

**VICINITY MAP**  
SCALE: 1"=2,000'

**YORK COUNTY CONTROL MONUMENTS**

- 090 - COORDINATES—U.S.SURVEY FEET—  
12,083,574.733(E), 3,591,731.987(N)  
ELEVATION= 9.90' (NGVD 1929 DATUM)
- 091 - COORDINATES—U.S.SURVEY FEET—  
12,185,613.187(E), 3,594,019.048(N)  
ELEVATION= 9.21' (NGVD 1929 DATUM)

**STREET INDEX**

- 1) DARE ROAD, S.R. 621
- 2) RAILWAY ROAD, S.R.620
- 3) LINK ROAD, S.R. 620
- 4) RAILWAY ROAD, S.R. 617
- 5) WYNNE ROAD, S.R. 657
- 6) WATER FOWL DRIVE, S.R. 1180
- 7) HOLLY POINT ROAD, S.R. 620
- 8) ILEX DRIVE, S.R. 651
- 9) LAKESIDE DRIVE, S.R. 620

**NOTES**

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
2. PROPERTY SHOWN HEREON IS LOCATED IN ZONES X (SHADED) & AE (EL 7') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0141D, EFFECTIVE DATE JANUARY 16, 2015.
3. THE PHYSICAL IMPROVEMENTS ARE NOT SHOWN ON THIS PROPERTY LINE VACATION PLAT.
4. THE PROPERTIES SHOWN HEREON WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
5. THIS PROPERTY LIES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA RESOURCE MANAGEMENT AREA (RMA).
6. THE LIMITS OF NATURAL RESOURCES HEREON HAVE NOT BEEN 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 PRESERVATIONS AREAS.

PROPERTY LINE VACATION PLAT  
BETWEEN THE PROPERTIES OF  
**WALTER J. KEELER &  
LYNNE A. KEELER**  
GRAFTON MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE: 1"=30' DATE: JUNE 10, 2021  
DAVIS & ASSOCIATES, P.C.  
SURVEYORS - PLANNERS  
#3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY - SUITE G  
YORKTOWN, VIRGINIA 23693  
SHEET 1 OF 1

**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.

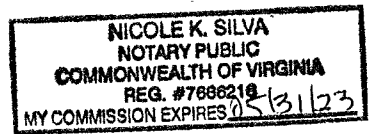
Walter J. Keeler DATE: Aug 5, 2021  
WALTER J. KEELER

Lynne A. Keeler DATE: Aug 5, 2021  
LYNNE A. KEELER

NOTARY PUBLIC FOR  
WALTER J. KEELER

STATE OF Virginia  
COUNTY/CITY OF York TO WIT:

I, Nicole K. Silva, 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 5 DAY OF August, 2021.



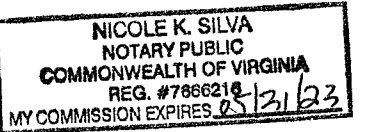
Nicole K. Silva 7/16/2016  
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: May 31, 2023

NOTARY PUBLIC FOR  
LYNNE A. KEELER

STATE OF Virginia  
COUNTY/CITY OF York TO WIT:

I, Nicole K. Silva, 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 5 DAY OF August, 2021.



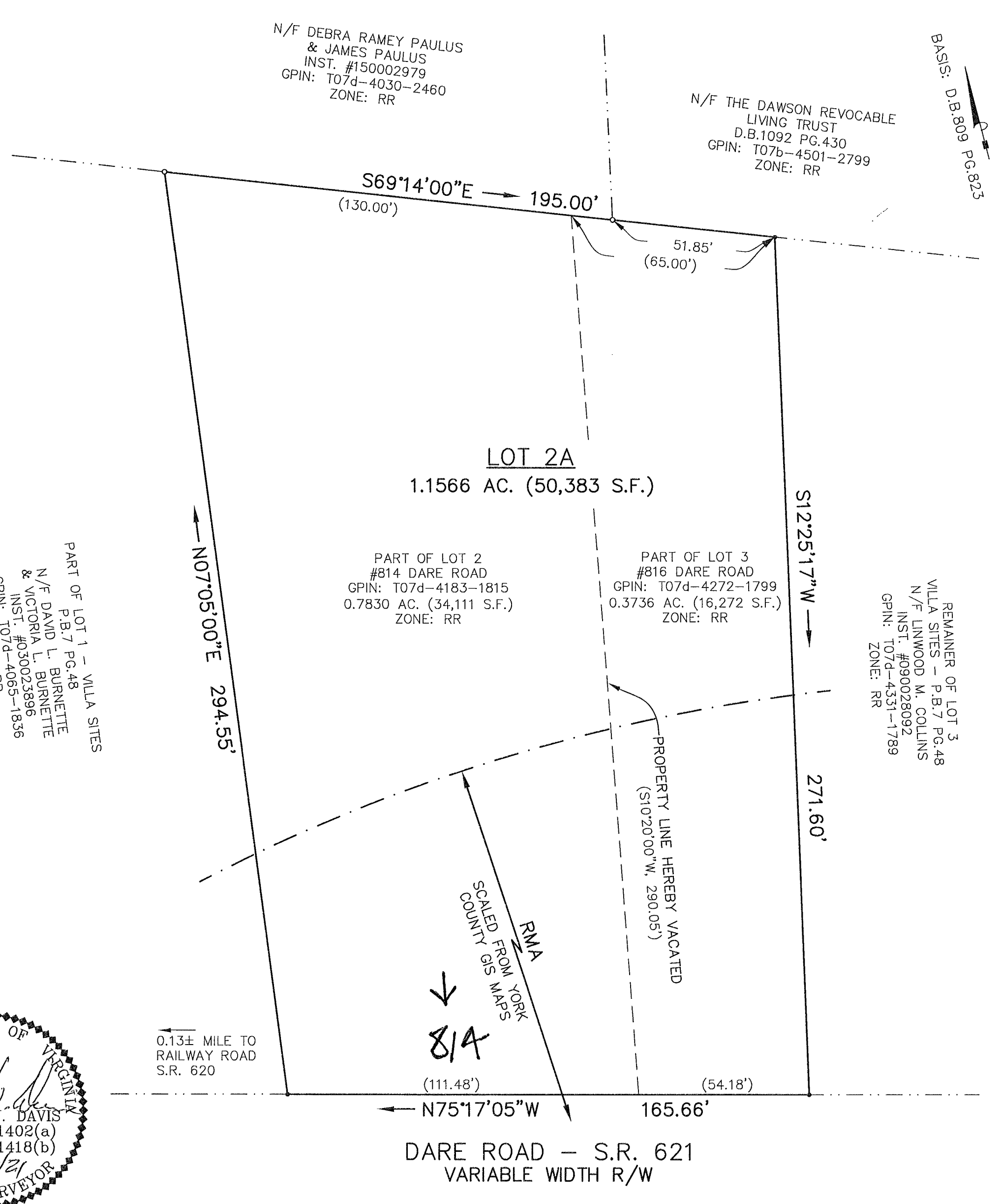
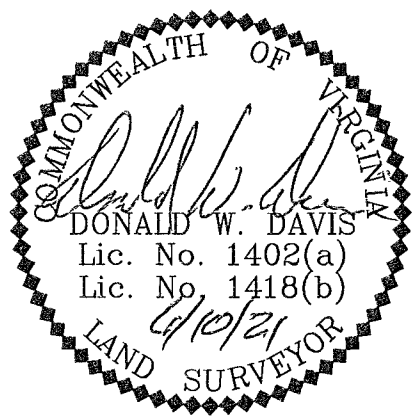
Nicole K. Silva 7/16/2016  
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: May 31, 2023

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY AND PLAT SHOWN HEREON ARE CORRECT, INCLUDING A FIELD RUN BOUNDARY SURVEY WITH A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION PLAT IS IN THE NAMES OF WALTER J. KEELER AND LYNNE A. KEELER, HUSBAND AND WIFE, AND WAS ACQUIRED FROM STEVE E. HICKS AND ADELIA M. HICKS, HUSBAND AND WIFE, BY DEED DATED JULY 26, 1994, AND DULY RECORDED ON AUGUST 15, 1994, IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS D.B.809 PG.823.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 10, 2022.  
Donald W. Davis 6/10/21  
DONALD W. DAVIS, L.S. DATE



**- 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

**ZONING NOTE**

THE PROPERTIES SHOWN HEREON ARE ZONED:  
RR -- RURAL RESIDENTIAL DISTRICT  
THE MINIMUM SETBACKS ARE AS FOLLOWS:  
FRONT: 50' (FEET)  
SIDE: 20' (FEET)  
REAR: 50' (FEET)  
MINIMUM LOT SIZE: 1 AC.  
MINIMUM LOT WIDTH: 150' (FEET)  
MAXIMUM BUILDING HEIGHT: 35' (FEET)

**APPROVED**  
YORK COUNTY BOARD OF SUPERVISORS

BY: Janet Kassel  
PLAT APPROVING AGENT

DATE: AUGUST 5, 2021

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 6th DAY OF August, 2021, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT #210016286.

TESTE: Kristen N. Nelson  
CLERK

BY: Charles W. Keeler, Jr.