

**YORK COUNTY CONTROL MONUMENTS**

- 094 - COORDINATES—U.S.SURVEY FEET—  
12,091,035.793(E), 3,593,451.345(N)  
ELEVATION= 3.74" (NGVD 1929 DATUM)
- 095 RESET—COORDINATES—U.S.SURVEY FEET—  
12,088,230.573(E), 3,589,240.696(N)  
ELEVATION= 9.35" (NGVD 1929 DATUM)

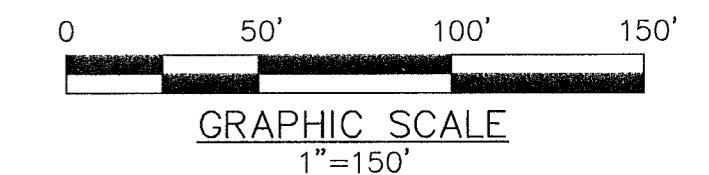
**STREET INDEX**

- 1) HODGES COVE ROAD - S.R. 618
- 2) DARE ROAD - S.R. 621
- 3) LINK ROAD - S.R. 620
- 4) SHIP POINT ROAD - S.R. 619
- 5) ANCHOR DRIVE - S.R. 619
- 6) WATER FOWL DRIVE - S.R. 1180
- 7) HOLLY POINT ROAD - S.R. 620
- 8) JERNIGAN LANE - S.R. 610

**NOTES**

1. PROPERTY SHOWN HEREON IS LOCATED IN ZONES X & X (SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0141D, EFFECTIVE DATE JANUARY 16, 2015.
2. THE PROPERTIES SHOWN HEREON ARE ZONED: RR - RURAL RESIDENTIAL DISTRICT  
THE MINIMUM SETBACKS ARE AS FOLLOWS:  
FRONT: 50' (FEET)  
SIDE: 20' (FEET)  
REAR: 50' (FEET)  
MINIMUM LOT SIZE: 1 ACRE  
MINIMUM LOT WIDTH: 150' (FEET)  
MAXIMUM BUILDING HEIGHT: 35' (FEET)
3. PROPERTIES SHOWN HEREON IDENTIFIED AS GPINS U07d-4168-0748, U07d-4313-0772 & U07d-4384-0783.
4. PROPERTY ADDRESSES: #203, #207 & #209 HODGES COVE ROAD
5. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
6. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC SEWER PROVIDED BY YORK COUNTY.
7. ANY FUTURE DWELLING CONSTRUCTED MAY HAVE TO MEET THE REQUIREMENTS OF YORK COUNTY CODE SECTIONS 24.1-233 AND 24.1-261.
8. THE SUBJECT LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
9. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS 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 COY E. BAKER, TRUSTEE UNDER THE DECLARATION OF THE COY E. BAKER TRUST DATED JUNE 3, 2019, IDENTIFIED AS THE COY E. BAKER TRUST, AND BONNIE JO BAKER, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
10. THE LIMITS OF NATURAL RESOURCES HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS, IF ANY, OF THE CHESAPEAKE BAY PRESERVATION AREAS.
11. PROPERTY SHOWN HEREON IS SUBJECT TO THE CHESAPEAKE BAY PRESERVATION ACT AND LIES PARTIALLY WITHIN THE RESOURCE MANAGEMENT AREA. ALL FUTURE 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.
12. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
#203 HODGES COVE ROAD HAS AN EXISTING SERVICE LINE BUT NO WATER METER HAS BEEN INSTALLED.  
#207 HODGES COVE ROAD HAS AN EXISTING WATER METER AND SERVICE LINE.
13. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

BOUNDARY LINE ADJUSTMENT & PROPERTY LINE VACATION PLAT BETWEEN THE PROPERTIES OF  
**COY E. BAKER, TRUSTEE**  
 OF THE COY E. BAKER TRUST  
 & **BONNIE JO BAKER**  
 GRAFTON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1"=50' DATE: SEPTEMBER 21, 2022  
 DAVIS & ASSOCIATES, P.C.  
 SURVEYORS - PLANNERS  
 #3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY - SUITE G  
 YORKTOWN, VIRGINIA 23693  
 SHEET 1 OF 1

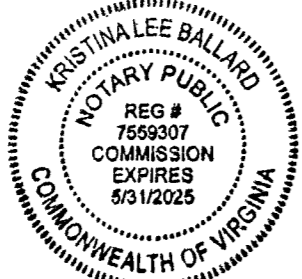


- SYMBOLS**
- DENOTES IRON PIPE FOUND
  - DENOTES IRON ROD FOUND
  - DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
  - DENOTES CONCRETE MONUMENT FOUND
  - DENOTES CONCRETE MONUMENT TO BE SET

**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, PROPRIETORS, AND TRUSTEES IF ANY.

*C* 2-15-2023  
 COY E. BAKER, TRUSTEE UNDER THE DATE  
 DECLARATION OF THE COY E. BAKER TRUST  
*Bonnie Jo Baker* 2-15-2023  
 BONNIE JO BAKER DATE



NOTARY PUBLIC FOR  
 COY E. BAKER, TRUSTEE UNDER THE  
 DECLARATION OF THE COY E. BAKER TRUST  
 STATE OF Virginia  
 COUNTY/CITY OF York TO WIT:  
 I, Kristina Ballard, A NOTARY PUBLIC IN  
 AND FOR THE County OF York 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 15th DAY OF February, 2023  
*[Signature]* 7599307  
 NOTARY PUBLIC REGISTRATION NO.  
 MY COMMISSION EXPIRES: 5-31-25



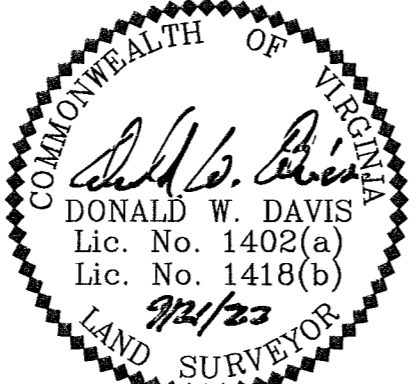
NOTARY PUBLIC FOR  
 BONNIE JO BAKER  
 STATE OF Virginia  
 COUNTY/CITY OF York TO WIT:  
 I, Kristina Ballard, A NOTARY PUBLIC IN  
 AND FOR THE County OF York DO HEREBY  
 CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE  
 NAMES ARE SIGNED TO THE FOREGOING WRITING  
 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN  
 MY JURISDICTION AFORESAID, GIVEN UNDER MY  
 HAND THIS 15th DAY OF February, 2023  
*[Signature]* 7599307  
 NOTARY PUBLIC REGISTRATION NO.  
 MY COMMISSION EXPIRES: 5-31-25

**SURVEYOR'S CERTIFICATION**

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:

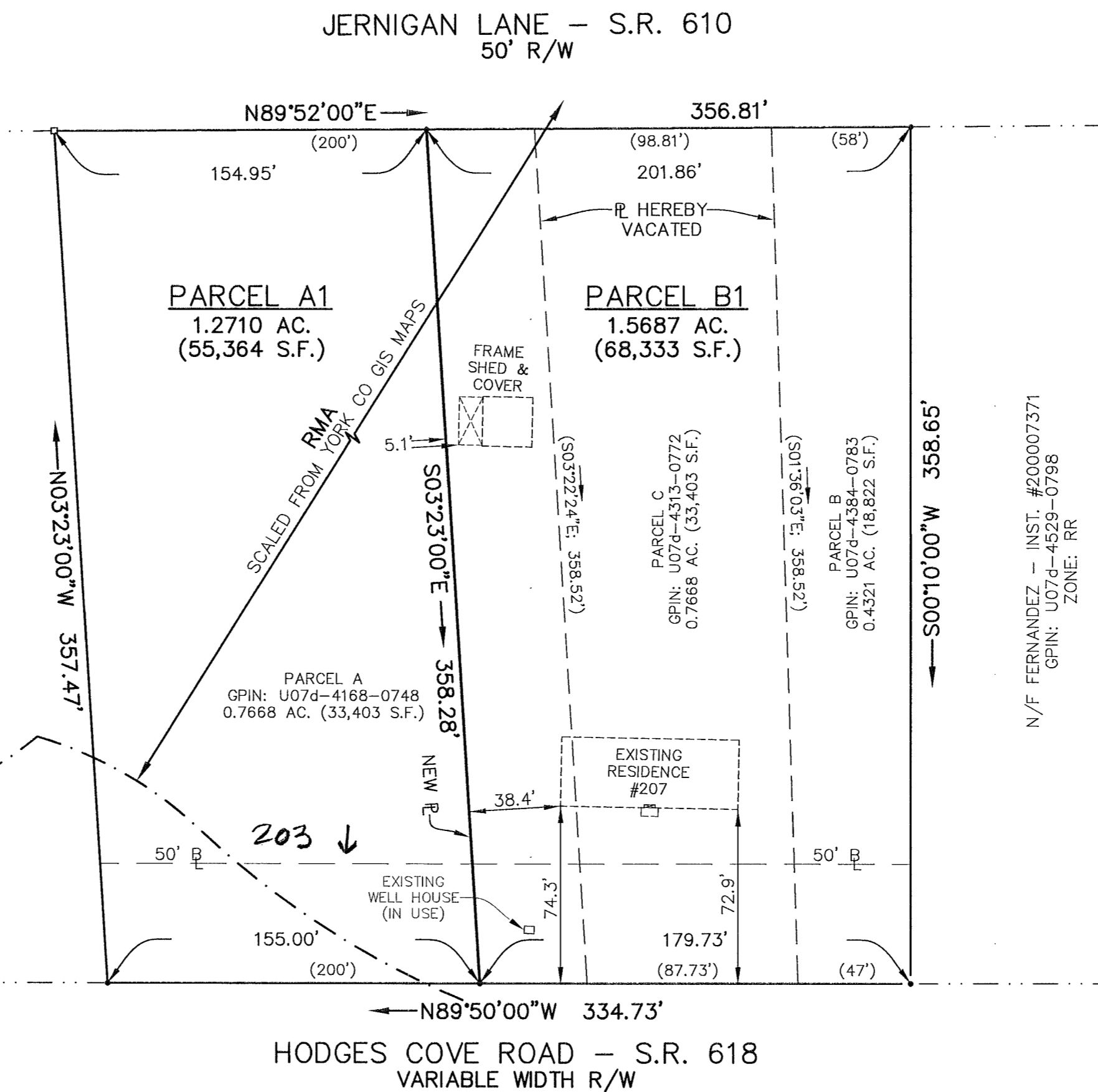
GPINS U07d-4168-0748, U07d-4313-0772 & U07d-4384-0783  
 COY E. BAKER, TRUSTEE UNDER THE DECLARATION OF THE COY E. BAKER TRUST DATED JUNE 3, 2019, IDENTIFIED AS THE COY E. BAKER TRUST, AND BONNIE JO BAKER AND WAS ACQUIRED FROM BRENDA SUE COPELAND MILLS AND DENISE LYN COPELAND, TRUSTEES UNDER THE DECLARATION OF TRUST DATED JULY 27, 2004, IDENTIFIED AS THE COPELAND TRUST, BY DEED DATED SEPTEMBER 9, 2022, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON SEPTEMBER 19, 2022 IN INSTRUMENT #220016296.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 1, 2023.  
*Donald W. Davis* 9/21/23  
 DONALD W. DAVIS, L.S. DATE



**REFERENCES**

- INST. #220016290 D.B.111 PG.75
- INST. #200010016 D.B.349 PG.340



PARCEL A1: NEW AREA=1.2710 ACRES (55,364 S.F.)  
 FORMER AREA=1.6408 AC. (71,473 S.F.)  
 PARCEL B1: NEW AREA=1.5687 ACRES (68,333 S.F.)  
 FORMER AREA=1.1989 AC. (52,225 S.F.)  
 TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT  
 & PROPERTY LINE VACATION: 2.8397 ACRES (123,698 S.F.)

**APPROVED**  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *[Signature]*  
 PLAT APPROVING AGENT  
 DATE: FEBRUARY 15, 2023

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE YORK -  
 POQUOSON CIRCUIT COURT THIS 16th  
 DAY OF February, 2023, THIS MAP WAS  
 PRESENTED AND ADMITTED TO RECORD AS  
 THE LAW DIRECTS AS INSTRUMENT # 230102283  
 TESTE: *Kristen Nelson*  
 CLERK  
 BY: *[Signature]*