

VICINITY MAP
SCALE: 1"=1000'

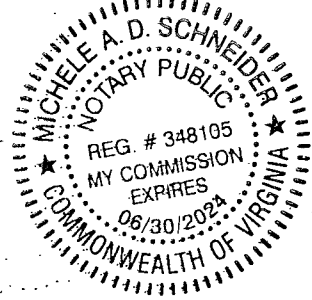
OWNER'S CONSENT
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

OWNER'S CONSENT
ANDREW BROOKIN'S ESTATE
LOT 4 & PART OF LOT 3
[Signature] 7/30/21
WILLIAM S. BELLIARES, TRUSTEE
THE SPRING ROAD LAND TRUST
DATE

NOTARY FOR WILLIAM S. BELLIARES
STATE OF VIRGINIA TO WIT:

I, Michelle A.D. Schneider, A NOTARY PUBLIC IN AND FOR THE STATE OF VA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 30 DAY OF July, 2021.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/20/2024
REGISTRATION NO.: 248105



TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF 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 AND PROPERTY LINE VACATION PLAT IS OWNED AS FOLLOWS:

LOT 4 AND PART OF LOT 3
TAX MAP NO. 17D-01-00-004, GPIN NO. N10B-2816-4863 IS IN THE NAME OF THE SPRING ROAD LAND TRUST, AND WAS ACQUIRED FROM SOLUTIONS HOME BUYERS, LLC, (ALSO KNOWN AS SOLUTION HOME BUYERS, LLC), BY DEED DATED DECEMBER 10, 2018 AND RECORDED DECEMBER 13, 2018 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT NO. 180022683

LOT 5
TAX MAP NO. 17D-01-00-005, GPIN NO. N10B-2765-4783 IS IN THE NAME OF JULIA W. KELLUM AND WAS ACQUIRED FROM WILLIAM AND MARY REAL ESTATE FOUNDATION, A VIRGINIA NON-STOCK CORPORATION BY DEED DATED MAY 26, 2016 AND RECORDED JULY 1, 2016 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT NO. 160010760

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 2021

BY: *[Signature]* 7-19-21
ANTHONY D. POTTS, LS DATE

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

043 - A 3-1/4" DISK, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 043," THE DISK IS LOCATED ON SPRING ROAD, (S.R. #701), IN FRONT OF #108 SPRING ROAD, 19.6' EAST OF THE CENTERLINE OF SPRING ROAD, 4.0' SOUTH OF THE SOUTHERN EDGE OF THE CONCRETE WALK.
COORDINATES--U.S. SURVEY FEET--
12,052,988.544 (X), 3,809,747.398 (Y)
ELEVATION--59.15' (NAVD 88)

TRUSTEE'S CONSENT (THE SPRING ROAD LAND TRUST)
ANDREW BROOKIN'S ESTATE
LOT 4 & PART OF LOT 3
[Signature] 7.30.2021
ROBERT M. PFEIFER, P.C., TRUSTEE DATE
BENEFICIARY: JOHN C. McELROY
DEED OF TRUST DATED DECEMBER 11, 2018
RECORDED AS INSTRUMENT NO. 180022684

NOTARY FOR ROBERT M. PFEIFER, TRUSTEE
STATE OF VIRGINIA TO WIT:

I, Michelle A.D. Schneider, A NOTARY PUBLIC IN AND FOR THE STATE OF VA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 30 DAY OF July, 2021.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/20/2024
REGISTRATION NO.: 248105

OWNER'S CONSENT
ANDREW BROOKIN'S ESTATE
LOT 4
[Signature] 9/15/21
JULIA W. KELLUM, OWNER DATE

NOTARY FOR JULIA W. KELLUM
STATE OF VIRGINIA TO WIT:

I, Heather Mae Forbes, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF September, 2021.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/21/2023
REGISTRATION NO.: 7101513

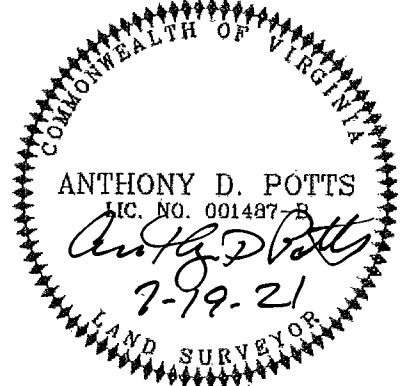
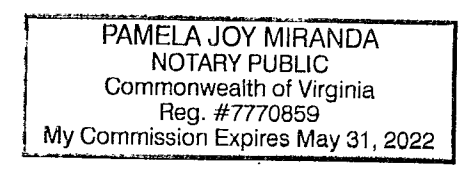
TRUSTEE'S CONSENT (JULIA W. KELLUM)
ANDREW BROOKIN'S ESTATE
LOT 5
[Signature]

PRINT NAME/TITLE: Pamela Holmes / Director of Servicing
BENEFICIARY: VIRGINIA HOUSING DEVELOPMENT AUTHORITY
DEED OF TRUST DATED JUNE 30, 2016, CERTIFICATE OF TRANSFER DATED JUNE 30, 2018
RECORDED AS INSTRUMENT NO. 160010761; CERTIFICATE OF TRANSFER INSTRUMENT NO. 170006043

NOTARY FOR: Pamela Holmes
STATE OF VIRGINIA TO WIT:

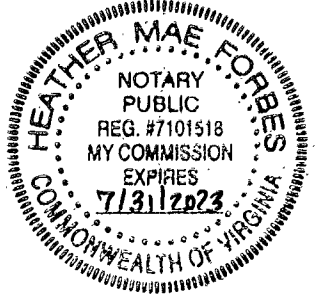
I, Pamela Miranda, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 19 DAY OF October, 2021.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-31-22
REGISTRATION NO.: 7770859



NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 61199C0108D DATED JANUARY 16, 2015 (INDEX DATE JAN. 16, 2015)
- PART OF THE AREA CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION IS WITHIN A RESOURCE MANAGEMENT AREA.
- ALL OF THE AREA CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION IS WITHIN THE WATERSHED MANAGEMENT AND PROTECTION OVERLAY DISTRICT.
- THE PROPERTY SHOWN HEREON IS ZONED R13, (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL), AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS:
MINIMUM LOT AREA: 13,500 SF
MINIMUM LOT WIDTH: 90'
MAXIMUM BUILDING HEIGHT: 36'
MINIMUM FRONT BUILDING SETBACK: 30'
MINIMUM SIDE BUILDING SETBACK: 12.5'
MINIMUM REAR BUILDING SETBACK: 25'
- THE PROPERTY LINES IN THE VICINITY OF THE BOUNDARY LINE TO BE ADJUSTED WAS FIELD SURVEYED ON JANUARY 10, 2019
- LOT 5
JULIA W. KELLUM
#111 SPRING ROAD
GPIN N10B-2765-4763
TAX MAP NO. 17D-01-00-006
LOT 4 AND PART OF LOT 3
THE SPRING ROAD LAND TRUST
#107 SPRING ROAD
GPIN N10B-2816-4863
TAX MAP NO. 17D-01-00-004
- THE LIMITS OF NATURAL RESOURCES AS NOTED HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCES INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREA.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.



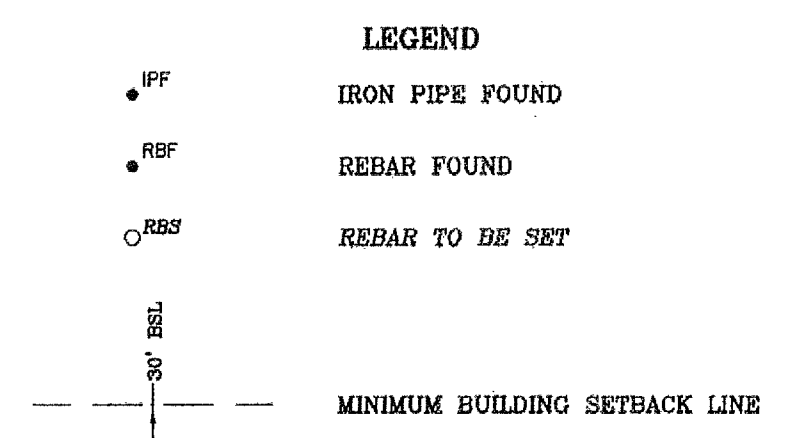
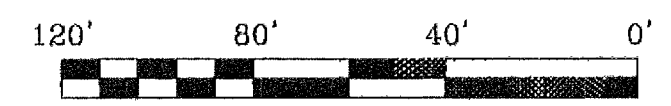
BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION ON THE PROPERTIES OF THE SPRING ROAD LAND TRUST

AND
JULIA W. KELLUM
NELSON DISTRICT
YORK COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11624 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 695-4610

1"=40' JULY 19, 2021

SHEET 1 OF 2



UTILITY NOTES:

WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *[Signature]*
PLAT APPROVING AGENT
DATE: MARCH 28, 2022

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 29th DAY OF March, 2022. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 220005169.
TESTE: Kristen N. Nelson
CLERK
BY: Naoune Mitchell, DC
DEPUTY CLERK

AREA OF LOTS1.3839 ACRES
TOTAL AREA1.3839 ACRES