

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.

TAX MAP #24-00-00-295

LINDA G. LUCAS, TRUSTEE DATE: LINDA G. LUCAS REVOCABLE LIVING TRUST

7.17.2017

7/17/2017

DATE: H. P. LUCAS, TRUSTEE LINDA G. LUCAS REVOCABLE LIVING TRUST

TAX MAP #24-00-00-296

SURVEYORS CERTIFICATE

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:

PARCEL OF LAND CONTAINING 2.2± ACRES (TAX MAP #: 24-00-00-295): H.P. LUCAS, TRUSTEE, AND LINDA G. LUCAS, TRUSTEE OF THÉ LINDA G. LUCAS REVOCABLE LIVING TRUST, AND WAS ACQUIRED FROM H.P. LUCAS AND LINDA G. LUCAS, HUSBAND AND WIFE, BY DEED DATED NOVEMBER 20, 1998 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON DECEMBER 18, 1998 IN DEED BOOK 1061. PAGE

PARCEL '2' (TAX MAP #: 24-00-00-296): DAVID B. ELSWICK AND MARGARET À. ELSWICK, AND WAS ACQUIRED FROM DAVID B. ELSWICK BY DEED DATED SULY 17, 2017 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JULY 18, 2017 AS INSTRUMENT NO. 170012988

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 1, 2018.

DONALD W. DAVIS, L.S.

2/19/16 DATE

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

(66) - COORDINATES-U.S.SURVEY FEET-12,070,710.514(E), 3,600,855.609(N) ELEVATION= 58.14' (NGVD 1929 DATUM)

COORDINATES-U.S.SURVEY FEET-12,074,558.050(E), 3,601,562.497(N) ELEVATION= 25.13' (NGVD 1929 DATUM)

NOTARY PUBLIC FOR OWNER: LINDA G. LUCAS, TRUSTEE LINDA G. LUCAS REVOCABLE LIVING TRUST STATE OF VIRGINIA

COUNTY/CITY OF YORKTOWNTO WIT:

I, FARESSA SCANGHT ER A NOTARY PUBLIC IN AND FOR THE 1744 OF JULY 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 17 DAY OF JULY

Farisa Slaughter 7703664 REGISTRATION NO. NOTARY PUBLIC APRIL 30, 2020 MY COMMISSION EXPIRES:

NOTARY PUBLIC FOR OWNER: H. P. LUCAS, TRUSTEE LINDA G. LUCAS REVOCABLE LIVING TRUST STATE OF VIRGINIA COUNTY/CITY OF YORKINATO WIT:

I, FARE.SSA SUMMATON NOTARY PUBLIC IN AND FOR THE 1944, OF JULY 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 17th DAY OF JULY, 20

REGISTRATION NO. NOTARY PUBLIC

NOTARY PUBLIC FOR OWNER: MARGARET A. ELSWICK

MY COMMISSION EXPIRES:

STATE OF VILLE INTO WIT:

I, FAME SA SUMMENTA NOTARY PUBLIC IN AND FOR THE 1744 OF JULY 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 TO DAY OF ______, 20

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DONALD W. DAVIS

Lic. No. 1402(a)

Lic. No. 1418(b)

17/11/162

7703644 REGISTRATION NO. AAMIL 36, 76 Di

NOTES:

 PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER: 51199C0128D, REVISED DATE: JANUARY 16, 2015

• THE PROPERTIES SHOWN HEREON ARE ZONED: RR - RURAL RESIDENTIAL LOT REQUIREMENTS:

MINIMUM LOT AREA: 1 ACRE MINIMUM LOT WIDTH: 150' YARD REQUIREMENTS: FRONT SETBACK: 50 SIDE SETBACK: 20' REAR SETBACK: 50'

MAX BUILDING HEIGHT: 35' • THE TAX MAP NUMBERS FOR THE PROPERTIES SHOWN HEREON:

#412 - 24-00-00-296 #504 - 24-00-00-295

• THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON: #412 - R09d-3293-1502

#504 - R09d-3369-1704 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 ALREADY OWNED BY DAVID B. AND MARGARET A. ELSWICK

AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

• ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10),

CHAPTER 23.2 OF THE YORK COUNTY CODE.

. THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREAS AND NATURAL RESOURCES AS SHOWN HEREON 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 OF THE CHESAPEAKE BAY PRESERVATION AREAS.

• THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989 • THE 100-FOOT RESOURCE PROTECTION AREA (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 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 APPLICABLE CODE PROVISIONS.

• THE TWO (2) SUBJECT PARCELS SHOWN HEREON ARE SERVED BY PUBLIC SANITARY SEWER SERVICE AND PUBLIC WATER SERVICE (WATER METERS LOCATED ON SITE)

NOTARY PUBLIC FOR OWNER: DAVID B. ELSWICK

STATE OF VIALLIAIA COUNTY/CITY OF YOLLTON TO WIT:

FAME SSA SCAUGHTEL A NOTARY PUBLIC IN AND FOR THE 19th OF JULY 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 100 DAY OF 100 , 20

70 36 40

REGISTRATION NO. NOTARY PUBLIC MY COMMISSION EXPIRES: APRIL 3, 3000

TOTAL BOUNDARY ADJUSTED PARCEL AREAS TAX MAP #: 24-00-00-296

FORMER AREA = 3.3246 ACRES (144,819 S.F.) TO TRAVERSE LINE FORMER AREA= 3.4± ACRES (148,972± S.F.) TO C.L. OF STREAM

NEW AREA = 4.1046 ACRES (178,798 S.F.) TO TRAVERSE LINE NEW AREA= 4.2± ACRES (182,950± S.F.) TO C.L. OF RAVINE NEW AREA = 0.2 + ACRE (7,983 + S.F.) UNDEVELOPABLE AREA (20%-30% SLOPE)

TAX MAP #: 24-00-00-295

FORMER AREA= 2.1539 ACRES (93,823 S.F.) TO TRAVERSE LINE FORMER AREA = 2.2 + ACRES (96,252 + S.F.) TO C.L. OF STREAM NEW AREA = 1.2910 ACRES (56,236 S.F.) TO TRAVERSE LINE NEW AREA = 1.3 + ACRES (55,868 + S.F.) TO C.L. OF RAVINE NEW AREA = 0.1 + ACRE (5,735 + S.F.) UNDEVELOPABLE AREA (20%-30% SLOPE)

TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT

AREA= 5.6± ACRES TO C.L. OF STREAM

BOUNDARY LINE ADJUSTMENT PLAT BETWEEN THE PROPERTIES OF

H. P. & LINDA G. LUCAS

AND

DAVID B. & MARGARET A. ELSWICK

NELSON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA

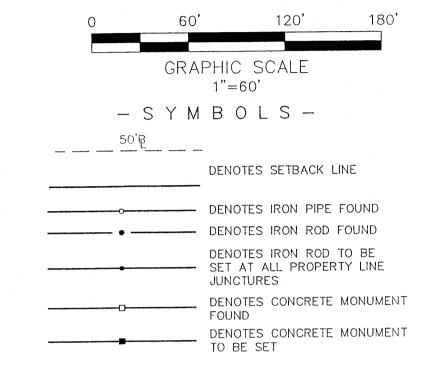
SCALE: 1"=60'

SHEET 1 OF 2

DAVIS & ASSOCIATES, P.C.

DATE: DECEMBER 19, 2016

LAND SURVEYORS AND PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY YORKTOWN, VIRGINIA 23693 (757)867 - 8583





STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK, -POQUOSON CIRCUIT COURT THIS 18th DAY OF July 20! T, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 17:00 1279

TESTE:	Kristen W. Niction	
	CLERK	
BY: Enily	Fox. secuty Clerk	_