

**GENERAL NOTES:**  
 1. THE PARCELS IMPACTED BY THIS PROPERTY LINE VACATION ARE TAX MAP #05A-11-00-000B (GPIN: D19d-3454-0396), TAX MAP #05A-11-00-000C (GPIN: D19d-3376-0483), AND TAX MAP #05A-11-00-000D (GPIN: D19d-3306-0433).  
 2. PROPERTY IS CURRENTLY ZONED "IL" LIMITED INDUSTRIAL.  
 3. ENTIRE PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M MAP NO. 51199C0055C DATED JUNE 16, 2009.  
 4. MINIMUM BUILDING SETBACK LIMITS (PER CURRENT ORDINANCE FOR ZONE IL)  
 FRONT= 45' SIDE =10' REAR = 10'

THE LIMITS OF THE NATURAL RESOURCES FOR THIS PARCEL HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE ACTIVITIES, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREA.

THE LOTS WITHIN THIS PROPERTY LINE VACATION WERE CREATED PRIOR TO OCTOBER 1, 1989.

THE SUBJECT PROPERTY IS LOCATED WITHIN A COUNTY OF YORK WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL FUTURE CONSTRUCTION OR DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENT OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

YORK COUNTY REFERENCE MONUMENT

STATION	EASTING	NORTHING
009	12004995.666	3653578.135
	ELEV. = 77.72	

VICINITY MAP SCALE: 1" = 2000'

**OWNER'S CONSENT AND DEDICATION**  
 THE VACATION OF THE PROPERTY LINES HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

*Carolyn M. Brown* 12/12/14  
 CAROLYN M. BROWN DATE  
*Russella A. Brown* 12/12/14  
 RUSSELLA. BROWN DATE

NOTARY: STATE OF VIRGINIA  
 I, *Susan G. Waltrip*, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA 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 12<sup>th</sup> DAY OF December, 2014.  
 MY COMMISSION EXPIRES 06/30/2015 REGISTRATION NO: 284510

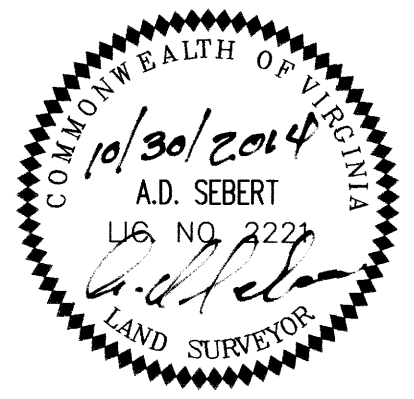
SIGNED: *Susan G. Waltrip*  
 Susan G. Waltrip  
 Commonwealth of Virginia  
 Notary Public  
 Commission ID: 284510  
 My Commission Expires 6-30-15

PER THE OWNER, THERE ARE NO DEEDS OF TRUST OR TRUSTEES AFFECTING THIS PROPERTY

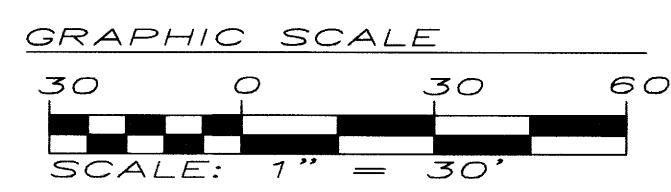
**SURVEYOR'S STATEMENT**  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

THIS IS TO CERTIFY THAT THE LAND IDENTIFIED HEREON AS PARCELS "B", "C" & "D" STANDS IN THE NAME OF CAROLYN M. BROWN & RUSSELL A. BROWN, HUSBAND & WIFE, AND WAS ACQUIRED FROM MARY ELIZABETH BERNARD KLEPPER & CHARLES STRIEGEL, EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF RICHARD LAWSON BERNARD, BY DEED DATED JULY 15, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK & CITY OF POQUOSON, VIRGINIA, ON JULY 30, 2014 AS INSTRUMENT NUMBER 140011736.

*A.D. Seberty* 10/30/2014  
 A.D. SEBERT, L.S. DATE



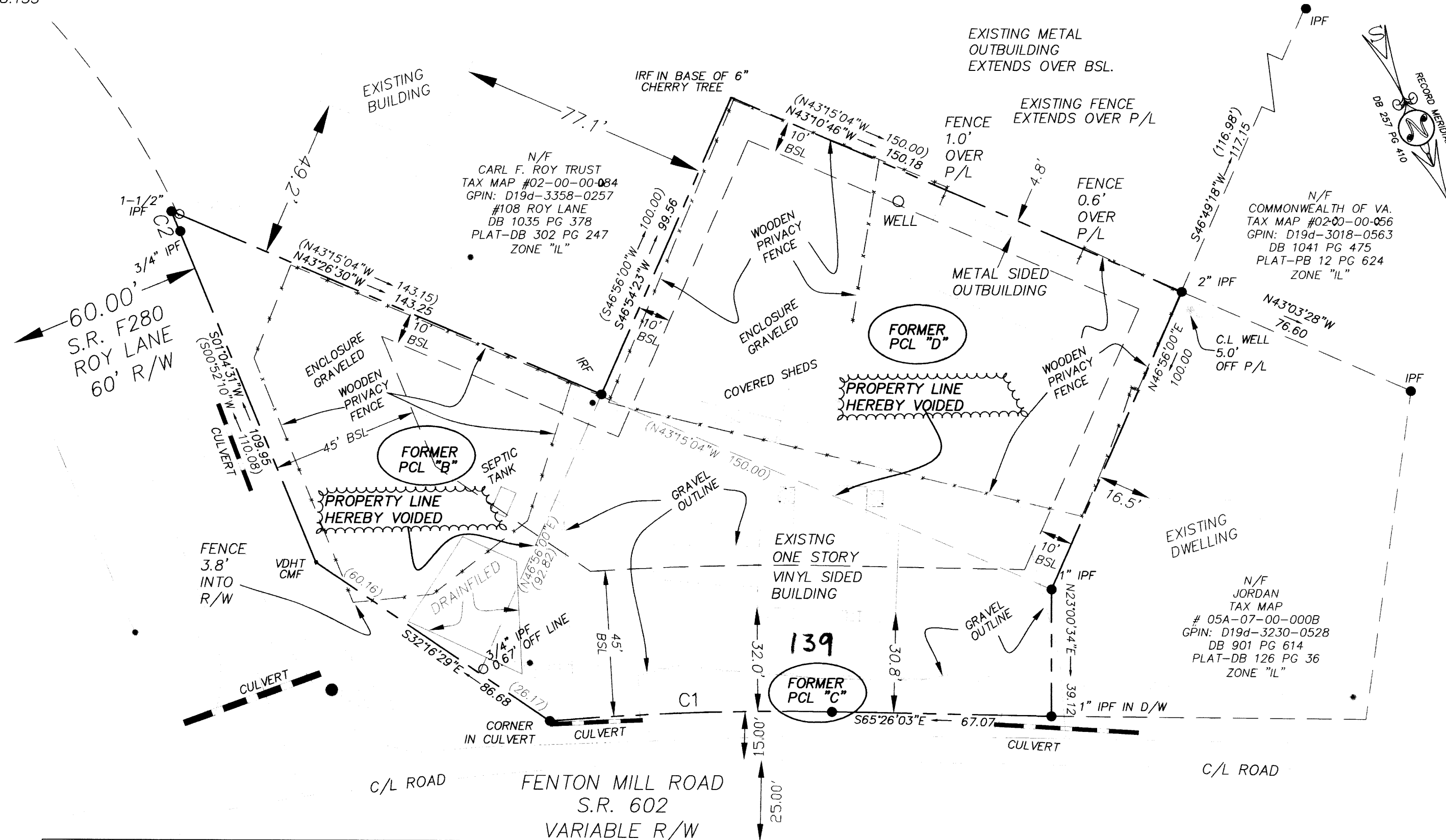
**AREAS (RECORD):**  
 PARCEL "B": #135 FENTON MILL ROAD 8,550 S.F.±  
 PARCEL "C": #139 FENTON MILL ROAD 11,321 S.F.±  
 PARCEL "D": #137 FENTON MILL ROAD 15,000 S.F.±  
 TOTAL: 34,871 S.F.± = 0.801 AC.±  
 NEW COMBINED AREA: 34,999 S.F. = 0.803 AC.±  
 NOTE: COMBINED AREA IS BASED UPON THIS SURVEY



**PLAT OF PROPERTY LINE VACATION**  
 BEING LOTS "B", "C" & "D"  
 FRANK E. & CORDIE E. WILLIAMS PROPERTY  
 OWNED BY  
 RUSSELL A. BROWN AND CAROLYN M. BROWN  
 HUSBAND & WIFE

BRUTON DISTRICT YORK COUNTY VIRGINIA

DESIGNED BY: ADS	REVISIONS: 12/10/14 COMMENTS	<b>SEBERT SURVEYING &amp; LAYOUT, LLC</b> 173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413 sebertsurveying@cox.net
SCALE: 1" = 30'		
DATE: 10/30/2014		
PROJECT NO. Y05-4		
DRAWING NO. 1 OF 1		



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	5°56'48"	833.51	86.51	43.29	86.47	S68°24'27"E
C2	1°38'40"	230.00	6.60	3.30	6.60	S00°02'50"W

NOTE: DRAINFIELD AREA SHOWN PER OWNER

- LEGEND**
- ⊗ IRS= IRON ROD SET
  - IRF= IRON ROD FOUND
  - IPF= IRON PIPE FOUND
  - IPF= IRON PIPE FOUND OFFLINE
  - CMF= CONCRETE MONUMENT FOUND
  - PP= POWER POLE
  - EXISTING PROPERTY LINES TO REMAIN
  - - - EXISTING PROPERTY LINES HEREBY VOIDED

NOTE: FENCE EXTENDS OVER P/L IN AREAS SHOWN

NOTE: DISCREPANCIES FOUND BETWEEN RECORD INFORMATION AND FOUND PROPERTY CORNERS AS SHOWN HEREON. RECORD INFORMATION IS SHOWN IN PARENTHESES.

ADDITIONAL REFERENCES:  
 DB 71 PG 501  
 DB 76 PG 259  
 PB 4 PG 208

R/W PER INST. #030006022

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Al Maddalena* PLAT APPROVING AGENT  
 DATE: 12/18/14

STATE OF VIRGINIA  
 COUNTY OF YORK/CITY OF POQUOSON  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK/CITY OF POQUOSON ON THE 18<sup>th</sup> DAY OF Dec. 2014 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. INSTRUMENT NO. 140020670

TESTE: *Kristen W. Nelson* CLERK  
 BY: *Naime Holt* SHEET 1 OF 1