

**BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTIES OWNED BY
HORNSBY LAND COMPANY**

LOCATED
BRUTON DISTRICT YORK COUNTY VIRGINIA

DATE: 8/18/2004 SCALE: 1"=100' DRAWN: JKR

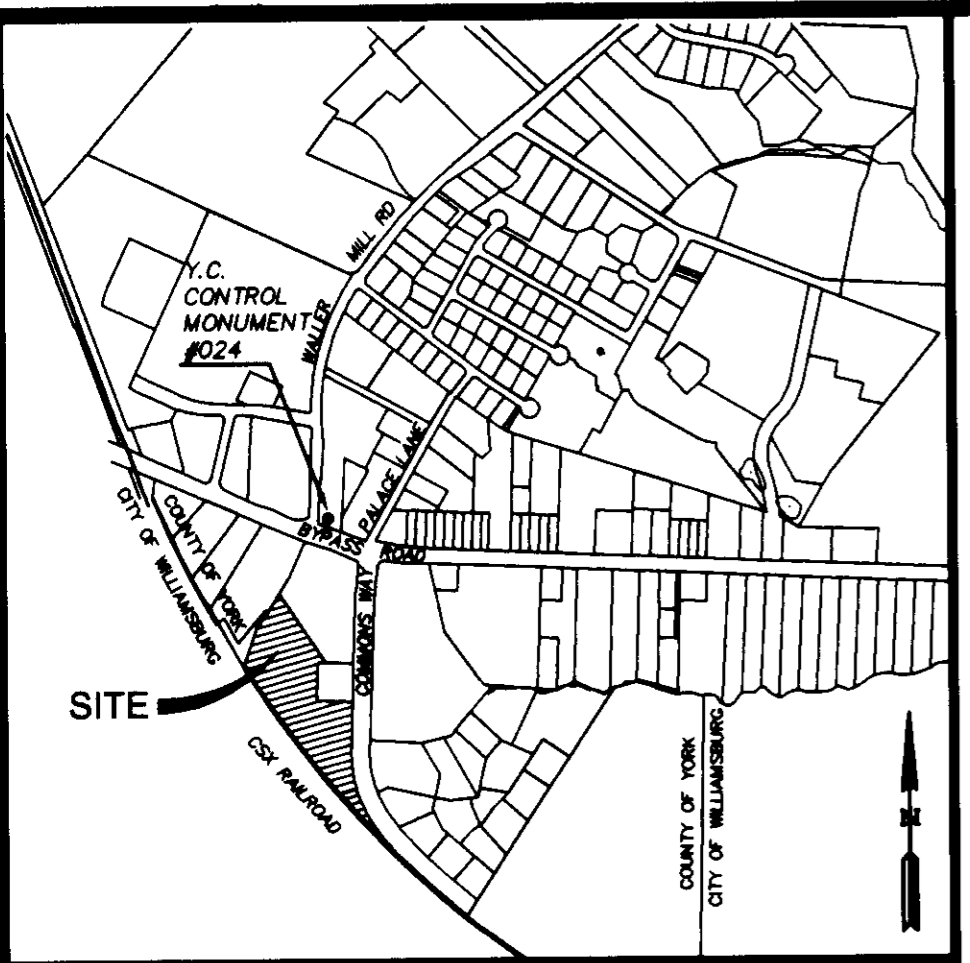
ES
CONSULTING ENGINEERS

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Williamsburg, Virginia 23185
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JOB NO. 9179-03

SHEET NO. 1 OF 1

- NOTES:**
- 1.) PROPERTY ADDRESS LOT 2 - #236 COMMONS WAY
PARCEL B - NO ADDRESS
 - 2.) ZONING LOT 2 - GB-GENERAL BUSINESS DISTRICT
PARCEL B - RMF-MULTI-FAMILY RESIDENTIAL DISTRICT.
 - 3.) NONE OF THE AREA CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
 - 4.) THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M.#510182 0025 B, DATED 12/16/88.
 - 5.) MINIMUM BUILDING SETBACKS PER GB ZONING: FRONT YARD (45') SIDE YARD (10') REAR YARD (10'). SETBACKS PER RMF ZONING VARY DEPENDING UPON USE OF PROPERTY.
 - 6.) THIS PLAT WAS BASED ON FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS, COVENANTS OR RESTRICTIONS OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - 7.) THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 HORNSBY LAND COMPANY AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.



VICINITY MAP
SCALE: 1" = 2000'±

OWNER'S CONSENT AND DEDICATION
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETORS.

HORNSBY LAND CO., A VA. LIMITED PARTNERSHIP
BY: Lois S. Hornsby TITLE: A GENERAL PARTNER
DATE: 10/21/04

CERTIFICATE OF NOTARIZATION
STATE OF Virginia
CITY/COUNTY OF James City
I, Mary R. Selden, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15 DAY OF October 2004.
MY COMMISSION EXPIRES July 31st, 2006
Mary R. Selden
SIGNATURE

SURVEYOR'S STATEMENT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 SHOWN AS LOT 2 EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF HORNSBY LAND COMPANY AND WAS ACQUIRED FROM ROBERT S. HORNSBY, ET ALS BY DEED DATED DECEMBER 22, 1986 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 465, PAGE 712.
THE LAND SHOWN AS PARCEL B EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF HORNSBY LAND COMPANY AND WAS ACQUIRED FROM RAMON W. BREEDEN, JR. TRUSTEE IN LIQUIDATION OF WILLIAMSBURG COMMONS, INC. BY DEED DATED MARCH 10, 2004 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA AS INSTRUMENT #040011879. I CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 18, 2005.

Ronald W. Eads 8-18-04
RONALD W. EADS, L.S. DATE

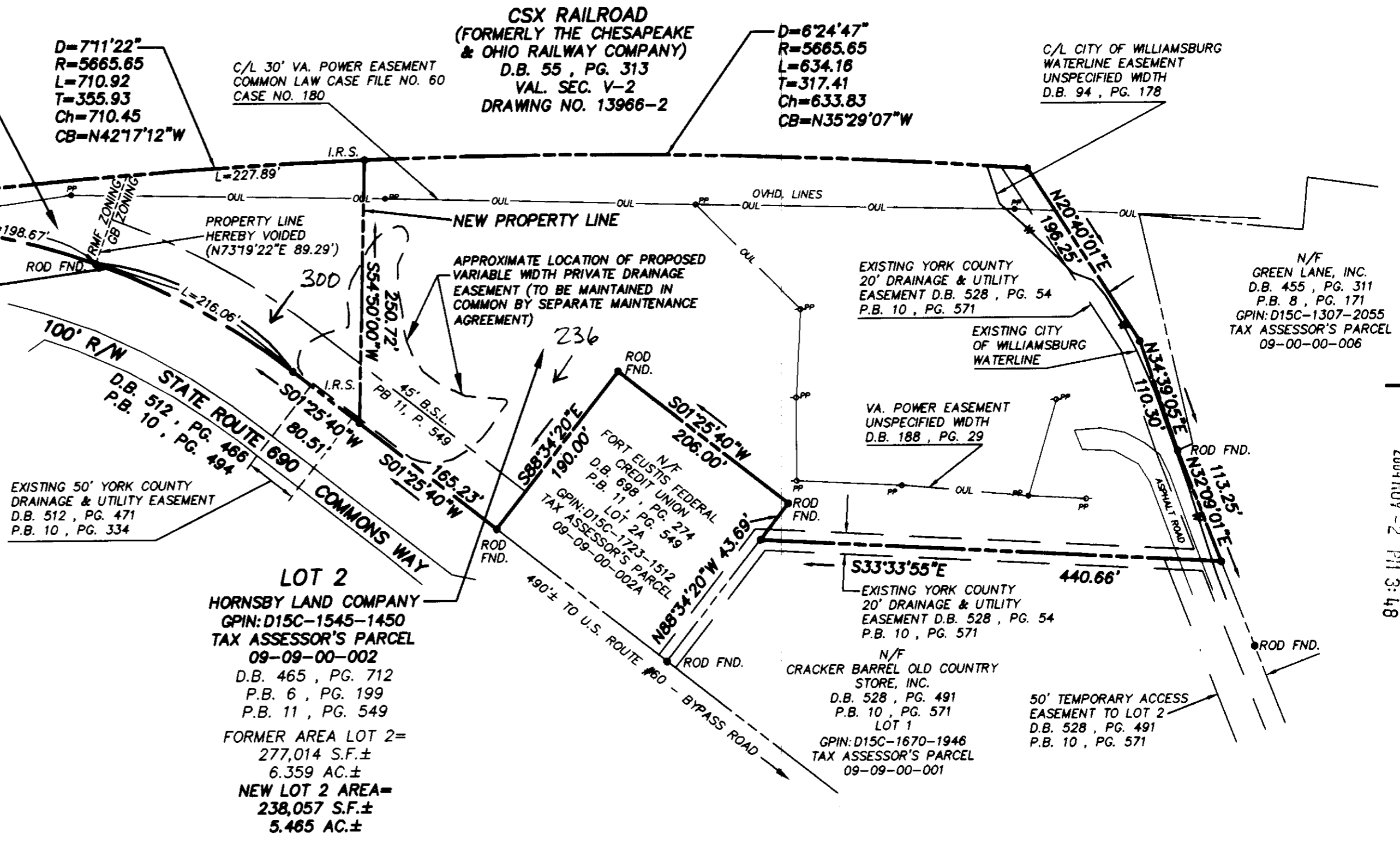
WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY CITY OF WILLIAMSBURG.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

PARCEL B
HORNSBY LAND COMPANY
GPIN: D15C-1853-0836
TAX ASSESSOR'S PARCEL
09-07-00-0008
INSTR. #040011879
P.B. 10, PG. 494
FORMER AREA PARCEL B =
12,378 S.F.±
0.284 AC.±
NEW AREA PARCEL B =
51,335 S.F.±
1.178 AC.±

D=12'33"39"
R=1167.62
L=255.97
T=128.50
Ch=255.46
CB=S39°36'15"E

D=34°45'08"
R=683.76
L=414.73
T=213.96
Ch=408.40
CB=S15°56'54"E



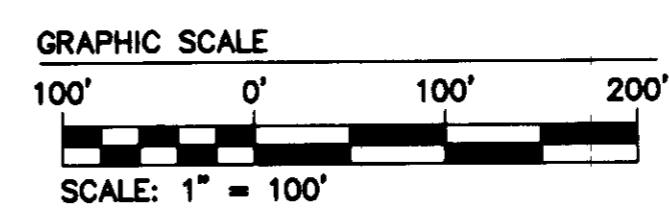
LOT 2
HORNSBY LAND COMPANY
GPIN: D15C-1545-1450
TAX ASSESSOR'S PARCEL
09-09-00-0002
D.B. 465, PG. 712
P.B. 6, PG. 199
P.B. 11, PG. 549
FORMER AREA LOT 2 =
277,014 S.F.±
6.359 AC.±
NEW LOT 2 AREA =
238,057 S.F.±
5.465 AC.±

STATISTICAL TABLE

FORMER AREA PARCEL B = 12,378 S.F.± OR 0.284 AC.±
(+) AREA FROM LOT 2 = 38,957 S.F.± OR 0.894 AC.±
NEW AREA PARCEL B = 51,335 S.F.± OR 1.178 AC.±
FORMER AREA LOT 2 = 277,014 S.F.± OR 6.359 AC.±
(-) AREA TO PARCEL B = 38,957 S.F.± OR 0.894 AC.±
NEW AREA LOT 2 = 238,057 S.F.± OR 5.465 AC.±
TOTAL AREA SUBDIVIDED = 289,369 S.F.± OR 6.643 AC.±

LEGEND

-----	PROPERTY LINE
- - - - -	RIGHT-OF-WAY LINE
---	EASEMENT
■	MONUMENT FOUND
□	MONUMENT SET
I.R.S.	ROD SET
B.S.L.	BUILDING SETBACK LINE
PP	POWER POLE



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena, PLAT APPROVING AGENT
DATE: 11/1/04

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THIS 2nd DAY OF NOV 2004. THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 040023035.
TESTE: Lynn S. Jenkins, CLERK
BY: Alan M. Alant, v.o.c.

