

VICINITY MAP SCALE: 1"=2000'

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 110
LOCATION: SEE VICINITY MAP
COORDINATE VALUE(U.S. SURVEY FEET): X=12,081,941.779
Y= 3,576,181.365
ELEVATION OF STATION: 35.60' (N.G.V.D.)(1929)

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.

CHESAPEAKE BAY NOTES:

PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA AT THIS TIME.

NOTES

THE PROPERTIES SHOWN HEREON ARE ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) WITH PROFFERS. THE SITE WAS REZONED FROM RR (RURAL RESIDENTIAL) IN ACCORDANCE WITH THE YORK COUNTY ORDINANCE NO. 17-15 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON NOVEMBER 21, 2017.

THE SMITH FARM ESTATES, PHASE 1A IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUES) IN ACCORDANCE WITH SECTION 24.1-402 OF YORK COUNTY ZONING ORDINANCE.

MINIMUM BUILDING SETBACKS PER SEC. 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE:

FRONT YARD: 50' (EXTERNAL STREETS) / 30' (INTERNAL STREETS)
SIDE YARD: 10'
REAR YARD: 20'

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, TAX PARCEL #30W-1A-00-112 (GPIN: T04c-2229-1606) ALREADY OWNED BY EDGERTON CONTRACTING, INC., A VIRGINIA CORPORATION, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

BOUNDARY LINE ADJUSTMENT BETWEEN
LOTS 111 & 112
**SMITH FARM ESTATES,
PHASE 1A**

(BEING THE PROPERTIES OF ANN KIM,
TRUSTEE OF THE ANN KIM LIVING TRUST
& EDGERTON CONTRACTING, INC.)

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

JUNE 18, 2020 SCALE: 1"=20'

CAMPBELL LAND SURVEYING, INC.

P.O. BOX 855
YORKTOWN, VIRGINIA 23692

(757) 890-0837

SHEET 1 OF 2

TOTAL AREA OF BOUNDARY LINE ADJUSTMENT = 29,545 S.F./0.6782 AC.

OWNER'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND TRUSTEES.

LOT 111 - TAX PARCEL #30W-1A-00-111

ANN KIM LIVING TRUST

BY: Ann Kim Trustee 25 MAY/21
ANN KIM, TRUSTEE DATE

LOT 112 - TAX PARCEL #30W-1A-00-112

EDGERTON CONTRACTING, INC., A VIRGINIA CORPORATION

BY: Ricky L. Edgerton Pres 5/25/2021
RICKY L. EDGERTON, PRESIDENT DATE

TRUSTEE CONSENT AND DEDICATION

BY: Alexis N. Swann, Manager 5/25/21
ALEXIS N. SWANN, MANAGER DATE
TRUSTEE: TBVAT, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY
BENEFICIARY: TOWNEBANK

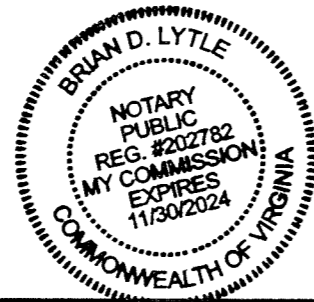
CONSTRUCTION/CREDIT LINE DEED OF TRUST DATED APRIL 13, 2020
RECORDED AS INSTRUMENT #200006356 ON APRIL 14, 2020,
MODIFICATION OF DEED OF TRUST DATED APRIL 15, 2021
RECORDED AS INSTRUMENT #210007900 ON APRIL 22, 2021.

NOTARY PUBLIC FOR TRUSTEE (ALEXIS N. SWANN, MANAGER, TBVAT, LLC, TRUSTEE)

STATE OF VIRGINIA

CITY/COUNTY OF NEWPORT NEWS TO WIT:
I, Brian D. Lytle, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID. DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 25 DAY OF MAY, 2021

MY COMMISSION EXPIRES: 11/30/2024
[Signature] 202782
NOTARY PUBLIC REGISTRATION NO.



NOTARY PUBLIC FOR OWNER (ANN KIM, TRUSTEE OF THE ANN KIM LIVING TRUST)

STATE OF VIRGINIA

CITY/COUNTY OF Newport News TO WIT:
I, Brian D. Lytle, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID. DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 25 DAY OF MAY, 2021

MY COMMISSION EXPIRES: 11/30/2024
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NOTARY PUBLIC REGISTRATION NO.

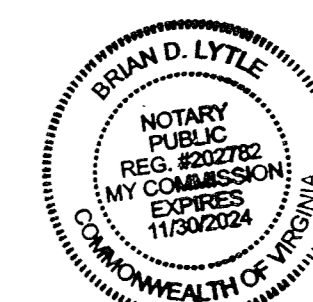


NOTARY PUBLIC FOR OWNER (RICKY L. EDGERTON, PRESIDENT, EDGERTON CONTRACTING, INC.)

STATE OF VIRGINIA

CITY/COUNTY OF Newport News TO WIT:
I, Brian D. Lytle, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID. DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 25 DAY OF MAY, 2021

MY COMMISSION EXPIRES: 11/30/2024
[Signature] 202782
NOTARY PUBLIC REGISTRATION NO.



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 IS AS FOLLOWS:

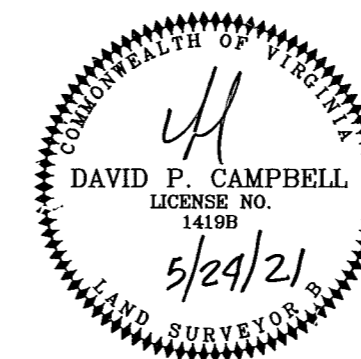
LOT 112 (TAX PARCEL #30W-1A-00-112) IS IN THE NAME OF EDGERTON CONTRACTING, INC, A VIRGINIA CORPORATION AND WAS ACQUIRED FROM SMITH FARM ESTATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED OF BARGAIN AND SALE DATED APRIL 6, 2020 AND DULY RECORDED ON APRIL 14, 2020 AS INSTRUMENT No. 200006355 AND BY DEED OF CORRECTION DATED MARCH 22, 2021 AND DULY RECORDED ON MARCH 24, 2021 AS INSTRUMENT No. 210005771.

LOT 111 (TAX PARCEL #30W-1A-00-111) IS IN THE NAME OF ANN KIM, TRUSTEE OF THE ANN KIM LIVING TRUST DATED JANUARY 7, 2014 AND ANY AMENDMENTS THERETO, AND WAS ACQUIRED FROM SMITH FARM ESTATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY, JOINED BY EDGERTON CONTRACTING, INC, A VIRGINIA CORPORATION, BY DEED OF BARGAIN AND SALE DATED JUNE 2, 2020 AND DULY RECORDED ON JUNE 10, AS INSTRUMENT No. 200009272.

THE ABOVE DEEDS ARE 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 OCTOBER 31, 2021.

[Signature] 5/24/21
DAVID P. CAMPBELL 1419B DATE



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: MAY 27, 2021

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 27 DAY OF MAY, 2021 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 210010740

TESTE: KRISTEN N. NELSON, CLERK
CLERK

BY: [Signature]