

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

076	- COORDINATES-U.S.SURVEY FEET- 12,086,204.238(E), 3,610,274.144(N) ELEVATION= 4.02' (NGVD 1929 DATUM)
077	- COORDINATES-U.S.SURVEY FEET- 12,087,601.967(E), 3,610,228.211(N) ELEVATION= 2.92' (NGVD 1929 DATUM)

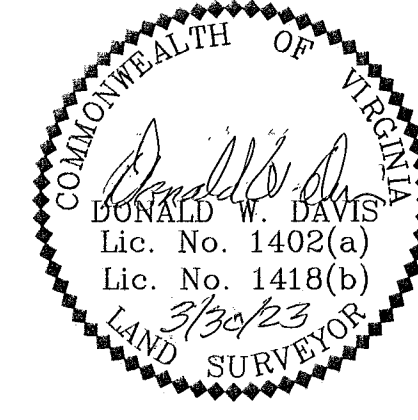
STREET INDEX

- 1) SANDBOX LANE - PRIVATE
- 2) DANDY LOOP ROAD - S.R. 629
- 3) GOODWIN NECK ROAD - S.R. 173
- 4) MIDDLE ROAD - S.R. 656
- 5) BRADLEY DRIVE - S.R. 1200
- 6) LAND GRANT ROAD - S.R. 1297
- 7) STILLWATER LANE - S.R. 629
- 8) COUSINS POINT - PRIVATE
- 9) 1st STREET - PRIVATE

VICINITY MAP
SCALE: 1"=2,000'

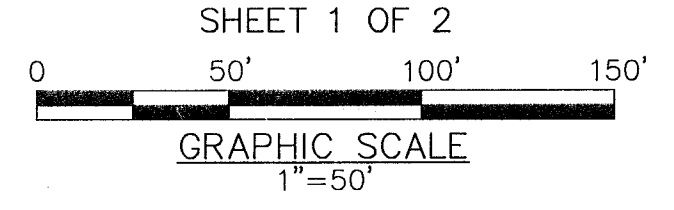
NOTES:

1. PROPERTIES SHOWN HEREON ARE LOCATED IN ZONES X (SHADED) ,AE (EL 6'), AE (EL 7'), AE (EL 8'), VE (EL 9') & VE (EL 10') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER: 51199C0131D, EFFECTIVE DATE JANUARY 16, 2015.
2. ANY FUTURE DWELLING CONSTRUCTED MAY HAVE TO MEET THE REQUIREMENTS OF YORK COUNTY CODE SECTIONS 24.1-233 AND 24.1-261.
3. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) 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 PROPERTIES ALREADY OWNED BY DEVON M. KING, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
4. THE LIMITS OF THE 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 OF THE CHESAPEAKE BAY PRESERVATION AREAS.
5. THE PARCELS SHOWN HEREON WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
6. FOR THE PROPERTIES SHOWN HEREON, DEVELOPMENT WITHIN THE RESOURCE PROTECTION AREA (RPA) SHALL BE LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR IS 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.
7. 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 SHURBERY, AND OTHER LISTED MODIFICATIONS.
8. THE PROPERTIES SHOWN HEREON ARE IN ZONE RR-RURAL RESIDENTIAL DISTRICT. WHERE THE RESIDENTIAL LOT(S) ARE DETERMINED TO BE A NONCONFORMING LOT, SEC. 24.1-804, THE APPLICABLE ZONING DIMENSION MAY BE REDUCED FOR SIDE AND REAR YARDS AS PERMITTED IN THE ZONING ORDINANCE.
THE ZONING SETBACKS ARE AS FOLLOWS:
FRONT = 50'
SIDE = 20'
REAR = 50'



BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN THE PROPERTIES OF
DEVON M. KING
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=50' DATE: MARCH 30, 2023

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



THE BOUNDARY LINE ADJUSTMENT AS SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY EXIST.

Devon M. King 8/19/24
DATE

Cassie Rodgers 8/22/24
DATE

CASSIE RODGERS, TRUSTEE
BENEFICIARY: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
DEED OF TRUST DATED: OCTOBER 14, 2022
RECORDED AS: INST. #220018009

NOTARY PUBLIC FOR DEVON M. KING

STATE OF Virginia
COUNTY/CITY OF Williamsburg TO WIT:

I, Arthea V Walker, A NOTARY PUBLIC IN AND FOR THE city OF Williamsburg 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 19th DAY OF August, 2024.

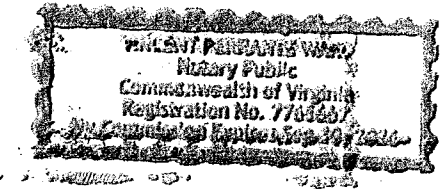
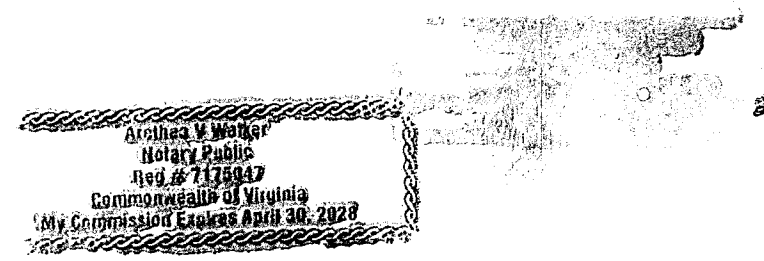
Arthea V Walker
NOTARY PUBLIC REGISTRATION NO. 7175047
MY COMMISSION EXPIRES: April 30, 2028

NOTARY PUBLIC FOR CASSIE RODGERS, TRUSTEE

STATE OF Virginia
COUNTY/CITY OF Virginia Beach TO WIT:

I, Vincent Ward, A NOTARY PUBLIC IN AND FOR THE city OF Virginia Beach 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 22nd DAY OF August, 2024.

Vincent Ward
NOTARY PUBLIC REGISTRATION NO. 7055667
MY COMMISSION EXPIRES: September 30th, 2026



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 SUBDIVISION IS IN THE NAME OF:

DEVON M. KING, AND WAS ACQUIRED FROM BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, BY DEED DATED THE SEPTEMBER 13, 2019 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON SEPTEMBER 27, 2019 AS INSTRUMENT NUMBER: 190015550

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2024

Donald W. Davis 3/30/23
DONALD W. DAVIS, L.S. DATE

- SYMBOLS -

- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD TO BE SET
- DENOTES IRON ROD FOUND

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kasel
PLAT APPROVING AGENT

DATE: SEPTEMBER 17, 2024

EASEMENT LEGEND

- 1 - EXISTING 50' EASEMENT OF R/W (PRIVATE) SANDBOX LANE (D.B.532 PG.448) (P.B.10 PG.325)
- 2 - EXISTING 30' R/W (PRIVATE) (P.B.5 PG.13) (P.B.10 PG.325)
- 3 - EXISTING 20' PRIVATE EASEMENT OF RIGHT-OF-WAY (D.B.259 PG.624) (D.B.558 PG.225)
- 4 - EXISTING 20' EASEMENT OF RIGHT OF WAY (PRIVATE) (INST. #150008177)
- 5 - EXISTING 20' YORK COUNTY PERMANENT UTILITY EASEMENT (D.B.931 PG.819)
- 6 - EXISTING 10' YORK COUNTY PERMANENT UTILITY EASEMENT (D.B.931 PG.819)
- 7 - EXISTING VARIABLE WIDTH YORK COUNTY PERMANENT UTILITY EASEMENT (INST. #040020365)

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK, -
POQUOSON CIRCUIT COURT THIS 17th
DAY OF September 2024, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 240012607

TESTE: Kristen N. Nelson
CLERK

BY: Kristen N. Nelson