

OWNERSHIP CONSENT

THE VACATION OF THE PROPERTY LINE AS SHOWN HEREON IS WITH THE FREE CONSENT OF THE UNDERSIGNED OWNERS:

James Dygert 3-11-2020
JAMES DYGERT DATE

OWNER NOTARY

STATE OF VIRGINIA
CITY/COUNTY YORKTOWN TO WIT:
I, FARESSA RENEE SLAUGHTER, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 11th DAY OF MARCH, 2020
MY COMMISSION EXPIRES: APRIL 30, 2020

Faressa Renee Slaughter 7703644
NOTARY PUBLIC REG. NO.

UNIMPROVED 50' RIGHT-OF-WAY

Neil Morgan 3/12/2020
NEIL MORGAN - COUNTY OF YORK ADMINISTRATOR DATE

COUNTY OF YORK ADMINISTRATOR NOTARY (NEIL MORGAN)

STATE OF VIRGINIA
CITY/COUNTY YORK TO WIT:
I, Heather Schott, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 12 DAY OF March, 2020
MY COMMISSION EXPIRES: 4/30/2024

Heather Schott 7207859
NOTARY PUBLIC REG. NO. MY COMMISSION NUMBER 7207859

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT (GPIN: S08d-3696-2298) WAS TRANSFERRED BY DEED, DATED MAY 14, 2018 FROM ALICE M. COOKE (n/k/a ALICE FYE MARTIN) TO JAMES DYGERT, AND RECORDED ON MAY 14, 2018, IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT, AS INSTRUMENT #180008856.

David P. Campbell 3/10/20
DAVID P. CAMPBELL, 1419B DATE

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'.

FARESSA RENEE SLAUGHTER
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7703644
Commission Expires April 30, 2020

NOTES:

THE VACATION OF THE UNIMPROVED STUB STREET RIGHT-OF-WAY IDENTIFIED AS "50' R/W" SHOWN ON THE SUBDIVISION PLAT ENTITLED "PLAT OF THE PROPERTY OF FREDERICK J. RIGGINS & MARY H. RIGGINS", RECORDED IN P.B. 250, PG. 279, WAS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS BY ADOPTION OF ORDINANCE No. 19-14 ON NOVEMBER 19, 2019.

THE RESUBDIVISION OF THE PROPERTY FORMERLY WITHIN THE VACATED "50' RIGHT OF WAY" AND CONVEYANCE TO THE OWNERS OF THE ADJACENT PROPERTIES N/F OWNED BY JAMES C. AND BARBARA DYGERT (LOT 3), AND JAMES C. DYGERT (LOT 4), WAS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS BY ADOPTION OF RESOLUTION NO. 19-137 ON NOVEMBER 19, 2019.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDANT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, ALREADY OWNED BY JAMES DYGERT AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

CHESAPEAKE BAY/WATERSHED MANAGEMENT

THE LIMITS OF NATURAL RESOURCES ON THIS PROPERTY 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.

THIS PROPERTY IS IN THE RESOURCE MANAGEMENT AREA.

THIS LOT WAS LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

NOTES:

1. THE PROPERTY LINES SHOWN HEREON ARE PER ESTABLISHED LOT LINES ON THEODORE TREXLER SUBDIVISION PLAT (P.B. 5; PG. 104), VERIFIED PER FIELD SURVEY 1/2/2020 BY CAMPBELL LAND SURVEYING, INC. (NO TITLE REPORT FURNISHED AT TIME OF SURVEY)
2. EXISTING EASEMENTS MAY NOT BE SHOWN ON THIS PLAT.
3. PROPERTY IS SUBJECT TO RIGHTS OF WAY, EASEMENTS, COVENANTS, AND ALL MATTERS OF PUBLIC RECORD.
4. UNIMPROVED LOT.
5. ZONED RR

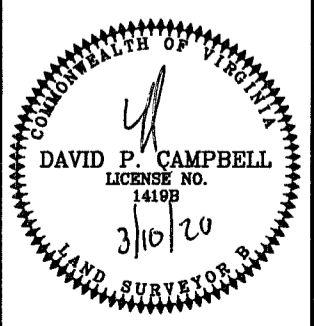
APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Erin Kussel
PLAT APPROVING AGENT
DATE: 3/12/2020

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 31st DAY OF March, 2020
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 200004604
TESTE: KRISTEN N. NELSON, CLERK
CLERK
BY: Megan Bowen D

#509 SEAFORD ROAD

SHEET 2 OF 2

OWNER NAME:
JAMES DYGERT
OWNER ADDRESS:
105 LUDLOW DRIVE
SEAFORD, VA 23696
GPIN: S08d-3696-2298
(EASTERLY 1/2 LOT 4 & 50'R/W)
TM #25E-01-00-004
ZONING: RR
PROPERTY ADDRESS: 509 SEAFORD ROAD
REFERENCE:
INST. #180008856
P.B. 5, PG. 104 (THEODORE TREXLER SUBDIVISION, SECTION A)
D.B. 250, PG. 279 (PLAT)
FLOOD ZONE: AE (7), X500
F. I. R. M.: 51199C0137D
DATE OF F.I.R.M.: 01/16/2015



F.B. 490, PG. 4

PROPERTY LINE VACATION PLAT
EASTERLY 1/2 LOT 4 AND 50' R/W
THEODORE TREXLER SUBDIVISION
LOT 4, SECTION A
(D.B. 5 , PG. 104)
GRAFTON DISTRICT YORK COUNTY, VIRGINIA
CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855, YORKTOWN, VA. 23692
(757) 890-0837
SCALE: 1"=50' DATE: 1/8/20
JOB NO.: 19-0578 19-0578_VAC.DWG