

SYMBOL	STREET	ROUTE
1	GOODWIN NECK ROAD	173
2	FALLING SPRING RUN	1070
3	AMORY LANE	630
4	GRAFTON DRIVE	621
5	GLEN LAUREL WAY	1069
6	BUR'S ROAD	709
7	DOROTHY DRIVE	1703
8	HOLMES BOULEVARD	1702
9	HARLAN DRIVE	1720
10	DAVIDS WAY	1723
11	PENRITH CROSSING	1562
12	HUDGINS FARM DRIVE	1795
13	JAMES DRIVE	1796
14	S. MARAGRET COURT	1797
15	N. CONSTITUTION DRIVE	1710
16	SANGAREE TWIST	N/A
17	MILL'S DE WAY	571
18	GRAFTON STATION LANE	1711
19	S. JOSHUA WAY	1785
20	JACOBS RUN	1783
21	JERICHO CROSSING	784
22	PERLE COURT	N/A
23	BRANDIWINE DRIVE	1550
24	BRIGADE DRIVE	1553
25	FIELDING LEWIS DRIVE	557
26	PROVIDENCE LANE	1556

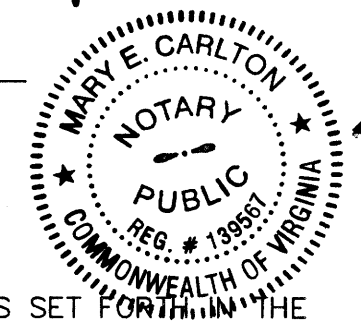
VICINITY MAP 1" = 2,000'

OWNER'S CONSENT

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.
 GRAFTON BUFFA GROUP, L.L.C.
 BY: ABLE ARCHER, LLC, SOLE MEMBER

BY: Conway H. Sheild, III 8/3/15 DATE
 CONWAY H. SHEILD, III, MANAGER
 FPSI, L.L.C.
 BY: Conway H. Sheild, III 8/3/15 DATE
 CONWAY H. SHEILD, III, MANAGER
 ABLE ARCHER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
 BY: Conway H. Sheild, III 8/3/15 DATE
 CONWAY H. SHEILD, III, MANAGER

NOTARY PUBLIC FOR OWNERS
 STATE OF Virginia
 COUNTY/CITY OF Stafford News TO WIT:
 I, Mary E. Carlton, A NOTARY PUBLIC IN AND FOR THE State of Virginia at Large
 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 3 DAY OF August
2015
Mary E. Carlton 139567
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: Feb. 28, 2019



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 AND PROPERTY LINE VACATION IS IN THE NAME OF:
 TAX MAP #29-24-00-000A (GPIN: S06a-1335-4760): ABLE ARCHER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM GRAFTON BUFFA GROUP, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 17, 2014, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON DECEMBER 19, 2014 IN INSTRUMENT #140020980.
 TAX MAP #29-24-00-000D1 (GPIN: S06a-1351-4391): GRAFTON BUFFA GROUP, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM THREE SISTERS, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND BANK OF AMERICA, N.A., AS TRUSTEE UNDER WILL OF JAMES E. RICH, JR. BY DEED DATED SEPTEMBER 19, 2001, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON SEPTEMBER 24, 2001 IN INSTRUMENT #010015514.
 TAX MAP #29-24-00-000D (GPIN: S06a-1170-4306): FPSI, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM VIRGINIA COMPANY BANK, BY DEED DATED NOVEMBER 30, 2007, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON DECEMBER 4, 2007 IN INSTRUMENT #070027989.
 TAX MAP #29-00-00-026 (GPIN: S06a-1371-4152): ABLE ARCHER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BUFFA PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 19, 2013, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON DECEMBER 23, 2013 IN INSTRUMENT #130024948.
 I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 1, 2015.
Donald W. Davis 1514 17
 DONALD W. DAVIS, L.S. DATE

YORK COUNTY CONTROL MONUMENTS

STA. 68- COORDINATES - U.S. SURVEY FEET - (RESET) 12072780.459 (E), 3592830.250 (N) ELEVATION = 48.48' (NGVD 1929 DATUM)
 STA. 89- COORDINATES - U.S. SURVEY FEET - (RESET) 12076514.058 (E), 3587856.900 (N) ELEVATION = 56.06' (NGVD 1929 DATUM)

TRUSTEE(S)

TRUSTEE'S CONSENT (ABLE ARCHER, LLC)
Conway H. Sheild, III 8/3/15
 JOHN A. NERE, JR. AND UNION SERVICE DATE
 CORPORATION, TRUSTEES, EITHER OF
 WHOM MAY ACT

BENEFICIARY: UNION FIRST MARKET BANK
 DEED OF TRUST DATE: DECEMBER 19, 2014
 RECORDED AS INSTRUMENT NO. 140020981

TRUSTEE'S CONSENT (ABLE ARCHER, LLC)
Conway H. Sheild, III 8/3/15
 JOHN A. NERE, JR. AND UNION SERVICE DATE
 CORPORATION, TRUSTEES, EITHER OF
 WHOM MAY ACT

BENEFICIARY: UNION FIRST MARKET BANK
 DEED OF TRUST DATE: DECEMBER 20, 2013;
 MODIFICATION DATE: DECEMBER 30, 2013
 RECORDED AS INSTRUMENT NO. 130024950 &
 INSTRUMENT NO. 140000189

TRUSTEE'S CONSENT (FPSI, L.L.C.)
Conway H. Sheild, III 8/4/15
 CONWAY H. SHEILD, III, TRUSTEE DATE
Mark C. Hankins 8/4/2015
 MARK C. HANKINS, TRUSTEE DATE

BENEFICIARY: EASTERN VIRGINIA BANKSHARES, INC.
 (FORMERLY VIRGINIA COMPANY BANK)
 DEED OF TRUST DATE: NOVEMBER 30, 2007
 RECORDED AS INSTRUMENT NO. 070027990

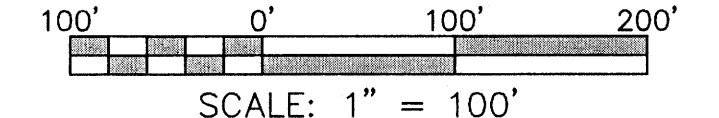
NOTES:

- THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, NUMBER 510182, MAP NUMBER 51199C0137D, EFFECTIVE DATE: JANUARY 16, 2015.
- THE PROPERTIES SHOWN HEREON ARE ZONED:
 R20 - MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
 THE MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT: 40' (FEET)
 SIDE: 15' (FEET)
 REAR: 30' (FEET)
 MINIMUM LOT SIZE: 20,000 SQ. FT.
 MINIMUM LOT WIDTH: 100' (FEET)
 MAXIMUM BUILDING HEIGHT: 35' (FEET)
 REQUIRED TRANSITIONAL BUFFER BETWEEN GB & R20: 35' (FEET)
 GB - GENERAL BUSINESS DISTRICT
 THE MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT: 45' (FEET)
 SIDE: 10' (FEET)
 REAR: 10' (FEET)
 MINIMUM LOT SIZE: 20,000 SQ. FT.
 MINIMUM LOT WIDTH: 100' (FEET)
 MAXIMUM BUILDING HEIGHT: 50' (FEET)
- PROPERTIES SHOWN HEREON IDENTIFIED AS TAX MAP PARCELS 29-24-00-000A, 29-24-00-000D, 29-24-00-000D1, AND 29-00-00-026.
- PROPERTIES SHOWN HEREON IDENTIFIED AS GPINS S06A-1335-4760, S06A-1351-4391, S06A-1371-4152, & S06A-1170-4306.
- 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 ABLE ARCHER, LLC; GRAFTON BUFFA GROUP, L.L.C.; AND FPSI L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- THE LIMITS OF THE NATURAL RESOURCES SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCES INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CBPA.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989

TOTAL SUBDIVIDED AREA: 15.8265 ACRES (689,407 SQ. FT.)

BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION
 BETWEEN THE PROPERTIES OF
GRAFTON BUFFA GROUP, L.L.C.,
ABLE ARCHER LLC,
& FPSI, L.L.C.
 GRAFTON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 100' DATE: OCTOBER 14, 2014

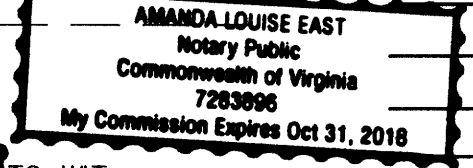
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE G
 YORKTOWN, VIRGINIA 23693
 SHEET 1 OF 2



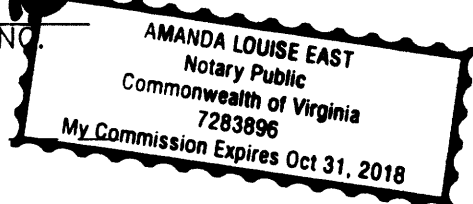
- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINES
- 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
- DENOTES PROPERTY LINE

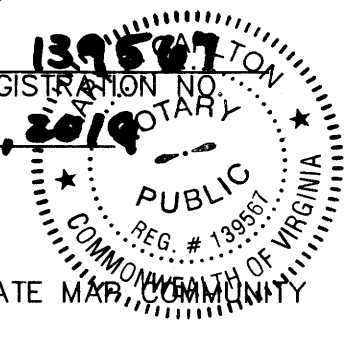
NOTARY PUBLIC FOR TRUSTEE(S)
 (ABLE ARCHER, LLC)
 STATE OF Virginia
 COUNTY/CITY OF Stafford News TO WIT:
 I, Amanda East, A NOTARY PUBLIC IN
 AND FOR THE State of Virginia
 DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS
 WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING
 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY
 JURISDICTION AFORESAID GIVEN UNDER MY HAND THIS
3 DAY OF August, 2015
Amanda East 7283896
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: 10/31/2018



NOTARY PUBLIC FOR TRUSTEE(S)
 (ABLE ARCHER, LLC)
 STATE OF Virginia
 COUNTY/CITY OF Stafford News TO WIT:
 I, Amanda East, A NOTARY PUBLIC IN
 AND FOR THE State of Virginia
 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
3 DAY OF August, 2015
Amanda East 7283896
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: 10/31/2018



NOTARY PUBLIC FOR TRUSTEE(S)
 (FPSI, L.L.C.)
 STATE OF Virginia
 COUNTY/CITY OF Stafford News TO WIT:
 I, Mary E. Carlton, A NOTARY PUBLIC IN
 AND FOR THE State of Virginia at Large
 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
4 DAY OF August, 2015
Mary E. Carlton 139567
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: Feb. 28, 2019



A P P R O V E D
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 10/29/15

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK
 POQUOSON CIRCUIT COURT THIS 30th 1:49pm
 DAY OF October 2015, THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # 150020199
Caul W Phillips D.C.
 CLERK
 BY: Kristen N. Nelson, Clerk