

VICINITY MAP SCALE: 1" = 2,000'

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 28

YC BM 028 - COORDINATES - U.S. SURVEY FEET
12014544.127(E), 3631542.194(N)
ELEVATION 70.67'(NGVD 29)

UTILITY NOTES

WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY AQUA VIRGINIA.

SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

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, AND TRUSTEES, IF ANY.

LOT 26 (GPIN:G16c-0021-0355)

SALLY J. DAFASHY *Sally J. Dafashy* DATE 5/12/21

OWNER'S CONSENT

LOT 27 (GPIN:F16d-4900-0168)

DAVID D. DAFASHY *David D. Dafashy* DATE 5/12/21

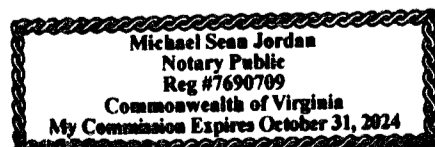
JOHN W. DAFASHY *John W. Dafashy* DATE 5/12/21

SALLY J. DAFASHY *Sally J. Dafashy* DATE 5/12/21

OWNER'S NOTARY (SALLY J. DAFASHY)

STATE OF VIRGINIA
CITY/COUNTY JAMES CITY TO WIT:
I, MICHAEL SEAN JORDAN, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVE UNDER MY HAND THIS 12 DAY OF MAY, 2021.
MY COMMISSION EXPIRES:

Michael Sean Jordan
NOTARY PUBLIC MICHAEL SEAN JORDAN REG. NO. 7690709



NOTES

BOTH PROPERTIES APPEAR TO BE LOCATED IN FLOOD ZONES X AND AE ON FEMA MAP NUMBER 51199C0041D. THE REVISED FLOOD MAPS ARE DATED JANUARY 16, 2015.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith 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, GPIN: G16c-0021-0355 ALREADY OWNED BY SALLY J. DAFASHY 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 SECTIONS 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.

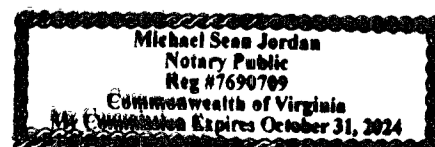
ANY FUTURE DWELLINGS CONSTRUCTED MAY HAVE TO MEET THE REQUIREMENTS OF YORK COUNTY CODE SECTIONS 24.1-233 AND 24.1-261.

TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT 189050.4 S.F./ 4.34 AC.

OWNER'S NOTARY (DAVID D. DAFASHY, JOHN W. DAFASHY AND SALLY J. DAFASHY)

STATE OF VIRGINIA JAMES CITY TO WIT:
I, MICHAEL SEAN JORDAN, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVE UNDER MY HAND THIS 12 DAY OF MAY, 2021.
MY COMMISSION EXPIRES:

Michael Sean Jordan
NOTARY PUBLIC MICHAEL SEAN JORDAN REG. NO. 7690709



RR (RURAL RESIDENTIAL)
MINIMUM BUILDING SETBACKS
FRONT: 50'
SIDE: 20'
REAR: 50'

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

BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTIES OWNED BY
DAVID D. DAFASHY, JOHN W.
DAFASHY & SALLY J. DAFASHY
AND
SALLY J. DAFASHY

BRUTON DISTRICT
YORK COUNTY, VIRGINIA

05/10/2021 SCALE: 1"=50'

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

TO THE BEST OF 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:

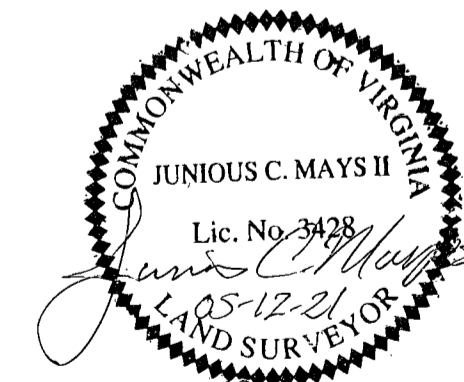
LOT 26 - (GPIN: G16c-0021-0355) - SALLY J. DAFASHY, WHICH WAS ORIGINALLY ACQUIRED FROM WAGIH G. DAFASHY TO WAGIH G. DAFASHY AND SALLY J. DAFASHY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW, BY DEED OF GIFT DATED APRIL 6, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON MAY 19, 2010 AS INSTRUMENT NO. 100008274, WITH WAGIH G. DAFASHY HAVING DIED ON FEBRUARY 2, 2018 (WILL RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON MARCH 8, 2021 AS INSTRUMENT NO. 210000075), LEAVING SALLY J. DAFASHY AS THE SOLE OWNER.

LOT 27 - (GPIN: F16d-4900-0168) - DAVID D. DAFASHY, JOHN W. DAFASHY AND WAGIH G. DAFASHY, WHICH WAS ORIGINALLY ACQUIRED FROM BESS G. WAX BY STUART H. WAX, HER ATTORNEY-IN-FACT, BY DEED DATED APRIL 3, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON APRIL 6, 2006 AS INSTRUMENT NO. 060007692, WITH WAGIH G. DAFASHY HAVING DIED ON FEBRUARY 2, 2018 (WILL RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON MARCH 8, 2021 AS INSTRUMENT NO. 210000075), LEAVING SALLY J. DAFASHY AS DEVISEE OF HIS PROPERTY.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON PIPES SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 31, 2021.

Junious C. Mays II
JUNIOUS C. MAYS II L.S., # 03428



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Jason Kassel*
PLAT APPROVING AGENT

DATE: MAY 19, 2021

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 20 DAY OF MAY 2021, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 210010105

KRISTEN N. NELSON, CLERK

TESTE: CLERK

BY: *Leah Hyde*

JUNIOUS C. MAYS II L.S. (SURVEYOR)
ADDRESS: 9602 N. VERLINDA COURT,
NORTH CHESTERFIELD, VA 23237.
TELEPHONE: (804)477-5681