

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 3 PG. 3.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0126D, DATED JANUARY 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. ENTIRE PROPERTY LIES OUTSIDE OF THE CHESAPEAKE BAY RESOURCE PROTECTION AREA & WITHIN THE RESOURCE MANAGEMENT AREA.
7. SUBJECT PROPERTY LOCATED WITHIN R20- MEDIUM DENSITY SINGLE FAMILY ZONING.
8. LOT 13 GPIN:Q11d-2851-1039 AND LOT 14 GPIN:Q11d-2898-1022.
9. THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF PROPERTY LINE VACATION 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 SHOWN ON THIS PLAT IS OWNED BY PETER AND ANNE BUSE WAS ACQUIRED FROM ANDREW D. & MATHEW C. WRIGHT BY DEED DATED JUNE 24, 2020 AND DULY RECORDED AS INST. #200010412 ON JULY 1, 2020.

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

William S. Felts

DATE: 06/02/2022

WILLIAM S. FELTS
LAND SURVEYOR NO. 3149

YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kasser
PLAT APPROVING AGENT


DATE: 6/7/22

COUNTY OF YORK STATE OF VIRGINIA
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-POQUOSON THE 8th DAY OF June
2022 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS AS INST. NO. 20009886.

TESTE: Kristen W. Nelson
CLERK

BY: Kristen W. Nelson

SHEET 3 OF 3

	REFERENCES: P.B. 3, PG. 3	PROPERTY LINE VACATION PLAT OF LOTS 13 & 14 BLOCK F, MAP OF SURRENDER FIELD P.B. 3, PG. 3
	DATE: 6/2/2022 SCALE: 1"=30' JOB# 20-234 CAD File 20-234.dwg	YORK COUNTY NELSON DISTRICT VIRGINIA LandTech Resources, Inc. Engineering & Surveying Consultants 205E BULIFANTS BLVD, Williamsburg, Virginia 23188 Telephone: 757-565-1677 Fax: 757-565-0782 Web: landtechresources.com