



VICINITY MAP SCALE: 1"=2000'

**OWNER'S CONSENT**

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

(GPIN: R07d-4996-1595)

Dennis Lee Rollins 2/8/23  
DENNIS LEE ROLLINS DATE

Barbara Gene Bigelow Rollins 2/8/23  
BARBARA GENE BIGELOW ROLLINS DATE

(GPIN: R07d-4858-1220)

Susan D. Rollins Voss 2/8/23  
SUSAN D. ROLLINS VOSS, TRUSTEE OF THE BETTY A. ROLLINS LIVING TRUST DATED JUNE 4, 1996 AND ROLAND R. ROLLINS FAMILY TRUST, DATED AUGUST 21, 2003, (INST. 030035138) DATE

Nathan Wesley Rollins 2/2/23  
NATHAN WESLEY ROLLINS, TRUSTEE OF THE BETTY A. ROLLINS LIVING TRUST DATED JUNE 4, 1996 AND ROLAND R. ROLLINS FAMILY TRUST, DATED AUGUST 21, 2003, (INST. 030035138) DATE

Dennis L. Rollins 2/8/23  
DENNIS L. ROLLINS, TRUSTEE OF THE BETTY A. ROLLINS LIVING TRUST, DATED JUNE 4, 1996 AND ROLAND R. ROLLINS FAMILY TRUST, DATED AUGUST 21, 2003, (INST. 030035138) DATE

**OWNER NOTARY (DENNIS LEE ROLLINS)**

STATE OF VIRGINIA  
CITY/COUNTY York TO WIT:  
I, Angela D. Molin 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.  
GIVE UNDER MY HAND THIS 8 DAY OF February, 2023.  
MY COMMISSION EXPIRES: 3/31/2026

Angela D. Molin 176757  
NOTARY PUBLIC REG. NO.

**SITE BENCHMARK**

COUNTY OF YORK  
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.89R  
LOCATION: SEE VICINITY MAP  
COORDINATE VALUE(U.S. SURVEY FEET): X-12,076,514.058  
Y- 3,587,856.900  
ELEVATION OF STATION: 56.06' (N.G.V.D) (1929)  
55.01' (N.A.V.D) (1988) 55.01' (N.A.V.D) (1988)

THIS BOUNDARY LINE ADJUSTMENT DOES NOT LIES WITHIN A RESOURCE PROTECTION AREA (RPA) OR A RESOURCE MANAGEMENT AREA (RMA).

PORTION OF THE PROPERTY LIES WITHIN THE WATERSHED AND PROTECTION OVERLAY DISTRICT.

**UTILITY NOTES:**

WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PRIVATE SEPTIC SYSTEM.

**SITE SUMMARY**

PARCEL GPIN: R07d-4996-1595  
OWNER: DENNIS LEE & BARBARA G. ROLLINS  
OWNER ADDRESS: #315 DOROTHY DRIVE  
PARCEL ADDRESS: #315 DOROTHY DRIVE  
G.P.I.N.: R07d-4996-1595  
ZONING: R20 (MEDIUM DENSITY RESIDENTIAL)  
LEGAL: AMORY & ROLLINS SUBD. OF PARCEL 2A  
REFERENCE: D.B. 421, PG. 13  
F.I.R.M. ZONE: X  
F.I.R.M.: 51199C0137D  
F.I.R.M. DATED: 1/16/15

PARCEL GPIN: R07d-4858-1220  
OWNER: SUSAN D. ROLLINS VOSS, NATHAN WESLEY ROLLINS AND DENNIS L. ROLLINS, TRUSTEES OF THE BETTY A. ROLLINS LIVING TRUST  
OWNER ADDRESS: #313 DOROTHY DRIVE  
PARCEL ADDRESS: #313 DOROTHY DRIVE  
G.P.I.N.: R07d-4858-1220  
ZONING: R20 (MEDIUM DENSITY RESIDENTIAL)  
LEGAL: RESUBDIVISION OF LOT 3 ROLLAND R. & BETTY A. ROLLINS TRS  
REFERENCE: INST. #030035138  
F.I.R.M. ZONE: X  
F.I.R.M.: 51199C0136D & 51199C0137D  
F.I.R.M. DATED: 1/16/15

**OWNER'S NOTARY (BARBARA GENE BIGELOW ROLLINS)**  
STATE OF VIRGINIA  
CITY/COUNTY York TO WIT:  
I, Angela D. Molin 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.  
GIVE UNDER MY HAND THIS 8 DAY OF February, 2023.  
MY COMMISSION EXPIRES: 3/31/2026

Angela D. Molin 176757  
NOTARY PUBLIC REG. NO.

**TRUSTEE'S NOTARY (SUSAN D. ROLLINS VOSS, TR)**  
STATE OF VIRGINIA  
CITY/COUNTY York TO WIT:  
I, Angela D. Molin 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.  
GIVE UNDER MY HAND THIS 8 DAY OF February, 2023.  
MY COMMISSION EXPIRES: 3/31/2026

Angela D. Molin 176757  
NOTARY PUBLIC REG. NO.

**NOTES**

THE LAND BEING CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT PARCELS IDENTIFIED AS (GPIN: R07d-4996-1595) OWNED BY DENNIS LEE AND BARBARA G. ROLLINS & (GPIN: R07d-4858-1220) OWNED BY SUSAN D. ROLLINS VOSS, NATHAN WESLEY ROLLINS AND DENNIS LEE ROLLINS, TRUSTEES OF THE BETTY A. ROLLINS LIVING TRUST DATED JUNE 4, 1996 AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

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.

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 IN THE NAME OF:

PARCEL - (GPIN: R07d-4996-1595) - DENNIS LEE ROLLINS AND BARBARA GENE BIGELOW ROLLINS, HUSBAND AND WIFE AND WAS ACQUIRED BY DEED OF GIFT DATED JUNE 17, 1985 FROM ROLAND R. ROLLINS AND BETTY A. ROLLINS, HUSBAND AND WIFE AND RECORDED ON JULY 26, 1985 IN DEED BOOK 421, PAGE 13.

PARCEL - (GPIN: R07d-4858-1220) - SUSAN D. ROLLINS VOSS, NATHAN WESLEY ROLLINS AND DENNIS L. ROLLINS, CO - TRUSTEES OF THE BETTY A. ROLLINS LIVING TRUST DATED JUNE 4, 1996 AND AMENDED AND RESTATED AUGUST 21, 2003. ORIGINALLY ACQUIRED BY BETTY A. ROLLINS AND SUSAN D. ROLLINS VOSS, SUCCESSOR TRUSTEES UNDER THE ROLAND R. ROLLINS LIVING TRUST DATED JUNE 4, 1996 AND LATER BY DEED DATED NOVEMBER 6, 2003 AS INSTRUMENT NO. 030035138.

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

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 31, 2023.

David P. Campbell  
DAVID P. CAMPBELL 1419B  
1/30/23  
DATE

**TRUSTEE'S NOTARY (DENNIS L. ROLLINS, TR)**  
STATE OF VIRGINIA  
CITY/COUNTY York TO WIT:  
I, Angela D. Molin 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.  
GIVE UNDER MY HAND THIS 8 DAY OF February, 2023.  
MY COMMISSION EXPIRES: 3/31/2026

Angela D. Molin 176757  
NOTARY PUBLIC REG. NO.

**TRUSTEE'S NOTARY (NATHAN WESLEY ROLLINS, TR)**  
STATE OF VIRGINIA  
CITY/COUNTY Wilson TO WIT:  
I, Renee Rodman 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.  
GIVE UNDER MY HAND THIS 2 DAY OF February, 2023.  
MY COMMISSION EXPIRES: 3/11/2024

Renee Rodman  
NOTARY PUBLIC REG. NO.

**R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL)**  
FRONT: 40'  
SIDE: 15'  
REAR: 30'  
**MINIMUM DISTRICT REQUIREMENTS**  
LOT AREA: 1.5 ACRE (PUBLIC WATER/NO SEWER)  
WIDTH: 100'  
MAX. BUILDING HEIGHT: 35'

**BOUNDARY LINE ADJUSTMENT**  
BETWEEN PROPERTIES OWNED BY  
**DENNIS LEE ROLLINS &  
BARBARA GENE BIGELOW ROLLINS**  
(D.B. 421, PG. 13)

AND  
**SUSAN D. ROLLINS VOSS,  
NATHAN WESLEY ROLLINS,  
& DENNIS L. ROLLINS, TRUSTEES**  
OF THE BETTY A. ROLLINS LIVING  
TRUST, DATED JUNE 4, 1996, AND  
TRUSTEES OF ROLAND R. ROLLINS  
FAMILY TRUST,  
DATED AUGUST 21, 2003  
(INST. #030035138)

NELSON DISTRICT  
YORK COUNTY, VIRGINIA  
APRIL 25, 2022 SCALE: 1"=60'  
**CAMPBELL LAND SURVEYING, INC.**  
P.O. BOX 855  
YORKTOWN, VIRGINIA 23692  
(757) 890-0837

SHEET 1 OF 2

BOTH LOTS ARE SUBJECT TO THE PROVISIONS OF BOARD OF SUPERVISORS ORDINANCE No. 13-1 AND ASSOCIATED PROFFER STATEMENT, PURSUANT TO THEIR APPROVAL OF REZONING CASE No. ZM-139-13.

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: Juan Kassel  
PLAT APPROVING AGENT

DATE: FEBRUARY 10, 2023

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 10 DAY OF Feb, 2023 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 230001961

TESTE: KRISTEN N. NELSON, CLERK  
CLERK

BY: Darlene M. Hoet, Jr