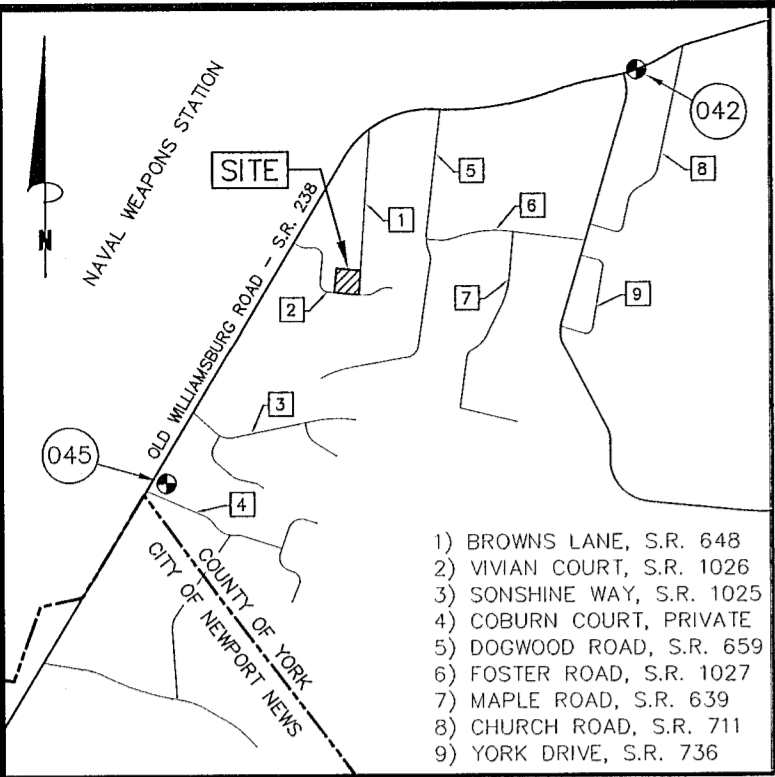


YORK COUNTY CONTROL MONUMENTS

- 042 - COORDINATES—U.S.SURVEY FEET—
12,051,247.375(E), 3,613,951.988(N)
ELEVATION= 77.48' (NGVD 1929 DATUM)
- 045 - COORDINATES—U.S.SURVEY FEET—
12,046,306.831(E), 3,609,698.212(N)
ELEVATION= 82.88' (NGVD 1929 DATUM)



VICINITY MAP
SCALE: 1"=2,000'

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.

Gene R. Firth, Jr. DATE: 10-30-19

GENE R. FIRTH, JR., PRESIDENT
TOTAL HOME IMPROVEMENTS, INC.
A VIRGINIA CORPORATION

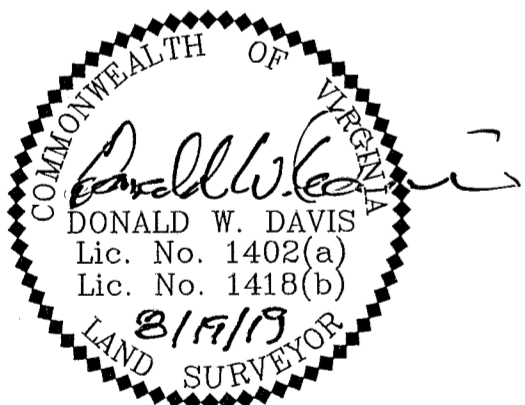
NOTARY PUBLIC FOR
GENE R. FIRTH, JR., PRESIDENT

STATE OF Virginia
COUNTY/CITY OF York TO WIT:

I, Stefanie Boardman A NOTARY PUBLIC IN AND FOR THE County OF York 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 30 DAY OF October, 2019.

Stefanie Boardman 7795217
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: 02/28/22



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 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 BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

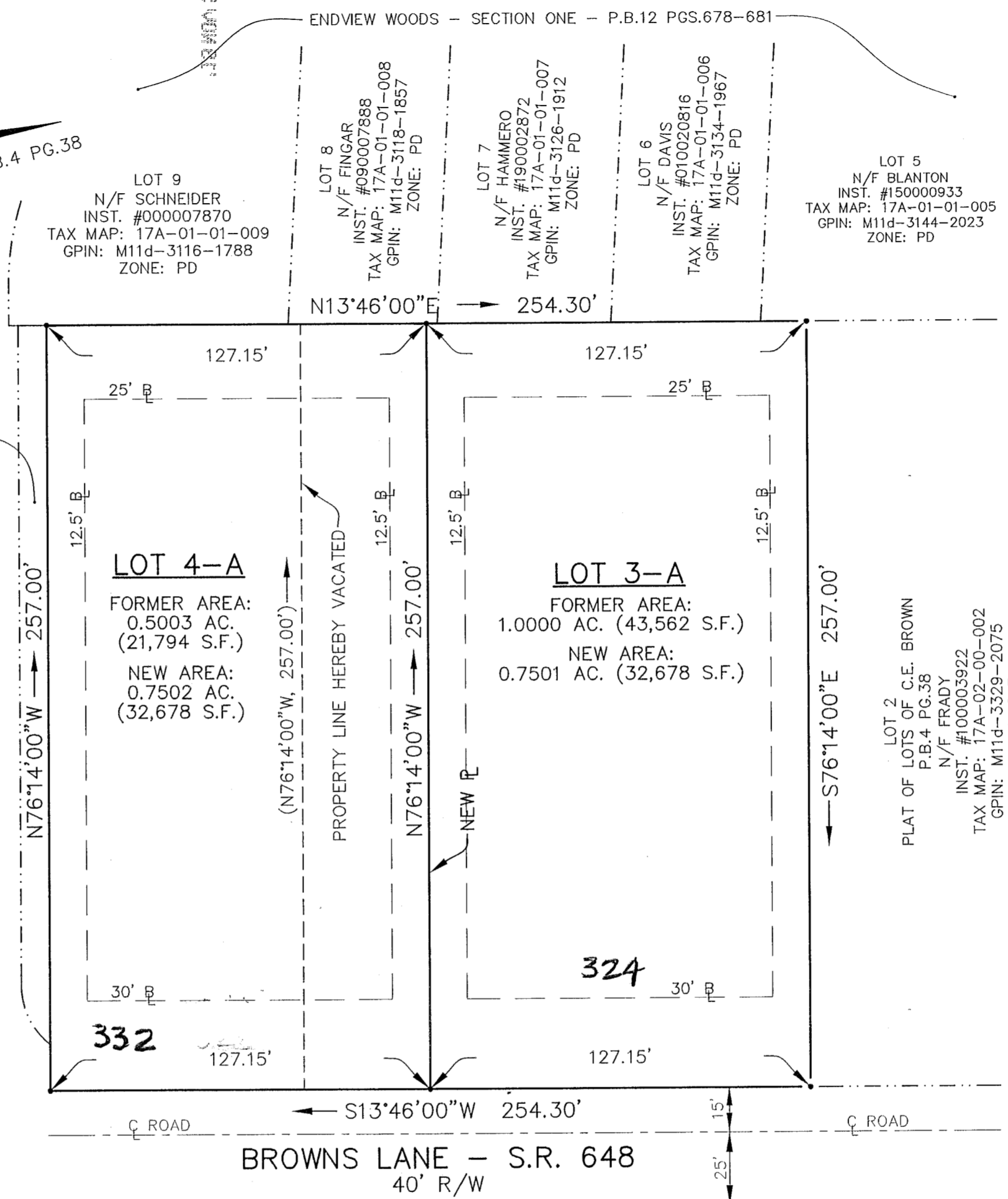
TAX MAPS 17A-02-00-003 & 17A-02-00-004:
TOTAL HOME IMPROVEMENTS, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM PATRICIA BUCKNER BY DEED DATED AUGUST 2, 2019, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON AUGUST 5, 2019 IN INSTRUMENT #190012035.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 1, 2020.

Donald W. Davis 8/19/19
DONALD W. DAVIS, L.S. DATE

COMMON AREA 1
YORKTOWN TRACE
INST. #020016592
N/F YORKTOWN TRACE OWNER'S ASSOC., INC.
INST. #020018351
TAX MAP: 17-17-00-000A1
GPIN: M11d-3284-1733
ZONE: R13

VIVIAN COURT - S.R. 1026
VARIABLE WIDTH R/W



NOTES

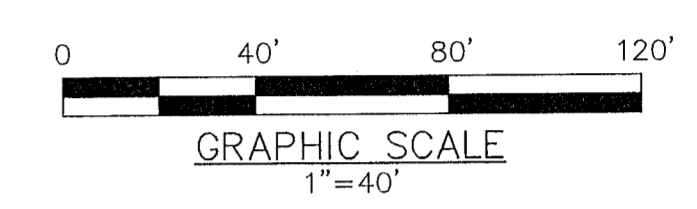
1. THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0106D EFFECTIVE DATE: JANUARY 16, 2015.
2. THE PROPERTIES SHOWN HEREON ARE ZONED: R13 - HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 30' (FEET)
SIDE: 12.5' (FEET)
REAR: 25' (FEET)
MINIMUM LOT SIZE: 13,500 S.F.
MINIMUM LOT WIDTH: 90' (FEET)
MAXIMUM BUILDING HEIGHT: 35' (FEET)
3. PROPERTIES SHOWN HEREON IDENTIFIED AS TAX MAP PARCELS 17A-02-00-003 & 17A-02-00-004.
4. PROPERTIES SHOWN HEREON IDENTIFIED AS GPINS M11d-3310-1907 & M11d-3297-1780.
5. PROPERTY ADDRESSES: #324 BROWNS LANE & #332 BROWNS LANE.
6. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
7. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC SEWER PROVIDED BY YORK COUNTY.
8. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY TOTAL HOME IMPROVEMENTS, INC., AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
9. THE LIMITS OF 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, IF ANY, OF THE CHESAPEAKE BAY PRESERVATION AREAS.
10. THE SUBJECT LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

LOT 3-A: 0.7501 ACRE (32,678 S.F.)
LOT 4-A: 0.7502 ACRES (32,678 S.F.)
TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT: 1.5003 ACRES (65,356 S.F.)

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
TOTAL HOME IMPROVEMENTS, INC.

BEING
LOTS 3 & 4
PLAT OF LOTS OF C.E. BROWN
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: AUGUST 19, 2019

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
#3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
SHEET 1 OF 1



SYMBOLS

- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- 30' B 25' B 12.5' B— DENOTES MINIMUM BUILDING SETBACK LINES

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *Jason Kassel*
PLAT APPROVING AGENT

DATE: NOVEMBER 4, 2019

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK -
POQUOSON CIRCUIT COURT THIS 5th
DAY OF November 2019, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 190012035

TESTE: *Kristen N. Nelson*
CLERK

BY: *Ardena Webster-Cibery, P.C.*