

VICINITY MAP SCALE: 1"=2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (080) - COORDINATES-U.S. SURVEY FEET-12086804.102(E), 3602837.683(N) NGVD (1929), ELEVATION = 4.62'
(079) - COORDINATES-U.S. SURVEY FEET-12085385.663(E), 3603347.096(N) NGVD (1929), ELEVATION = 4.15'

NOTARY PUBLIC FOR RUSSELL E. JOYNER
STATE OF Virginia
COUNTY/CITY OF Newport News
I, Irma A. Polanosky, A NOTARY PUBLIC...
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 8th DAY OF September, 2020.



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 #25-00-00-086

Russell E. Joyner 9/8/20
Julie B. Joyner 9/8/20

TRUSTEE FOR:

TAX MAP #25-00-00-086

ALEXIS SWANN, PRESIDENT FOR TBVAT, LLC (TRUSTEE) BENEFICIARY: TOWNEBANK DEED OF TRUST DATED: SEPTEMBER 16, 2019 RECORDED AS INSTRUMENT NO.: 190015131

TAX MAP #25-00-00-068

Waide H. Garnett 9/8/20

NOTARY PUBLIC FOR JULIE B. JOYNER
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Irma A. Polanosky, A NOTARY PUBLIC...
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 8th DAY OF September, 2020.



NOTARY PUBLIC FOR OWNER: WADE E. GARNETT
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Irma A. Polanosky, A NOTARY PUBLIC...
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 8th DAY OF September, 2020.



NOTES:

- PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE 'AE' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER: 51199C0133D, 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 LOTS WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE LEGAL NON-CONFORMING LOTS IN ACCORDANCE WITH SEC. 24.1-801 OF THE YORK COUNTY ZONING ORDINANCE.
THE TAX MAP NUMBERS FOR THE PROPERTIES SHOWN HEREON: 25-00-00-068 (106 SHIRLEY ROAD) 25-00-00-086 (1722 BACK CREEK ROAD)
THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON: U09a-2278-3681 (106 SHIRLEY ROAD) U09a-2332-3531 (1722 BACK CREEK ROAD)
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 RUSSELL E. AND JULIE B. JOYNER AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
THE TWO (2) SUBJECT PARCELS SHOWN HEREON ARE SERVED BY PUBLIC SANITARY SEWER SERVICE PROVIDED BY THE COUNTY OF YORK AND PUBLIC WATER SERVICE PROVIDED BY NEWPORT NEWS WATERWORKS.
PROPERTY WITHIN THIS BOUNDARY LINE ADJUSTMENT IS LOCATED IN A RESOURCE MANAGEMENT AREA (RMA). NO LAND IN THE BOUNDARY LINE ADJUSTMENT SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE RESOURCE MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 23.2 CHESAPEAKE BAY PRESERVATION AREAS OF THE YORK COUNTY ORDINANCE.
THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREAS (CBPA) HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY FUTURE DEVELOPMENT A NATURAL RESOURCES INVENTORY WILL BE REQUIRED.
THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

BOUNDARY LINE ADJUSTMENT PLAT BETWEEN THE PROPERTIES OF RUSSELL E. JOYNER & JULIE B. JOYNER AND WADE H. GARNETT GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: AS SHOWN DATE: NOVEMBER 28, 2017 SHEET 1 OF 2

DAVIS & ASSOCIATES, P.C. LAND SURVEYORS AND PLANNERS 3630-G GEORGE WASHINGTON MEMORIAL HIGHWAY YORKTOWN, VIRGINIA 23693 (757)867-8583

- SYMBOLS -

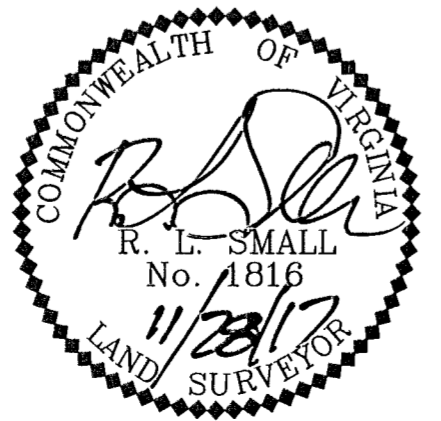
- o--- DENOTES IRON PIPE FOUND
---•--- DENOTES IRON ROD FOUND
---x--- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
---□--- DENOTES CONCRETE MONUMENT FOUND
---■--- DENOTES CONCRETE MONUMENT TO BE SET

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 'A': (TAX MAP #: 25-00-00-068): WADE H. GARNETT AND WAS ACQUIRED FROM RANDY GLEN SHIFLETT BY DEED DATED 24 JUNE, 2011 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON 30 JUNE, 2011 IN INSTRUMENT NUMBER 110009897.
PARCEL 'B': (TAX MAP #: 25-00-00-086): RUSSELL E. JOYNER AND JULIE B. JOYNER, HUSBAND AND WIFE, AND WAS ACQUIRED FROM THOMAS K. DEMPSEY AND NANCY P. DEMPSEY, HUSBAND AND WIFE, BY DEED DATED 24 NOVEMBER, 1976 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON 24 NOVEMBER, 1976 IN DEED BOOK 294, PAGE 566.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 1, 2021. R. L. SMALL, L.S. 11/28/17 DATE



NOTARY PUBLIC FOR TRUSTEE: TBVAT, LLC

ALEXIS SWANN, PRESIDENT
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Irma A. Polanosky, A NOTARY PUBLIC...
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 8th DAY OF September, 2020.



TOTAL BOUNDARY ADJUSTED PARCEL AREAS

PARCEL 'A' (TAX MAP #: 25-00-00-068) FORMER AREA= 0.3640 ACRE (15,857 S.F.) NEW AREA= 0.3337 ACRE (14,538 S.F.)

PARCEL 'B' (TAX MAP #: 25-00-00-086) FORMER AREA= 0.7265 ACRE (31,648 S.F.) NEW AREA= 0.7568 ACRE (32,967 S.F.)

TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT

NEW AREA= 1.0905 ACRES (47,505 S.F.)

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: Jason Kassel PLAT APPROVING AGENT DATE: SEPTEMBER 9, 2020

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 14th DAY OF September 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 200015288 TESTE: Kristen N. Nelson CLERK BY: Darlene Utthelt, De

*20SEP14PM3:10