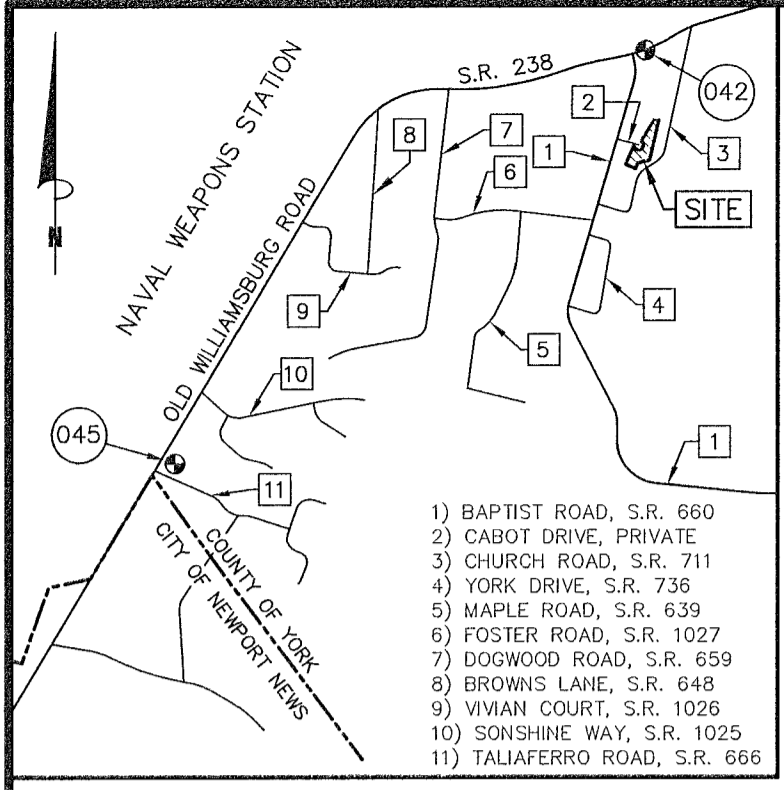


YORK COUNTY CONTROL MONUMENTS

- (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)



NOTES

- 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.
- 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)
- PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
- PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC SEWER PROVIDED BY YORK COUNTY.
- 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, TRACT OR PARCEL ALREADY OWNED BY EVELINA E. WRIGHT AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- 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.
- BOTH PARCELS OF THIS BOUNDARY LINE ADJUSTMENT CONTAIN RESOURCE PROTECTION AREA (RPA) BUFFERS. THE REQUIRED 100' RPA BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 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 DEPENDANT 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.
- THE PROPERTIES WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE WITHIN THE WATERSHED MANAGEMENT AND PROTECTION OVERLAY DISTRICT. BOTH PROPERTIES ARE WITHIN THE 200' WATERSHED BUFFER STRIP. LOT 5-B IS ALSO WITHIN THE 500' BUFFER STRIP.
- THE PROPERTIES SHOWN HEREON WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF
GUSSIE ABRAMS, JR.
(DECEASED)
& RUBY H. ABRAMS
AND
EVELINA E. WRIGHT
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: SEPTEMBER 10, 2020
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
#3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
SHEET 1 OF 2

GRAPHIC SCALE
1"=40'

VICINITY MAP
SCALE: 1"=2,000'

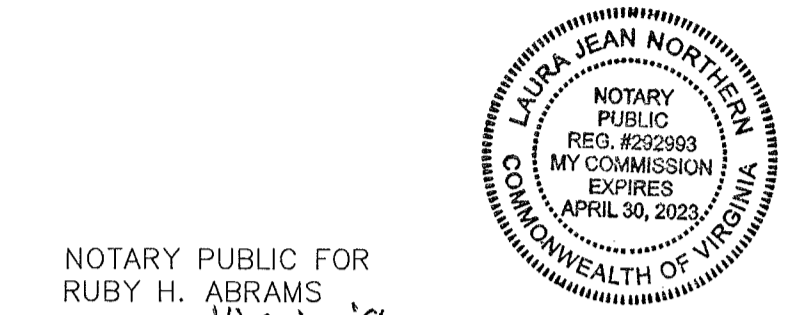
OWNER'S CONSENT

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.

Ruby H. Abrams DATE: 5-14-2022
RUBY H. ABRAMS

Ruby H. Abrams DATE: 5-14-2022
RUBY H. ABRAMS - ADMINISTRATRIX OF THE ESTATE OF GUSSIE ABRAMS, JR.

Evelina E. Wright DATE: 4-20-22
EVELINA E. WRIGHT



NOTARY PUBLIC FOR RUBY H. ABRAMS
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Laura Jean Northern, A NOTARY PUBLIC IN AND FOR THE Commonwealth of Virginia 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 14th DAY OF May, 2022.

Laura J. Northern 292993
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: April 30, 2023

TRUSTEE'S CONSENT FOR EVELINA E. WRIGHT

Jennifer Register 4/20/22
DATE
JENNIFER REGISTER _____, TRUSTEE
BENEFICIARY: 1st ADVANTAGE FEDERAL CREDIT UNION
DEED OF TRUST DATED: AUGUST 16, 2016
RECORDED AS INSTRUMENT NO. 160014164
DEED OF SUBSTITUTE TRUSTEE DATED: MARCH 9, 2022
RECORDED AS INSTRUMENT NO. 220005487

NOTARY PUBLIC FOR EVELINA E. WRIGHT
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Carol N. Spence, A NOTARY PUBLIC IN AND FOR THE Commonwealth of Virginia 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 20 DAY OF April, 2022.

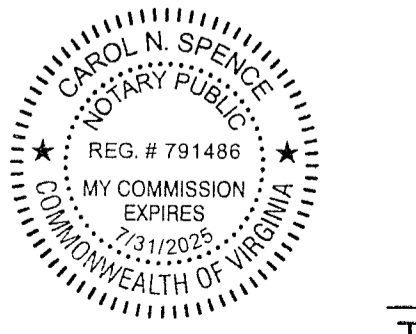
Carol N. Spence 791486
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 7-31-2025



NOTARY PUBLIC FOR TRUSTEE:
JENNIFER REGISTER

STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Carol Spence, A NOTARY PUBLIC IN AND FOR THE Commonwealth of Virginia 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 20 DAY OF April, 2022.

Carol N. Spence 791486
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 7-31-2025



SURVEYOR'S CERTIFICATION

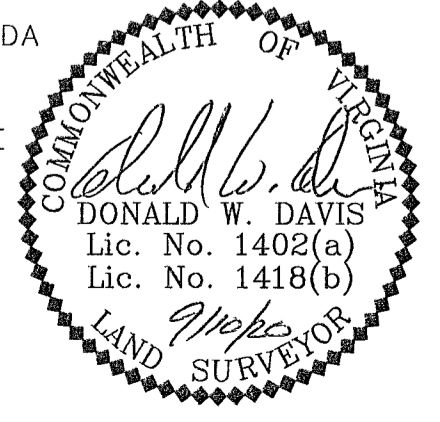
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

TAX MAP 17C-01-0A-005:
GUSSIE ABRAMS, JR. (DECEASED ON MARCH 29, 2021) AND RUBY H. ABRAMS, ALSO KNOWN AS RUBY ABRAMS, HUSBAND AND WIFE, AND WAS ACQUIRED FROM W. H. HORNSBY, JR., AND MARJORIE L. HORNSBY, HIS WIFE, BY DEED DATED JULY 22, 1959, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON AUGUST 1, 1959, IN DEED BOOK 133 PAGE 517; AND WAS ACQUIRED FROM JAMES E. TALIAFERRO, WIDOWER, BY DEED DATED JANUARY 29, 1974, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON FEBRUARY 4, 1974, IN DEED BOOK 263 PAGE 389.

TAX MAP 17C-01-0A-007:
EVELINA E. WRIGHT, AND WAS ACQUIRED FROM JAMES R. WRIGHT, WIDOWER, BY DEED OF GIFT DATED NOVEMBER 10, 2010 (ONE-FOURTH UNDIVIDED INTEREST), AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON NOVEMBER 12, 2010 AS INSTRUMENT #100019086 AND FROM LINDA Y. W. STUBBS AND EVELINA E. WRIGHT, BY DEED OF GIFT DATED FEBRUARY 7, 2016 (ADDITIONAL THREE-FOURTHS UNDIVIDED INTEREST), AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON FEBRUARY 18, 2016, AS INSTRUMENT #160002973.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 1, 2022.

Donald W. Davis 9/10/20
DATE
DONALD W. DAVIS, L.S.
LAND SURVEYOR



PARCEL INFORMATION

ADDRESS.....#107 CABOT DRIVE
CURRENT OWNER.....GUSSIE ABRAMS, JR. (DECEASED) AND RUBY H. ABRAMS #107 CABOT DRIVE YORKTOWN, VIRGINIA 23690
LEGAL REFERENCE.....D.B.133 PG.517 & D.B.263 PG.389
GPIN.....N11a-1339-3156
TAX MAP.....17C-01-0A-005
ZONE.....R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)

ADDRESS.....#104 CABOT DRIVE
CURRENT OWNER.....EVELINA E. WRIGHT #104 CABOT DRIVE YORKTOWN, VIRGINIA 23690
LEGAL REFERENCE.....INST. #160002973 & INST. #100019086
GPIN.....N11a-1197-2877
TAX MAP.....17C-01-0A-007
ZONE.....R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)

A P P R O V E D

YORK COUNTY BOARD OF SUPERVISORS

BY: Sharon Kassel
PLAT APPROVING AGENT

DATE: MAY 27, 2022

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 27th DAY OF May 2022, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 220009118

TESTE: KRISTEN N. NELSON, CLERK
CLERK

BY: Donald W. Davis

LOT 5-B: 0.8279 ACRE (36,065 S.F.)
LOT 7-A: 0.6656 ACRE (28,994 S.F.)
TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT:
1.4935 ACRES (65,059 S.F.)