF VIRGINIA TO WIT: Carmella Mae Hapman, 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 29th DAY OF October, 2009.
Carmella Mae Hapman 132643
NOTARY PUBLIC REGISTRATION NO. 132643
MY COMMISSION EXPIRES: 6/30/2012

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 30th DAY OF November 2009, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 090026915 1:30 pm

TESTE: Lynn S. Mendibur CLERK

BY: Lisa Brogden, D.E.