

**OWNER'S CONSENT**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

HYER DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

Matthew P. Hyton  
SIGNATURE

9/12/19  
DATE

Matthew P. Hyton  
NAME PRINTED

Member Manager  
TITLE

N/F  
COUNTY OF YORK  
TM #17-00-00-104  
GPIN: N11a-0565-3100  
D.B. 283, PG. 58  
ZONE: RC  
1950 OLD WILLIAMSBURG ROAD

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA

COUNTY OF YORK

I, Carol Baker, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 12th DAY OF September, 2019.

Carol Baker  
SIGNATURE

MY COMMISSION EXPIRES August 31, 2020

NOTARY REGISTRATION NUMBER: 1207115

**PARCELS A & B**

OWNED BY: HYER DEVELOPMENT, L.L.C. C/O KRAMER PROPERTIES, L.L.C.

OWNER MAILING ADDRESS: P.O. BOX 9155 CHESAPEAKE, VA. 23321

ZONED R13 - SINGLE FAMILY RESIDENTIAL DISTRICT  
MINIMUM LOT SIZE = 13,500 S.F.  
MINIMUM LOT WIDTH = 90'  
MINIMUM SETBACKS:  
FRONT 30'  
SIDE 12.5'  
REAR 25'  
MAXIMUM BUILDING HEIGHT = 35'

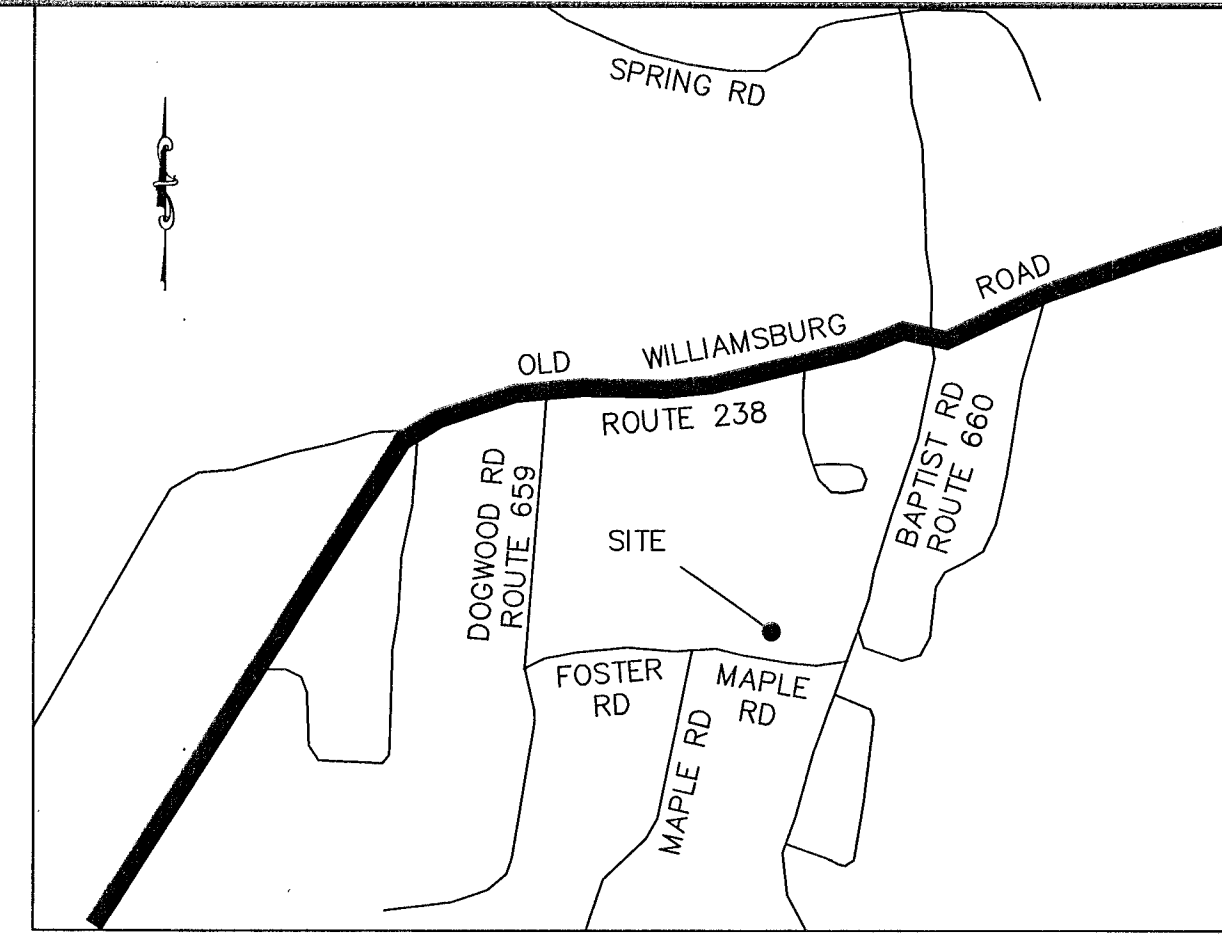
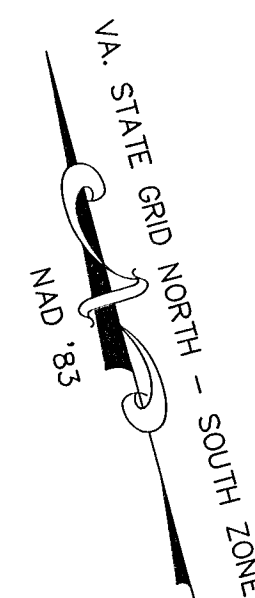
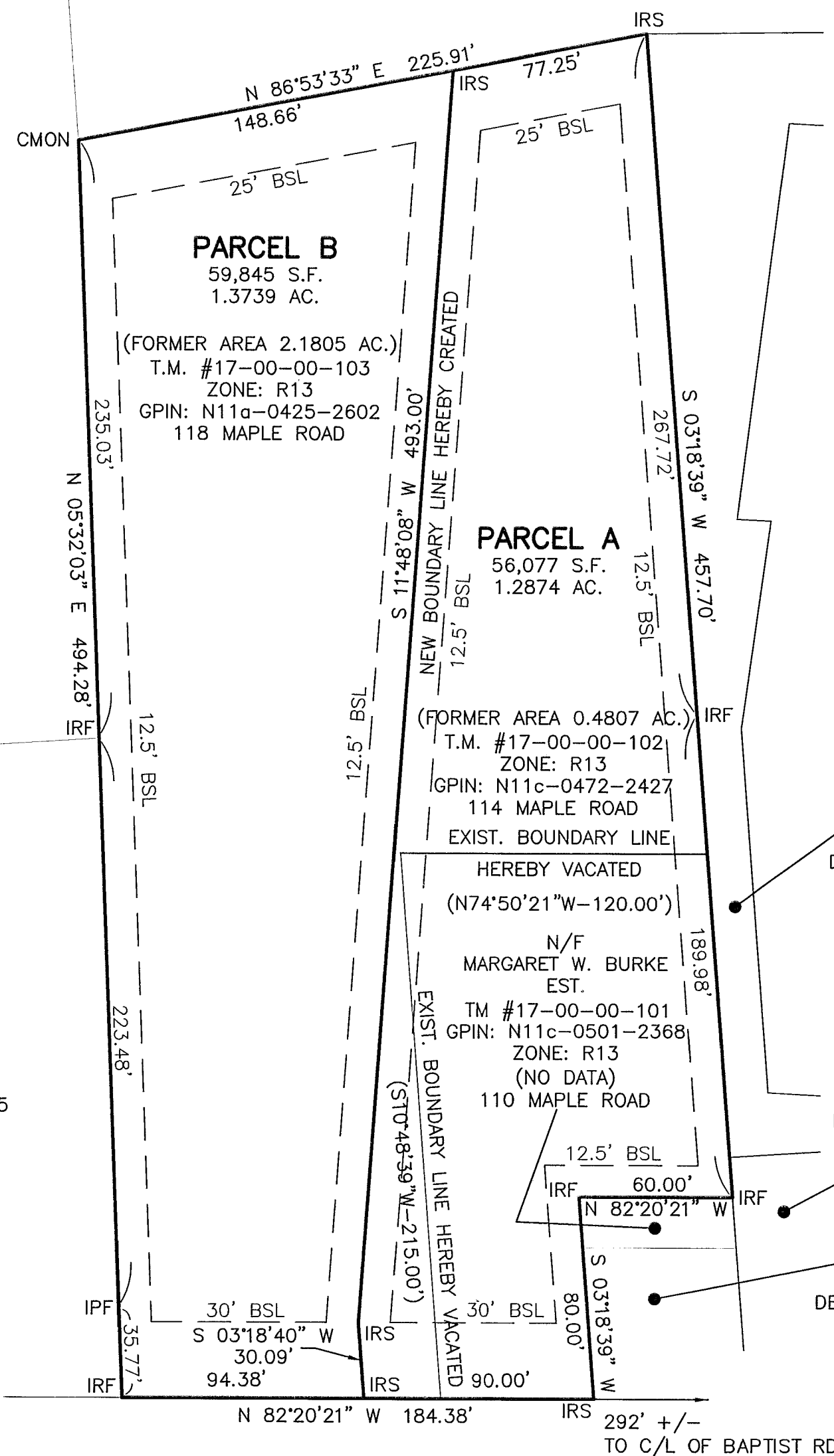
YC BM #35 - COORDINATES - U.S. SURVEY FEET  
12,017,812.989 (E); 3,622,967.181 (N)  
ELEVATION = 87.84' (NGVD 1929)  
SURVEYED ELEVATION = 86.76' (NAVD '88 GPS)

N/F  
COUNTY OF YORK  
TM #17-00-00-075  
GPIN: N11a-0201-2805  
INST. #020001805  
ZONE: RC  
210 MAPLE ROAD

N/F  
OTELIA FIELDS  
TM #17-00-00-077  
GPIN: N11c-0262-2495  
INST. #070022908  
ZONE: R13  
200 MAPLE ROAD

**LEGEND**

- (W) WATER METER
- (C) SANITARY CLEANOUT
- IPF • IRON PIPE FOUND
- IRF • IRON ROD FOUND
- CMON • CONCRETE MONUMENT
- IRS • IRON ROD SET



- NOTES:
- NO TITLE REPORT FURNISHED. 1:1000
  - THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMMUNITY PANEL NO. 51199C0106D, EFFECTIVE DATE JANUARY 16, 2015.
  - ADDRESS: 114 & 118 MAPLE ROAD.
  - PARCELS A & B ARE LOCATED WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND ARE WITHIN THE 200' AND 500' BUFFER STRIPS OF THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT.
  - WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
  - SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
  - THE LIMITS OF THE NATURAL RESOURCES ON THESE PROPERTIES 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.
  - THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

**CERTIFICATE OF APPROVAL**

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Raven Karsel  
PLAT APPROVING AGENT

DATE: OCTOBER 7, 2019

**SOURCE OF TITLE**

PARCELS A & B  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROB LANG BUILDER, INC., A VIRGINIA CORPORATION, TO HYER DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED 07/10/2007 AND WAS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK BY INSTRUMENT #070016746, ON 7/17/2007.

**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'.

I HEREBY CERTIFY THAT THE IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 09/30/2019.

SIGNED: Blaise Burry DATE: 9/10/19  
BLAISE BURRY

**MAPLE ROAD - ROUTE 639**  
30' R/W

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON, VIRGINIA, THE 8th DAY OF October, 2019, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 190016257

TESTE: Kristen N. Nelson  
CLERK

BY: Blaise Burry



BOUNDARY LINE ADJUSTMENT BETWEEN TWO PROPERTIES OWNED BY HYER DEVELOPMENT, L.L.C., PARCELS A&B  
INST. #070016746  
NELSON DISTRICT  
YORK COUNTY, VIRGINIA  
DATE: 12/18/2018 SCALE 1"=50'



156 STRAWBERRY PLAINS ROAD, SUITE D  
WILLIAMSBURG, VIRGINIA 23188  
(757) 345-2866 - (757) 345-2877 (FAX)