

VICINITY MAP  
SCALE: 1"=2000'

COUNTY OF YORK  
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 82  
LOCATION: SEE VICINITY MAP  
COORDINATE VALUE (U.S. SURVEY FEET): X=12,085,344.032  
Y=3,601,420.369  
ELEVATION OF STATION: 7.49' (N.G.V.D. 1929)

**UTILITY NOTES:**

WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS

SEWER: EACH LOT WITHIN THIS BOUNDARY LINE THE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS 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 SPINDLER KRAUSE, JR. TRUSTEE AND SHIRLEY W. KRAUSE, TRUSTEE AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

**NOTES**

LOTS LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES 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.

THE LIMITS OF NATURAL RESOURCES ON THESE LOTS HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE (CHESAPEAKE BAY PRESERVATION AREAS), INCLUDING THE SUBMITTAL OF A NATURAL RESOURCE INVENTORY.

BOTH PARCELS OF THIS BOUNDARY LINE ADJUSTMENT CONTAIN RESOURCE PROTECTION AREA (RPA) BUFFERS. THE REQUIRED 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 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.

BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
**1417, LLC**  
A VIRGINIA LIMITED LIABILITY COMPANY  
AND  
**SPINDLER KRAUSE, JR. TRUSTEE OF THE SPINDLER KRAUSE, JR. REVOCABLE TRUST**  
DATED JUNE 16, 1992  
& **SHIRLEY W. KRAUSE, TRUSTEE OF THE SHIRLEY W. KRAUSE REVOCABLE TRUST**  
DATED JUNE 16, 1992  
GRAFTON MAGISTERIAL DISTRICT  
YORK COUNTY, VIRGINIA

DECEMBER 16, 2020 SCALE: 1"=30'

CAMPBELL LAND SURVEYING, INC.  
P.O. BOX 855  
YORKTOWN, VIRGINIA 23692  
(757) 890-0837

SHEET 1 OF 2

**OWNERSHIP CERTIFICATE**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

GPIN: U09c-0456-2132

1417, LLC Manager Spindler Krause, Jr. 9-8-22  
1417, LLC - MANAGER (SPINDLER KRAUSE, JR., TRUSTEE OF THE SPINDLER KRAUSE, JR. REVOCABLE TRUST DATED JUNE 16, 1992) DATE

GPIN: U09c-0623-2058

Spindler Krause, Jr. TTEE 9-8-22  
SPINDLER KRAUSE, JR., TRUSTEE OF THE SPINDLER KRAUSE, JR. REVOCABLE TRUST DATED JUNE 16, 1992 DATE

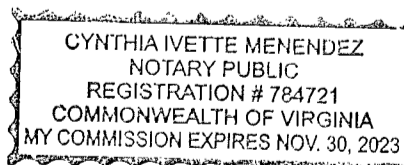
Shirley W. Krause TTEE 9-8-22  
SHIRLEY W. KRAUSE, TRUSTEE OF THE SHIRLEY W. KRAUSE REVOCABLE TRUST DATED JUNE 16, 1992 DATE

**OWNER NOTARY (SPINDLER KRAUSE, JR.)**

STATE OF VIRGINIA  
CITY / COUNTY Yorktown TO WIT:  
I, Cynthia Menendez, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 8th DAY OF September, 2022.  
MY COMMISSION EXPIRES: 11/30/2023  
Cynthia Menendez 784721  
NOTARY PUBLIC REG. NO.

**OWNER NOTARY (SHIRLEY W. KRAUSE)**

STATE OF VIRGINIA  
CITY / COUNTY Yorktown TO WIT:  
I, Cynthia Menendez, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 8th DAY OF September, 2022.  
MY COMMISSION EXPIRES: 11/30/2023  
Cynthia Menendez 784721  
NOTARY PUBLIC REG. NO.



**SITE STATISTICS**

OWNER: 1417, LLC  
OWNER ADDRESS: #1421 BACK CREEK ROAD  
PARCEL ADDRESS: #1417 BACK CREEK ROAD  
G.P.I.N.: U09c-0456-2132  
TAX MAP#: 25-00-00-139  
ZONING: RR - RURAL RESIDENTIAL LOW DENSITY SINGLE FAMILY  
LEGAL DESCRIPTION: RT 173 AND SPARRER  
DEED REFERENCE: INST. #020006402  
F.I.R.M. ZONE: AE (EL=7 & EL=8)  
F.I.R.M. PANEL: 51199C0133D, DATED: 1/16/2015

OWNER: SPINDLER KRAUSE, JR. TRUSTEE SHIRLEY W. KRAUSE, TRUSTEE  
OWNER ADDRESS: #1421 BACK CREEK ROAD  
PARCEL ADDRESS: #1421 BACK CREEK ROAD  
G.P.I.N.: U09c-0623-2058  
TAX MAP#: 25-00-00-139B  
ZONING: RR - RURAL RESIDENTIAL LOW DENSITY SINGLE FAMILY  
LEGAL DESCRIPTION: PLAT OF SPINDLER KRAUSE, JR. ET UX  
DEED REFERENCE: INST. #210021878  
F.I.R.M. ZONE: AE (EL=7 & EL=8)  
F.I.R.M. PANEL: 51199C0133D, DATED: 1/16/2015

**RR (RURAL RESIDENTIAL) MINIMUM BUILDING SETBACKS**

FRONT: 50'  
SIDE: 20'  
REAR: 50'

**MINIMUM DISTRICT REQUIREMENTS**

AREA: 1 ACRE  
MINIMUM LOT WIDTH: 150'  
MAX. BUILDING HEIGHT: 35'

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF BOUNDARY LINE ADJUSTMENT IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1' / 20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS AS FOLLOWS:

GPIN: U09c-0456-2132. 1417, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM SPINDLER KRAUSE, JR. AND SHIRLEY W. KRAUSE, HUSBAND AND WIFE, BY DEED DATED APRIL 8, 2002, AND RECORDED ON APRIL 11, 2002 AS INSTRUMENT No. 020006402.

GPIN: U09c-0623-2058. SPINDLER KRAUSE, JR., TRUSTEE OF THE SPINDLER KRAUSE, JR. REVOCABLE TRUST DATED JUNE 16, 1992 AND SHIRLEY W. KRAUSE, TRUSTEE OF THE SHIRLEY W. KRAUSE REVOCABLE TRUST DATED JUNE 16, 1992 AND WAS ACQUIRED FROM SPINDLER KRAUSE, JR. AND SHIRLEY W. KRAUSE, HUSBAND AND WIFE, BY DEED OF GIFT DATED OCTOBER 28, 2021 AND RECORDED ON OCTOBER 29, 2021 AS INSTRUMENT #210021878.

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

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2022.

David P. Campbell 9/6/22  
DAVID P. CAMPBELL 1419B DATE



**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel PLAT APPROVING AGENT

DATE: 10/17/22

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 17th DAY OF October, 2022, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 220017829.

TESTE: Kristen N. Nelson CLERK  
BY: Barbara J. Hutchins, DC