

VICINITY MAP SCALE: 1"=300'

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 035
LOCATION: INTERSECTION OF GOVERNMENT ROAD AND PENNIMAN ROAD.
COORDINATE VALUE (U.S. SURVEY FEET): X=12017812.989
Y=3622967.181
ELEVATION OF STATION: 87.84' (NATIONAL GEODETIC VERTICAL DATUM (1929))
SURVEYED ELEVATION 86.76' (NAVD '88 GPS)

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS RESUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER: EACH LOT WITHIN THIS RESUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

NOTES:

NO TITLE REPORT FURNISHED.

THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMMUNITY PANEL NO. 51199 C 0043D, EFFECTIVE DATE JANUARY 16, 2015.

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.

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 LOTS, TRACTS OR PARCELS ALREADY OWNED BY NATHANIEL O. PARKER AND DAWN N. PARKER, AND VIVIAN D. ROSE AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

THE LIMITS OF NATURAL RESOURCES ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 CHESAPEAKE BAY PRESERVATION AREA ORDINANCE.

THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

THE VACATION OF THE UNIMPROVED STUB STREET RIGHT-OF-WAY IDENTIFIED AS "CROMWELL LANE, 50' R/W RESERVED FOR FUTURE STREET" SHOWN ON THE SUBDIVISION PLAT ENTITLED "QUEENS CREEK ESTATES, SECTION 1" RECORDED IN P.B. 12, PG. 26, WAS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS BY ADOPTION OF ORDINANCE NO. 19-15 ON NOVEMBER 19, 2019.

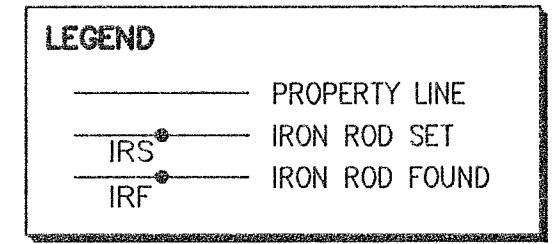
THE RESUBDIVISION OF THE PROPERTY FORMERLY WITHIN THE VACATED "CROMWELL LANE, 50' R/W RESERVED FOR FUTURE STREET" AND CONVEYANCE TO THE OWNERS OF THE ADJACENT PROPERTIES OWNED BY NATHANIEL O. PARKER ET. UX. (LOT #36), AND EDWARD C. ROSE (DECEASED) ET. UX. (LOT #37), WAS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS BY ADOPTION OF RESOLUTION NO. R19-140 ON NOVEMBER 19, 2019.

RESUBDIVISION OF LOT 36, LOT 37 AND VACATED CROMWELL LANE
QUEEN'S CREEK ESTATES
SECTION 1
PLAT BOOK 12, PAGE 26
BRUTON DISTRICT
COUNTY OF YORK, VIRGINIA
DATE: 02/26/2021 SCALE: 1"=30'



156 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23188
(757) 345-2866 - (757) 345-2877 (FAX)

PROJECT #18-171 SHEET 1 OF 2



OWNER'S 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.

Nathaniel O. Parker signature and date 3-18-2021
Dawn N. Parker signature and date 3/18/21

OWNER'S 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.

Vivian D. Rose signature and date 3-18-2021

OWNER NOTARY (NATHANIEL O. PARKER)

STATE OF VIRGINIA
CITY / COUNTY YORK TO WIT:
I, BETH KAPFUSSEN, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 18 DAY OF MARCH, 2021
MY COMMISSION EXPIRES: July 31, 2023

Beth Kapfussen signature and REG. NO. 7512211

OWNER NOTARY (DAWN N. PARKER)

STATE OF VIRGINIA
CITY / COUNTY YORK TO WIT:
I, BETH KAPFUSSEN, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 18 DAY OF MARCH, 2021
MY COMMISSION EXPIRES: July 31, 2023

Beth Kapfussen signature and REG. NO. 7512211

OWNER NOTARY (VIVIAN D. ROSE)

STATE OF VIRGINIA
CITY / COUNTY YORK TO WIT:
I, BETH KAPFUSSEN, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 18 DAY OF MARCH, 2021
MY COMMISSION EXPIRES: July 31, 2023

Beth Kapfussen signature and REG. NO. 7512211

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 RESUBDIVISION IS AS FOLLOWS:

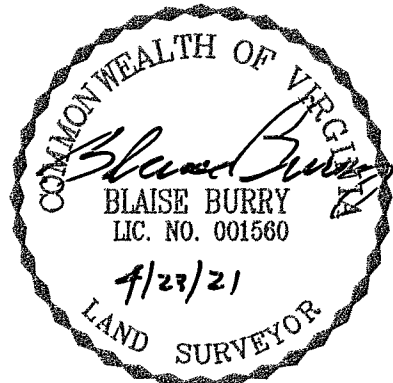
LOT 36 (TAX MAP 11-2-1-36) IS IN THE NAME OF NATHANIEL O. PARKER AND DAWN N. PARKER, HUSBAND AND WIFE, AND WAS ACQUIRED FROM VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION, BY DEED DATED MAY 17,1995 AND RECORDED ON JUNE 6,1995 AS DEED BOOK 848, PAGE 252.

LOT 37 (TAX MAP 11-2-1-37) IS IN THE NAME OF VIVIAN D. ROSE, HEIR TO ESTATE OF EDWARD C. ROSE, DECEASED, BY LIST OF HEIRS RECORDED ON DECEMBER 10, 2020 AS INSTRUMENT #200000401.

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 05/31/2021.

Blaise Burry signature and date 4-23-21



NEIL A. MORGAN COUNTY OF YORK ADMINISTRATOR

COUNTY OF YORK ADMINISTRATOR NOTARY

STATE OF VIRGINIA
CITY / COUNTY TO WIT:
I, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS DAY OF ,20
MY COMMISSION EXPIRES:

NOTARY PUBLIC REG. NO.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Susan D. Kassel signature and name
PLAT APPROVING AGENT

DATE: 4/27/21

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 April, 2021, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 210000401

TESTE: ARISTON B. NELSON, CLERK

BY: Leah Huggins signature and name
CLERK