

VICINITY MAP SCALE: 1"=2000'

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 81 & NO. 82
LOCATION: SEE VICINITY MAP
YC BM #81 - COORDINATES - U.S. SURVEY FEET
12081884.724(E); 3597701.574(N)
ELEVATION=10.49' (NGVD)
YC BM #82 - COORDINATES - U.S. SURVEY FEET
12085344.032(E); 3601420.369(N)
ELEVATION=7.49' (NGVD)

THIS BOUNDARY LINE ADJUSTMENT LIES WITHIN THE RESOURCE PROTECTION AREA (RPA) AND RESOURCE MANAGEMENT AREA (RMA).

UTILITY NOTES:

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

NOTES

THE LAND BEING CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT PARCELS IDENTIFIED AS TM #25C-01-00-014 (GPIN: T08b-4303-2514), OWNED BY RALPH D. DUNLAP & SUSAN C. DUNLAP, AND TM #25C-01-00-014A (GPIN: T08b-4186-2598), OWNED BY BRUCE W. EASLEY TRUSTEE & JAYNE H. EASLEY TRUSTEE, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

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.

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

THE LIMITS OF NATURAL RESOURCES ON THESE LOTS HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE (CHESAPEAKE BAY PRESERVATION AREAS), INCLUDING THE SUBMITTAL OF A NATURAL RESOURCE INVENTORY.

BOTH PARCELS OF THIS BOUNDARY LINE ADJUSTMENT CONTAIN RESOURCE PROTECTION AREA (RPA) BUFFERS. THE REQUIRED 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 IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 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.

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OWNED BY BRUCE W. EASLEY & JAYNE H. EASLEY, TRUSTEES AND RALPH D. DUNLAP & SUSAN C. DUNLAP

GRAFTON DISTRICT YORK COUNTY, VIRGINIA

MAY, 2017 SCALE: 1"=50'

CAMPBELL LAND SURVEYING, INC. P.O. BOX 855 YORKTOWN, VIRGINIA 23692 (757) 890-0837

SHEET 1 OF 2

RR (RURAL RESIDENTIAL) MINIMUM BUILDING SETBACKS

FRONT: 50' SIDE: 20' REAR: 50'

MINIMUM DISTRICT REQUIREMENTS

AREA: 1 ACRE WIDTH: 150' MAX. BUILDING HEIGHT: 35'

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, COMMISSIONERS, AND TRUSTEES, IF ANY.

PARCEL "A" (TAX MAP 25C-01-00-014)

Signatures of Ralph D. Dunlap and Susan C. Dunlap with dates 11-13-17.

OWNER'S CONSENT

PARCEL "B" (TAX MAP 25C-01-00-014A)

Signatures of Bruce W. Easley Trustee, Jayne H. Easley Trustee, and Stacey S. Temple Trustee with dates 11-13-2017 and 11/10/2018.

STACEY S. TEMPLE, TRUSTEE FOR ATLANTIC BAY MORTGAGE GROUP BY DEED OF TRUST DATED NOVEMBER 9, 2015 AND RECORDED AS INSTRUMENT No. 150021218 ON NOVEMBER 16, 2015.

OWNER'S NOTARY (RALPH D. & SUSAN C. DUNLAP)

STATE OF VIRGINIA CITY/COUNTY York TO WIT: I, Sarah Lewis Bryant, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVE UNDER MY HAND THIS 13 DAY OF November, 2017 MY COMMISSION EXPIRES: 4/30/21

OWNER'S NOTARY (BRUCE W. & JAYNE H. EASLEY)

STATE OF VIRGINIA CITY/COUNTY York TO WIT: I, Sarah Lewis Bryant, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVE UNDER MY HAND THIS 13 DAY OF November, 2017 MY COMMISSION EXPIRES: 4/30/21

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 BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

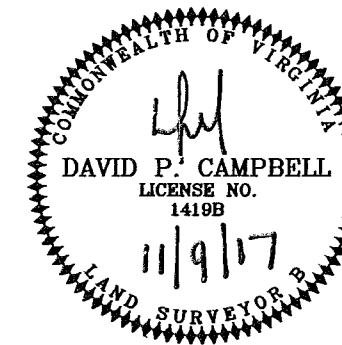
PARCEL "A" - (TAX MAP #25C-01-00-014) -RALPH D. DUNLAP AND SUSAN C. DUNLAP, HUSBAND AND WIFE, AND WAS ACQUIRED FROM BRUCE W. EASLEY TRUSTEE OF THE BRUCE W. EASLEY TRUST DATED JULY 8, 1991 AND JAYNE H. EASLEY, TRUSTEE OF THE JAYNE H. EASLEY TRUST DATED JULY 8, 1991, BY DEED OF BARGAIN AND SALE DATED MAY 31, 2017 AND RECORDED ON JUNE 1, 2017 AS INSTRUMENT NO. 170009733.

PARCEL "B" - (TAX MAP #25C-01-00-014A) - BRUCE W. EASLEY TRUSTEE OF THE BRUCE W. EASLEY TRUST, DATED JULY 8, 1991 AND JAYNE H. EASLEY TRUSTEE OF THE JAYNE H. EASLEY TRUST, DATED JULY 8, 1991 AND WAS ACQUIRED BY DEED OF GIFT DATED FEBRUARY 12, 2002 FROM BRUCE W. EASLEY AND JAYNE H. EASLEY, HUSBAND AND WIFE AND RECORDED ON MARCH 19, 2002 AS INSTRUMENT NO. 020004576.

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 MARCH 31, 2018.

Signature of David P. Campbell, 1419B



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Sharon Kassel PLAT APPROVING AGENT

DATE: JANUARY 26, 2018

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 26th DAY OF January 2018, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 180001748

TESTE: CLERK Kristen N. Nelson BY: Tammy Hogan

APPROVED

Signature of David P. Campbell, 17 Jan 2018 DATE

SITE SUMMARY

PARCEL "A"

OWNER: RALPH D. AND SUSAN C. DUNLAP
OWNER ADDRESS: #120 CHEADLE LOOP ROAD
PARCEL A ADDRESS: #120 CHEADLE LOOP ROAD
TAX I.D.: 25C-01-00-014
G.P.I.N.: T08b-4303-2514
ZONING: RR (RURAL RESIDENTIAL)
LEGAL: PARCEL A, PART OF LOT 14 SUBDIVISION OF A PORTION OF CHEADLES
REFERENCE: INST. #170009733
F.I.R.M. ZONE: X500, AE(EL 7 & 8)
F.I.R.M.: 51199C0141D, DATED: 1/16/15

PARCEL "B"

OWNER: BRUCE W. AND JAYNE H. EASLEY, TRS
OWNER ADDRESS: #116 CHEADLE LOOP ROAD
PARCEL B ADDRESS: #116 CHEADLE LOOP ROAD
TAX I.D.: 25C-01-00-014A
G.P.I.N.: T08b-4186-2598
ZONING: RR (RURAL RESIDENTIAL)
LEGAL: PARCEL B, PART OF LOT 14 SUBDIVISION OF A PORTION OF CHEADLES
REFERENCE: INST. #020004576
F.I.R.M. ZONE: X, X500, AE(EL 8)
F.I.R.M.: 51199C0141D, DATED: 1/16/15