

NOTES:

- PROPERTY SHOWN HEREON IDENTIFIED AS
 -PARCEL 1, 217 ANCHOR LN., TAXMAP#: 26D-04-00-001, GPIN:V07a-1458-4730
 -PARCEL 2, 216 ANCHOR LN., TAXMAP#: 26D-04-00-002, GPIN:V07a-1632-4764
 -PARCEL 3, 208 ANCHOR LN., TAXMAP#: 26D-04-00-003, GPIN:V07a-1632-4571
 -PARCEL 4, 204 ANCHOR LN., TAXMAP#: 26D-04-00-004, GPIN:V07a-1625-4483
 -PARCEL 5, 200 ANCHOR LN., TAXMAP#: 26D-04-00-005, GPIN:V07a-1603-4394
- PROPERTY SHOWN HEREON IS LOCATED IN ZONES AE (EL.9'), AE (EL.8'), VE (EL.9') AND VE (EL.10) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51199C0141D, EFFECTIVE DATE 1-16-15
- PROPERTY SHOWN HEREON ARE ZONED:
 RR- RURAL RESIDENTIAL DISTRICT
 MINIMUM SETBACKS
 FRONT: 50'
 SIDE: 20'
 REAR: 50'
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM LOT WIDTH: 150'
 MAXIMUM BUILDING HEIGHT: 35'
- THIS BOUNDARY LINE ADJUSTMENT PLAT HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. THE LIMITS OF THE CBPA AND NATURAL RESOURCES SHOWN ON THIS PLAT HAVE NOT BEEN FIELD VERIFIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2 INCLUDING THE SUBMITTAL OF NATURAL RESOURCES INVENTORY.
- PROPERTIES SHOWN HEREON SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- PROPERTIES SHOWN HEREON SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT, OR PARCEL ALREADY OWNED BY YORK SQUIRE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- FOR THE PROPERTIES SHOWN HEREON, DEVELOPMENT IN THE RPA IS 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.

PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATIONS ON PROPERTIES IN THE NAME OF YORK SQUIRE, LLC

GRAFTON MAGISTERIAL DISTRICT
 YORK COUNTY, VIRGINIA
 JUNE 4, 2019 SCALE: 1" = 40'
 SHEET 1 of 3

PARKER SURVEYING, INC.
 8858 MICHAEL LANE
 HAYES, VIRGINIA 23072
 PHONE: 804-684-0800

YORK COUNTY CONTROL MONUMENT #094

X: 12091035.793 (US SURVEY FT.)
 Y: 3593451.345 (US SURVEY FT.)
 ELEV: 3.74 FT. (1929 NGVD) F.B.320/33
 ELEV: 2.95 FT. (NAVD88-NGS DATUM)

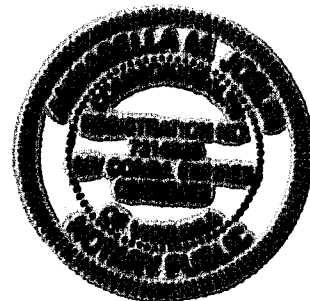
OWNER'S CONSENT

THE PLATTING 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.

YORK SQUIRE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Linda K. Roos 8.22.19
 LINDA K. ROOS, MANAGER DATE

NOTARY PUBLIC FOR OWNER (YORK SQUIRE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY)
 STATE OF VIRGINIA
 COUNTY/CITY OF York TO WIT:
 I Bonnie M. Speltz A NOTARY PUBLIC IN AND FOR THE State OF VA 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 22 DAY OF August, 2019
Bonnie M. Speltz 7314535
 NOTARY PUBLIC REGISTRATION NO.



NOTARY PUBLIC COMMISSION EXPIRES: 2-28-22

PARCEL AREAS TABLE

PARCEL #	OLD AREA	NEW AREA	DEVELOPABLE AREA
PARCEL 1A	44,225± Sq.Ft. 1.02± ACRES	59,680± Sq.Ft. 1.37± Acres	34,856 Sq.Ft. 0.800 Acres
PARCEL 2A	30,558± Sq.Ft. 0.70± ACRES	34,417± Sq.Ft. 0.79± Acres	31,164 Sq.Ft. 0.715 Acres
PARCEL 3A	32,076± Sq.Ft. 0.74± ACRES	43,132± Sq.Ft. 0.99± Acres	16,441 Sq.Ft. 0.377 Acres
PARCEL 4A	40,187± Sq.Ft. 0.92± ACRES	46,612± Sq.Ft. 1.07± Acres	29,174 Sq.Ft. 0.670 Acres
PARCEL 5	36,795± Sq.Ft. 0.84± ACRES	N/A	N/A

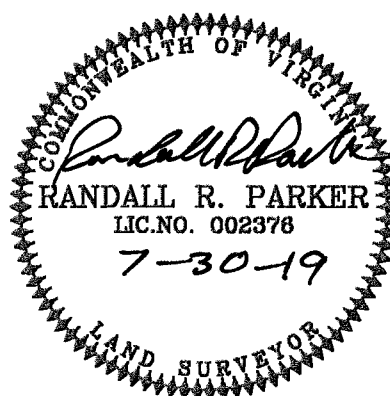
TOTAL SUBDIVIDED AREA : 4.22 ACRES (183,841+ SQ.FT.)

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 YORK COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000". THIS IS TO CERTIFY THAT THE LAND -GPIN:V07a-1458-4730, -GPIN:V07a-1632-4764, -GPIN:V07a-1632-4571, -GPIN:V07a-1625-4483, -GPIN:V07a-1603-4394 EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF YORK SQUIRE, LLC A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM YORK SQUIRE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, BY DEED DATED SEPTEMBER 5, 2004 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT, VIRGINIA ON MARCH 11, 2005 AS IN INSTRUMENT #050004554

I CERTIFY THAT THE IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 31, 2019

Randall R. Parker L.S.
 RANDALL R. PARKER, L.S. DATE



APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: Bonnie M. Speltz
 PLAT APPROVING AGENT

DATE: August 26, 2019

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 26 DAY OF August, 2019, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS,
 AS INSTRUMENT NUMBER 190013343

TESTE: KRISTEN N. NELSON, CLERK

BY: Travis J. De
 CLERK