

VICINITY MAP  
SCALE: 1"=2000'

**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.

**OWNER'S CONSENT**  
LEWIS GRIFFIN ESTATE  
PART OF LOT 7 & PART OF LOT 8  
*[Signature]* 22 Dec 2020  
ROGER McLELLON, PRESIDENT DATE  
MARQUEE HOMES, INC.

**NOTARY FOR ROGER McLELLON**  
STATE OF VIRGINIA TO WIT:  
I, Mariah C. Venus, A NOTARY PUBLIC IN AND FOR THE Commonwealth of Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 22 DAY OF Dec, 2020  
*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 31 2022  
REGISTRATION NO.: 7798772

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1':20,000'.

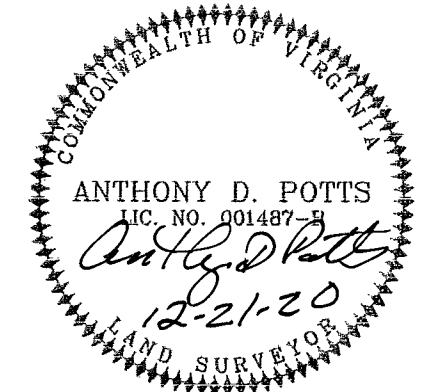
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION PLAT IS OWNED AS FOLLOWS:

**PART OF LOT 7**  
TAX MAP NO. 38-03-00-000E1, GPIN W03C-0344-0896 & **PART OF LOT 8**  
TAX MAP NO. 38-03-00-000A, GPIN W03C-0564-1084  
ARE IN THE NAME OF MARQUEE HOMES, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM MATTHEW N. THOMAS; DELLMON P. THOMAS; MARY ELIZABETH WALKER, GWENDOLYN MARTIN, ELLIS WASHINGTON, III, SHELLA PRESSLEY & KENNETH WASHINGTON, SOLE HEIRS OF ROSETTA WASHINGTON, DECEASED; DON R. THOMAS, DWIGHT THOMAS, JOHN H. THOMAS, JR. & NATOSHA JOHNSON, SOLE HEIRS OF JOHN HENDERSON THOMAS, DECEASED; LLOYD J. THOMAS, JR., DONALD THOMAS & PAMELA THOMAS, SOLE HEIRS OF LLOYD G. THOMAS (A/K/A LLOYD J. THOMAS & LLOYD J. THOMAS SR.); ERNESTINE THOMAS; LOUIS A. THOMAS; FRANKLIN THOMAS, AS SOLE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JAMES WILLIE THOMAS; KARL HOLMES, JR., CYNTHIA DENISE HOLMES-MURRAY, BRANDON J. THOMAS (INCORRECTLY REFERENCED AS BRANDY GERMAINE THOMAS IN THE LAST WILL AND TESTAMENT OF ETHEL MAE THOMAS); TYRENA THOMAS, & NIESHA THOMAS, AS SOLE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF ETHEL MAE THOMAS BY DEED DATED NOVEMBER 16, 2018 AND RECORDED NOVEMBER 13, 2019 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT NO. 190018775.

AND IN THE NAME OF MARQUEE HOMES, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM MATTHEW N. THOMAS; DELLMON P. THOMAS; MARY ELIZABETH WALKER, GWENDOLYN MARTIN, ELLIS WASHINGTON, III, SHELLA PRESSLEY & KENNETH WASHINGTON, SOLE HEIRS OF ROSETTA WASHINGTON, DECEASED; DON R. THOMAS, DWIGHT THOMAS, JOHN H. THOMAS, JR. & NATOSHA JOHNSON, SOLE HEIRS OF JOHN HENDERSON THOMAS, DECEASED; LLOYD J. THOMAS, JR., DONALD THOMAS & PAMELA THOMAS, SOLE HEIRS OF LLOYD G. THOMAS; ERNESTINE THOMAS; LOUIS A. THOMAS, FRANKLIN THOMAS, AS SOLE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JAMES WILLIE THOMAS; KARL HOLMES, JR., CYNTHIA DENISE HOLMES-MURRAY, BRANDON J. THOMAS (INCORRECTLY REFERENCED AS BRANDY GERMAINE THOMAS IN THE LAST WILL AND TESTAMENT OF ETHEL MAE THOMAS); TYRENA THOMAS, & NIESHA THOMAS, AS SOLE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF ETHEL MAE THOMAS BY CORRECTIVE AFFIDAVIT DATED SEPTEMBER 21, 2020 AND RECORDED SEPTEMBER 22, 2020 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT NO. 200015874.

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 10, 2021.

BY: Anthony D. Potts 12-21-20  
ANTHONY D. POTTS, LS DATE



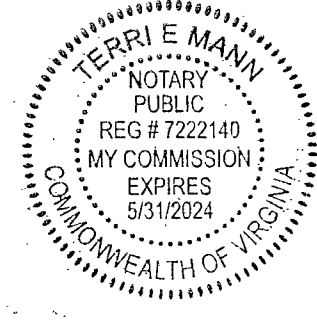
**PRIMARY U.S. GEODETIC CONTROL MONUMENTS:**

(119) - A 3-1/4" DISK, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 119," THE DISK IS LOCATED ON WYTHE CREEK ROAD, (S.R. #172), OPPOSITE ROUTE CARY'S CHAPEL ROAD (S.R. #782), 25' EAST OF THE CENTERLINE OF WYTHE CREEK ROAD, 13.0' WEST OF UTILITY POLE #ND-51.  
COORDINATES-U.S. SURVEY FEET-  
12097204.377 (X), 3509944.987(Y)  
ELEVATION=8.18' (NAVD 88)

**TRUSTEE'S CONSENT (VILLAGE BANK)**  
LEWIS GRIFFIN ESTATE  
PART OF LOT 7 & PART OF LOT 8  
*[Signature]* 12-30-2020  
WILLIAM G. FOSTER AND MAX C. MOREHEAD, JR., TRUSTEES DATE  
EITHER OF WHOM MAY ACT  
BENEFICIARY: VILLAGE BANK  
DEED OF TRUST DATED NOVEMBER 8, 2019  
RECORDED AS INSTRUMENT NO. 190018776

**NOTARY FOR WILLIAM G. FOSTER AND MAX C. MOREHEAD, JR.**  
STATE OF VIRGINIA TO WIT:  
I, Terrie E. Mann, A NOTARY PUBLIC IN AND FOR THE Commonwealth of Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 30 DAY OF December, 2020  
*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/31/2024  
REGISTRATION NO.: 7222140



MARIAH CLEMENTS VENUS  
NOTARY PUBLIC  
REG. # 7798772  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAY 31, 2022

- NOTES:**
- THE SUBJECT PROPERTY IS LOCATED IN FIRM ZONES AE, (EL B)(AREA OF 1% ANNUAL CHANCE FLOOD) & X (SHADED)(AREA OF 0.2% ANNUAL CHANCE FLOOD) SHOWN ON COMMUNITY PANEL NO. 510182 0157 D DATED JANUARY 16, 2015 (INDEX DATE JAN. 16, 2015) MAP NO. 51199C0157D
  - PART OF THE AREA CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION IS WITHIN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA.
  - THE PROPERTY SHOWN HEREON IS ZONED R20, (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL), AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS:  
MINIMUM LOT AREA: 20,000 SF  
MINIMUM LOT WIDTH: 100'  
MAXIMUM BUILDING HEIGHT: 35'  
MINIMUM FRONT BUILDING SETBACK: 40'  
MINIMUM SIDE BUILDING SETBACK: 15'  
MINIMUM REAR BUILDING SETBACK: 30'
  - THE PROPERTY LINES IN THE VICINITY OF THE BOUNDARY LINE TO BE ADJUSTED WAS FIELD SURVEYED ON APRIL 1, 2018
  - **PART OF LOT 7**  
MARQUEE HOMES, INC.  
#410A CARY'S CHAPEL ROAD  
GPIN W03C-0344-0896  
TAX MAP NO. 38-03-00-000E1  
**PART OF LOT 8**  
MARQUEE HOMES, INC.  
#410 CARY'S CHAPEL ROAD  
GPIN W03C-0564-1084  
TAX MAP NO. 38-03-00-000A
  - THE LIMITS OF NATURAL RESOURCES AS NOTED 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 CHESAPEAKE BAY PRESERVATION AREA.
  - THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
  - THE UTILITY EASEMENT RESERVED UNTO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY UNLESS OTHERWISE NOTED. RESERVATION OF SUCH EASEMENT BY THE COUNTY ALSO INCLUDE: (I) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (II) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS AND GAS UTILITY FACILITIES.

REF: DB 342 PG 698, PB 10 PG 374, DB 255 PG 555

**BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION ON THE PROPERTIES OF MARQUEE HOMES, INC.**

BETHEL DISTRICT  
YORK COUNTY, VIRGINIA

ADPA  
*[Signature]*  
A.D. POTTS & ASSOCIATES, INC.  
11524 JEFFERSON AVENUE  
NEWPORT NEWS, VIRGINIA 23601  
PHONE: (757) 595-4810  
1"=60' DECEMBER 21, 2020  
SHEET 1 OF 2

- LEGEND**
- IPF IRON PIPE FOUND
  - RBF REBAR FOUND
  - RBS REBAR TO BE SET

**UTILITY NOTES:**  
WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.  
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Sharon Kassel  
PLAT APPROVING AGENT  
DATE: JANUARY 12, 2021

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 13 DAY OF JANUARY, 2021, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 210000933

TESTE: KRISTEN N. NELSON, CLERK

BY: Leah Thye DC CLERK  
DEPUTY CLERK

AREA OF LOT 7A.....0.4591 ACRES  
AREA OF LOT 8A.....0.9686 ACRES  
TOTAL AREA .....1.4277 ACRES