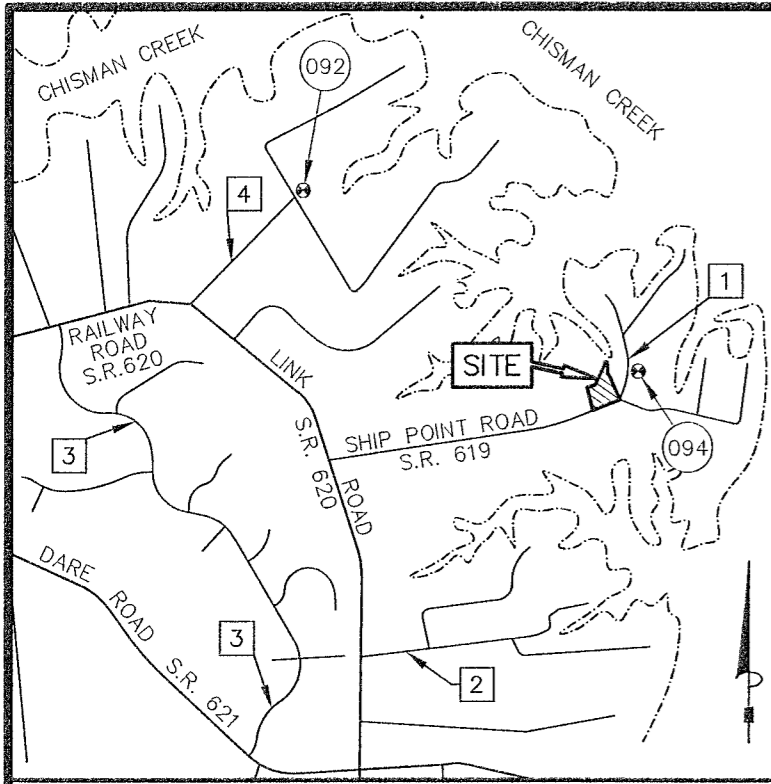


YORK COUNTY CONTROL MONUMENTS

- 092 - COORDINATES—U.S.SURVEY FEET—
12,087,585.613(E), 3,595,171.549(N)
ELEVATION= 8.13' (NGVD 1929 DATUM)
ELEVATION= 7.08' (NAVD 1988 DATUM)
- 094 - COORDINATES—U.S.SURVEY FEET—
12,091,035.793(E), 3,593,451.345(N)
ELEVATION= 3.74' (NGVD 1929 DATUM)
ELEVATION= 2.69' (NAVD 1988 DATUM)

STREET INDEX

- 1) ANCHOR DRIVE, S.R. 619
- 2) HODGES COVE ROAD, S.R. 618
- 3) WATER FOWL DRIVE, S.R. 1180
- 4) RAILWAY ROAD, S.R. 617



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.

D. W. Mayo DATE: 4/29/24
THE ESTATE OF WILLIAM E. FERGUSON, JR.
DWIGHT WESLEY MAYO, EXECUTOR



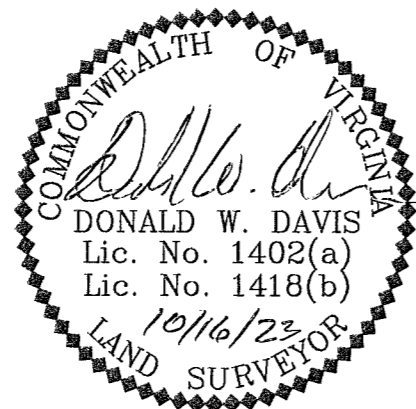
NOTARY PUBLIC FOR
DWIGHT WESLEY MAYO, EXECUTOR

STATE OF Virginia
COUNTY/CITY OF York TO WIT:
Kristina Ballard, A NOTARY PUBLIC IN
AND FOR THE COUNTY OF York 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 29th DAY OF April, 2024.
Kristina Ballard 755957
NOTARY PUBLIC REGISTRATION NO.
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 BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:
GPINS: V07a-0661-3128, V07a-0749-3162, V07a-0834-3202, V07a-0719-3362, V07a-0771-3384
WILLIAM E. FERGUSON, JR., AND WAS ACQUIRED FROM WILLIAM E. FERGUSON, JR. AND LOUISE F. FERGUSON BY WILLIAM E. FERGUSON, JR. HER ATTOENEY-IN-FACT, BY POWER OF ATTORNEY DATED NOVEMBER 27, 2017, HUSBAND AND WIFE, BY DEED DATED JULY 7, 2022, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JULY 22, 2022, IN INSTRUMENT #220012904.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 1, 2024.
Donald W. Davis 10/16/23
DONALD W. DAVIS, L.S. DATE



NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE AE (EL 8') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0141D, EFFECTIVE DATE: JANUARY 16, 2015.
2. THE PROPERTIES SHOWN HEREON ARE ZONED:
RR - RURAL RESIDENTIAL DISTRICT
THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 50' (FEET)
SIDE: 20' (FEET)
REAR: 50' (FEET)
MINIMUM LOT SIZE: 1 AC.
MINIMUM LOT WIDTH: 150' (FEET)
MAXIMUM BUILDING HEIGHT: 35' (FEET)
3. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
4. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC SEWER PROVIDED BY YORK COUNTY.
5. 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 WILLIAM E. FERGUSON, JR. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
6. 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.
7. BOTH PARCELS OF THIS BOUNDARY LINE ADJUSTMENT CONTAIN RESOURCE PROTECTION AREA (RPA) BUFFERS. THE REQUIRED 100' RPA BUFFER IS TO REMIAN 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.
8. 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.
9. THE PROPERTIES SHOWN HEREON WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
10. WHERE A LOT OF RECORD, EXISTING AT THE TIME OF ADOPTION OF CHAPTER 24.1 OR AMENDMENTS THERETO, DOES NOT CONFORM TO THE AREA, WIDTH OR OTHER DIMENSIONAL REQUIREMENTS OF CHAPTER 24.1, SUCH LOT SHALL BE DEEMED A NONCONFORMING LOT OF RECORD AND SHALL BE SUBJECT TO THE REQUIREMENTS OF THE APPLICABLE DISTRICT IN EFFECT AT THE TIME OF APPLICATION FOR DEVELOPMENT APPROVAL, PROVIDED, HOWEVER, THAT WHERE A LAWFULLY RECORDED SUBDIVISION PLAT ESTABLISHES AND DEPICTS MINIMUM BUILDING SETBACK LINES THAT WERE LEGAL AT THE TIME OF RECORDATION, THE RECORDED MINIMUM SETBACK MAY BE USED PROVIDED THAT THE FRONT SETBACK IS NOT LESS THAN THIRTY (30) FEET. PER SECTION 24.1-804 OF THE YORK COUNTY ORDINANCE.
11. PER SEC. 24.1-802, NO STRUCTURE WHICH IS NONCONFORMING BY REASON OF A CONFLICT WITH THE SETBACK, YARD, HEIGHT OR SIMILAR REGULATIONS OF THE DISTRICT IN WHICH LOCATED MAY BE ENLARGED, EXTENDED, STRUCTURALLY ALTERED OR MOVED IS ANY WAY WHICH INCREASES ITS NONCONFORMANCE WITH THE APPLICABLE SETBACK, YARD, HEIGHT OR SIMILAR REGULATIONS OF THE DISTRICT IN WHICH LOCATED.

PROPERTY LINE VACATION & BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF
WILLIAM E. FERGUSON, JR.
GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: OCTOBER 16, 2023
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
#3630 GEORGE WASHINGTON MEMORIAL HIGHWAY - SUITE G YORKTOWN, VIRGINIA 23693
SHEET 1 OF 2



GRAPHIC SCALE
1"=40'

— SYMBOLS —

- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

PARCEL INFORMATION

ADDRESSES.....#611, #613, #615, #613A & #615A
SHIP POINT ROAD
CURRENT OWNER.....WILLIAM E. FERGUSON, JR.
#611 SHIP POINT ROAD
YORKTOWN, VIRGINIA 23693
c/o DWIGHT W. MAYO
(989)239-5934
LEGAL REFERENCE.....INST. #220012904
GPINS.....V07a-0661-3128, V07a-0749-3162,
V07a-0834-3202, V07a-0719-3362 &
V07a-0771-3384
ZONE.....RR (RURAL RESIDENTIAL DISTRICT)

AREA BREAKDOWN

EXISTING LOTS/PARCELS
LOT 5: 0.5317 AC. (23,163 S.F.)
LOT 6: 0.5292 AC. (23,051 S.F.)
LOT 7: 0.5160 AC. (22,476 S.F.)
PARCEL 6-A: 0.2113 AC. (9,202 S.F.)
PARCEL 7-A: 0.1752 AC. (7,632 S.F.)

PROPOSED PARCELS

PARCEL A: 0.8877 ACRE (38,669 S.F.)
PARCEL B: 1.0757 ACRES (46,855 S.F.)

TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT:
1.9634 ACRES (85,524 S.F.)

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kasal*
PLAT APPROVING AGENT

DATE: APRIL 29, 2024

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS late DAY OF May, 2024, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 240005698

TESTE: *Kristen N. Nelson*
CLERK

BY: *Kresh Kishalesh DC*