

VICINITY MAP
SCALE: 1"=2,000'

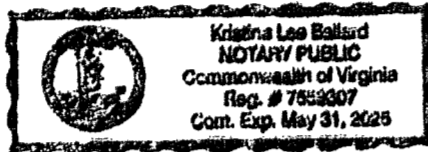
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (091) - U.S. SURVEY FEET, 12085613.187 (EASTING) 3594019.048 (NORTHING)
ELEV. = 9.21' (NGVD 1929 DATUM)
ELEV. = 8.16' (NAVD 1988 DATUM)
- (092) - U.S. SURVEY FEET, 12087585.613 (EASTING) 3595171.549 (NORTHING)
ELEV. = 8.13' (NGVD 1929 DATUM)
ELEV. = 7.08' (NAVD 1988 DATUM)

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.

Thomas E. Hunter DATE: 4/15/2022
THOMAS E. HUNTER
Kimberly D. Earley Hunter DATE: 4/15/2022
KIMBERLY D. EARLEY HUNTER



NOTARY PUBLIC FOR THOMAS E. HUNTER

STATE OF Virginia COUNTY/CITY OF York TO WIT:

I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR THE County OF York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF April, 2022
Kristina Ballard 759307
NOTARY PUBLIC REGISTRATION NO. 759307
MY COMMISSION EXPIRES: 5-31-25

NOTARY PUBLIC FOR BEVERLY R. EARLEY

STATE OF Virginia COUNTY/CITY OF York TO WIT:

I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR THE County OF York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF April, 2022
Kristina Ballard 759307
NOTARY PUBLIC REGISTRATION NO. 759307
MY COMMISSION EXPIRES: 5-31-25

NOTES:

- PROPERTY SHOWN HEREON IS LOCATED IN ZONES AE (EL 7), AE (EL 8'), AND AE (EL 9), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER NUMBER 51199C0141D, EFFECTIVE DATE: JANUARY 16, 2015.
- A PORTION OF THE PROPERTIES SHOWN HEREON LIE WITHIN THE RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THESE AREAS 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.
- GPIN #: U08c-0596-0663 (206 WALTERS LANE)
GPIN #: U08c-0493-0913 (215 WALTERS LANE)
- THE PROPERTIES SHOWN HEREON ARE ZONED RR (RURAL RESIDENTIAL). THE MINIMUM YARD SETBACKS FOR THE LOTS IN THIS SUBDIVISION ARE: 50' FRONT; 20' SIDE & 50' REAR. THE 100-FOOT 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 DEPENDENT FACILITIES OR REDEVELOPMENT OR AS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NO. 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.
- LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) 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 KIMBERLY D. EARLEY HUNTER AND THOMAS E. HUNTER AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

TRUSTEE CONSENT:

James C. Hill DATE: 4/24/22
JAMES C. HILL, TRUSTEE
BENEFICIARY: AFFILIATED MORTGAGE SERVICES AN ASSUMED NAME OF SOUTHERN BANK
DEED OF TRUST DATED DECEMBER 16, 2021 RECORDED AS INSTRUMENT NO. 210025022

NOTARY PUBLIC FOR KIMBERLY D. EARLY HUNTER

STATE OF Virginia COUNTY/CITY OF York TO WIT:

I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR THE County OF York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF April, 2022
Kristina Ballard 759307
NOTARY PUBLIC REGISTRATION NO. 759307
MY COMMISSION EXPIRES: 5-31-25

NOTARY PUBLIC FOR TRUSTEE

STATE OF Virginia COUNTY/CITY OF York TO WIT:
I, L. Danielle Davis, A NOTARY PUBLIC IN AND FOR THE County OF York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 20th DAY OF April, 2022
L. Danielle Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3.31.2026
REGISTRATION NO. 7046265



BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 3-A & 3-B FAMILY SUBDIVISION OF THE PROPERTY OF THE JOHN D. AND BEVERLY R. EARLEY JOINT TRUST

BEING PARCEL 3 BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF ROBERT W. & BARBARA L. GREEN AND HARRY K. & HOPE L. CARRAWAY AND

JOHN D. & BEVERLY R. EARLEY, TRS. GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA (INST. #050029211)

SCALE: N/A DATE: 28 JANUARY 2022

DAVIS & ASSOCIATES, P.C. LAND SURVEYORS AND PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY YORKTOWN, VIRGINIA 23693 (757)867-8583

SHEET 1 OF 2

- SYMBOLS -

- 50' R (with arrow) DENOTES MINIMUM BUILDING SETBACK LINES
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- (with dot) DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

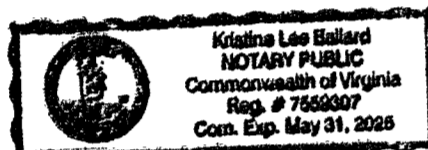
OWNER'S CONSENT:

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.

John D. Earley DATE: 4/14/22
JOHN D. EARLEY, TRUSTEE OF THE JOHN D. & BEVERLY R. EARLEY JOINT TRUST

Beverly R. Earley DATE: 4/14/22
BEVERLY R. EARLEY, TRUSTEE OF THE JOHN D. & BEVERLY R. EARLEY JOINT TRUST

NOTARY PUBLIC FOR JOHN D. EARLEY



STATE OF Virginia COUNTY/CITY OF York TO WIT:

I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR THE County OF York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 14th DAY OF April, 2022
Kristina Ballard 759307
NOTARY PUBLIC REGISTRATION NO. 759307
MY COMMISSION EXPIRES: 5-31-25

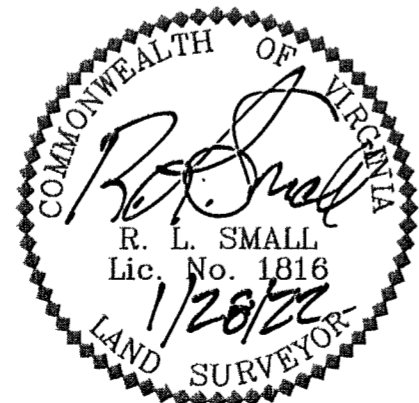
SURVEYOR'S CERTIFICATION:

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 FAMILY SUBDIVISION PLAT IS IN THE NAME OF:

GPIN: U08c-0493-0913 - THE JOHN D. AND BEVERLY R. EARLY JOINT TRUST, JOHN D. EARLEY SOLE TRUSTEE, AND WAS ACQUIRED FROM THE JOHN D. AND BEVERLY R. EARLEY JOINT TRUST BY DEED OF CORRECTION DATED OCTOBER 10, 2020 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT ON OCTOBER 27, 2020 IN INSTRUMENT NO. 200018550.

GPIN: U08c-0596-0663 - THOMAS E. HUNTER AND KIMBERLY D. EARLEY HUNTER AND WAS ACQUIRED FROM KIMBERLY D. EARLEY HUNTER BY DEED DATED NOVEMBER 22, 2021 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT ON DECEMBER 17, 2021 IN INSTRUMENT NO. 210025021.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1, 2022.
R. L. Small 1/28/22
R. L. SMALL, L.S. DATE



UTILITY NOTES:

- WATER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
- SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SANITARY SEWER PROVIDED BY THE COUNTY OF YORK, VA.

AREA TABULATIONS	
<p>FORMER AREA PARCEL 3-B TOTAL AREA= 87,295± S.F. (2.00± ACRES) AREA WITHIN THE 100' RPA= 71,450± S.F. (1.64± ACRE) AREA WITHIN THE 500' RMA= 23,495± S.F. (0.54± AC.) AREA ABOVE THE 4' CONTOUR= 68,491± S.F. (1.57± ACS)</p>	<p>NEW AREA PARCEL 3-B1 TOTAL AREA= 81,782± S.F. (1.88± ACRES) AREA WITHIN THE 100' RPA= 67,688± S.F. (1.55± ACRE) AREA WITHIN THE 500' RMA= 21,744± S.F. (0.50± AC.) AREA ABOVE THE 4' CONTOUR= 64,663± S.F. (1.48± ACS)</p>
<p>FORMER AREA PARCEL 3-A TOTAL AREA= 62,573± S.F. (1.44± ACRES) AREA WITHIN THE 100' RPA= 10,584± S.F. (0.24± ACRE) AREA WITHIN THE 500' RMA= 45,082± S.F. (1.03± AC.) AREA ABOVE THE 4' CONTOUR= 54,567± S.F. (1.25± ACS)</p>	<p>NEW AREA PARCEL 3-A1 TOTAL AREA= 68,086± S.F. (1.56± ACRES) AREA WITHIN THE 100' RPA= 14,346± S.F. (0.33± ACRE) AREA WITHIN THE 500' RMA= 46,833± S.F. (1.08± AC.) AREA ABOVE THE 4' CONTOUR= 58,395± S.F. (1.34± ACS)</p>

TOTAL AREA = 149,868± S.F. (3.44± ACRES)

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *Dawn Kassel*
PLAT APPROVING AGENT

DATE: MAY 31, 2022

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 1st DAY OF June 2022, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 202209389

TESTE: *Kristen N. Nelson*
CLERK

BY: *Robert W. Green*