

VICINITY MAP
SCALE: 1"=2,000'

OWNER'S CONSENT:

THE PLATING 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.

GPIN: U06c-0160-2235
Ashton Wayne Peters 9/1/22
ASHTON WAYNE PETERSON, TRUSTEE OF THE DATE
Kimberly Lewis Peters 10/11/22
KIMBERLY LEWIS PETERSON, TRUSTEE OF THE DATE

GPIN: U06c-0066-1956
Ashton Wayne Peters 9/1/22
A. WAYNE PETERSON, TRUSTEE OF THE DATE
A. WAYNE PETERSON REVOCABLE TRUST

TRUSTEE'S CONSENT

[Signature] SIGNATURE 5/24/2023
DATE
Deborah Stadler
TRUSTEE
(FULL PRINTED NAME OF TRUSTEE)

TRUSTEE'S: BB&T - VA COLLATERAL SERVICE CORPORATION
BENEFICIARY: BRANCH BANKING AND TRUST COMPANY, A
NORTH CAROLINA BANKING CORPORATION
DEED OF TRUST DATED: DECEMBER 7, 2016
RECORDED AS INSTRUMENT NO.: 160023239

[Signature] 9/1/22
DATE
Daniel Anderson
TRUSTEE
(FULL PRINTED NAME OF TRUSTEE)

TRUSTEES: BB&T - VA COLLATERAL SERVICE CORPORATION
BENEFICIARY: BRANCH BANKING AND TRUST COMPANY, A
NORTH CAROLINA BANKING CORPORATION
DEED OF TRUST DATED: DECEMBER 7, 2016
RECORDED AS INSTRUMENT NO.: 160023239

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 PLAT IS IN THE NAME OF:

GPIN: U06c-0160-2235 (PARCEL I & PARCEL II)
ASHTON WAYNE PETERSON & KIMBERLY LEWIS PETERSON AND WAS ACQUIRED FROM ROBERT W. FRAILEY, SUCCESSOR TRUSTEE OF THE BETTY F. FRAILEY TRUST BY DEED DATED JUNE 25, 2021 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT ON JUNE 29, 2021 AS INSTRUMENT NO. 210013257.

GPIN: U06c-0066-1956 (PARCEL 1)
A. WAYNE PETERSON, TRUSTEE OF THE A. WAYNE PETERSON REVOCABLE TRUST DATED JANUARY 20, 1999, AS AMENDED AND RESTATED DECEMBER 7, 2004 AND WAS ACQUIRED FROM WAYNE PETERSON, (ALSO KNOWN AS A. WAYNE PETERSON), BY DEED DATED SEPTEMBER 4, 2012 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT ON SEPTEMBER 7, 2012 AS INSTRUMENT NO. 120014911.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 2022
Donald W. Davis 11/21/22
DONALD W. DAVIS, L.S. DATE

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 96 - COORDINATES-U.S.SURVEY FEET- 12083354.112(E), 3588952.717(N) ELEVATION= 13.74' (NGVD 1929 DATUM)
- 97 - COORDINATES-U.S.SURVEY FEET- 12081421.037(E), 3586649.495(N) ELEVATION= 25.79' (NGVD 1929 DATUM)

NOTARY PUBLIC FOR OWNER ASHTON WAYNE PETERSON
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
Kelsey Floyd
I, *Kelsey Floyd*, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 11 DAY OF October, 2022.

Kelsey Floyd 8014992
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 2/28/2026

NOTARY PUBLIC FOR OWNER KIMBERLY LEWIS PETERSON
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
Kelsey Floyd
I, *Kelsey Floyd*, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 11 DAY OF October, 2022.

Kelsey Floyd 8014992
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 2/28/2026

NOTARY PUBLIC FOR OWNER A. WAYNE PETERSON, TRUSTEE OF THE A. WAYNE PETERSON REVOCABLE TRUST
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
Kelsey Floyd
I, *Kelsey Floyd*, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 11 DAY OF October, 2022.

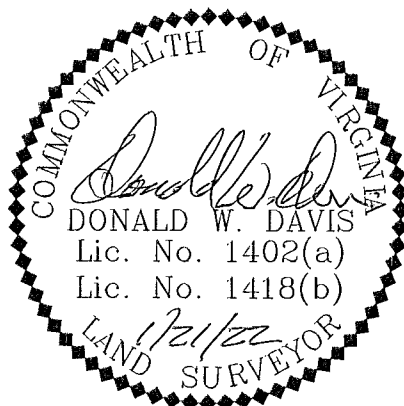
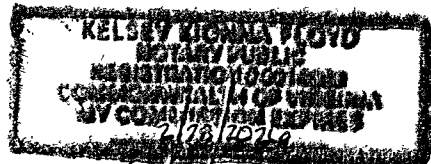
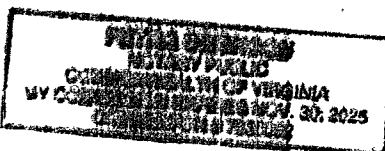
Kelsey Floyd 8014992
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 2/28/2026

NOTARY PUBLIC FOR TRUSTEE BB&T - VA COLLATERAL SERVICE CORPORATION
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
Rachel L. Hopkins
I, *Rachel L. Hopkins*, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 24 DAY OF May 2023, 2023.

Rachel L. Hopkins 761902
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 1-20-2023

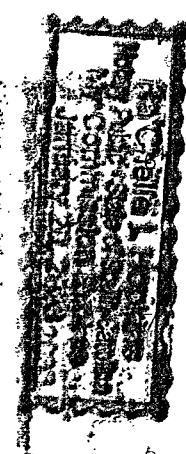
NOTARY PUBLIC FOR TRUSTEE BB&T - VA COLLATERAL SERVICE CORPORATION
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
Peter Swanger
I, *Peter Swanger*, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 10 DAY OF September, 2022.

Peter Swanger 761902
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: Nov 30, 2025



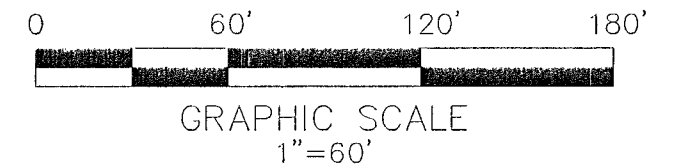
NOTES:

- 1. PROPERTIES SHOWN HEREON IS LOCATED IN ZONES AE (EL 8'), X(SHADED) AND X, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER: 51199C0141D & 51199C0143D, EFFECTIVE DATE: JANUARY 16, 2015.
 - 2. THESE PROPERTIES ARE WITHIN THE RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT PROTECTION AREA. 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.
 - 3. GPIN #'S: U06c-0066-1956 & U06c-0160-2235
 - 4. THE PROPERTIES SHOWN HEREON ARE ZONED RR (RURAL RESIDENTIAL). THE MINIMUM YARD SETBACKS FOR THE LOTS IN THIS SUBDIVISION ARE 50' FRONT, 20' SIDE & 50' REAR.
 - 5. THE 100-FOOT RPA BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NO. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- THE LIMITS OF THE NATURAL RESOURCES AS SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCES INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREAS.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPERATE OR INDEPENDENT LOT, TRACT, OR PARCEL, BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE LAND ALREADY OWNED BY THE A. WAYNE PETERSON REVOCABLE TRUST AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- 9. ANY FUTURE DWELLINGS CONSTRUCTED MAY HAVE TO MEET THE REQUIREMENTS OF YORK COUNTY CODE, SECTION 24.1-233 AND 24.1-261.



BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION OF THE PROPERTIES OF ASHTON WAYNE PETERSON & KIMBERLY LEWIS PETERSON AND A. WAYNE PETERSON REVOCABLE TRUST
GRAFTON MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA
SCALE: 1" = 60' DATE: JANUARY 21, 2022
SHEET 1 OF 2

DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583



- SYMBOLS -

- 50' B (dashed line) DENOTES MINIMUM BUILDING SETBACK LINES
- 50' B (solid line) 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
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *[Signature]* PLAT APPROVING AGENT
DATE: JUNE 28, 2023

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK
POQUOSON CIRCUIT COURT THIS 12th
DAY OF July 2023 THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 23001004

TESTE: *Kristen N. Nelson* CLERK
BY: *Debra M. Helt*, CLERK

UTILITY NOTES:

- WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT PLAT IS SERVED BY AN EXISTING PRIVATE WELL.
- SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT PLAT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.