



VICINITY MAP SCALE: 1"=2000'

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 126
LOCATION: SEE VICINITY MAP
COORDINATE VALUE(U.S. SURVEY FEET): X-12,089,688.687
ELEVATION OF STATION: 15.96(N.G.V.D.)(1929)

NOTE: ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

THIS BOUNDARY LINE ADJUSTMENT LIES WITHIN THE RESOURCE MANAGEMENT AREA. THE NATURAL RESOURCES ON THIS PROPERTY WERE VERIFIED ON AUGUST 23, 2006. THE APPROVAL WILL EXPIRE ON AUGUST 23, 2011.

NO LAND IN THIS BOUNDARY LINE ADJUSTMENT 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 ZONING ORDINANCE.

EASEMENT NOTES

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 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 RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND / OR UTILITIES TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

BOUNDARY LINE ADJUSTMENT BETWEEN TWO PROPERTIES OWNED BY MOJO BROS CUSTOM RENOVATIONS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BETHEL DISTRICT YORK COUNTY, VIRGINIA

JANUARY 13, 2011 SCALE: 1"=100'

CAMPBELL LAND SURVEYING, INC. P.O. BOX 855 YORKTOWN, VIRGINIA 23692 (757) 890-0837

SHEET 1 OF 2

OWNERS' CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES, IF ANY.

Signature of Robert W. Moses, dated 7/6/11

MOJO BROS CUSTOM RENOVATIONS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY ROBERT W. MOSES - MEMBER

Signature of Sheryl K. Moses, dated 7/6/11

MOJO BROS CUSTOM RENOVATIONS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY SHERYL K. MOSES - MEMBER

Signature of Philip M. Rudisill or Brian K. Skinner, dated 7/8/11

PHILIP M. RUDISILL OR BRIAN K. SKINNER, TRUSTEES FOR TOWNEBANK, EITHER OF WHOM MAY ACT. DEED OF TRUST DATED NOVEMBER 30, 2010 AND RECORDED AS INSTRUMENT #100020243

OWNER NOTARY

STATE OF VIRGINIA CITY/COUNTY Newport News TO WIT: I, Wendy Belliar, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVE UNDER MY HAND THIS 6 DAY OF July, 2011. MY COMMISSION EXPIRES: January 31, 2013

Signature of Wendy Belliar, NOTARY PUBLIC, REG. NO. 359095

TRUSTEE NOTARY

STATE OF VIRGINIA CITY/COUNTY Suffolk TO WIT: I, Deborah Y. Smith, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVE UNDER MY HAND THIS 8 DAY OF July, 2011. MY COMMISSION EXPIRES: 5-31-2012

Signature of Deborah Y. Smith, NOTARY PUBLIC, REG. NO. 217342

NOTE

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 MOJO BROS CUSTOM RENOVATIONS, LLC AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

SITE SUMMARY

#3019 HAMPTON HIGHWAY TAX I.D.: 38A1-02-00-000Q2 G.P.I.N.: V02A-0949-2760 ZONING: R20 (SINGLE FAMILY RESIDENTIAL) REFERENCE: INSTR. #100020242 F.I.R.M. ZONE: X500, X F.I.R.M.: 51199C0285C, DATED: 6/16/09
#3025 HAMPTON HIGHWAY TAX I.D.: 38A1-02-00-000Q1 G.P.I.N.: V02A-0975-2529 ZONING: R20 (SINGLE FAMILY RESIDENTIAL) REFERENCE: INSTR. #100020242 F.I.R.M. ZONE: AE(EL.8.5), X500, X F.I.R.M.: 51199C0285C, DATED: 6/16/09

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT (TAX MAP #38A1-02-00-000Q1 AND TAX MAP #38A1-02-00-000Q2) IS IN THE NAME OF MOJO BROS CUSTOM RENOVATIONS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JOHN H. MORT AND JANICE K. MORT, HUSBAND AND WIFE, BY DEED DATED NOVEMBER 22, 2010, AND RECORDED AS INSTRUMENT #100020242 ON DECEMBER 1, 2010.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 1, 2011.

Signature of David P. Campbell, dated 7/6/11

DAVID P. CAMPBELL 1419B



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.

R20 (SINGLE FAMILY RESIDENTIAL) MINIMUM BUILDING SETBACKS

FRONT: 40' SIDE: 15' REAR: 30'

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

Signature of U. Maddalena, PLAT APPROVING AGENT

DATE: 8/16/11

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 22nd DAY OF August, 2011, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 110020243

TESTE: Lynn S. Mandibor, Clerk CLERK Signature of Sunde S. Hughes, DC

2011 AUG 22 AM 10:03