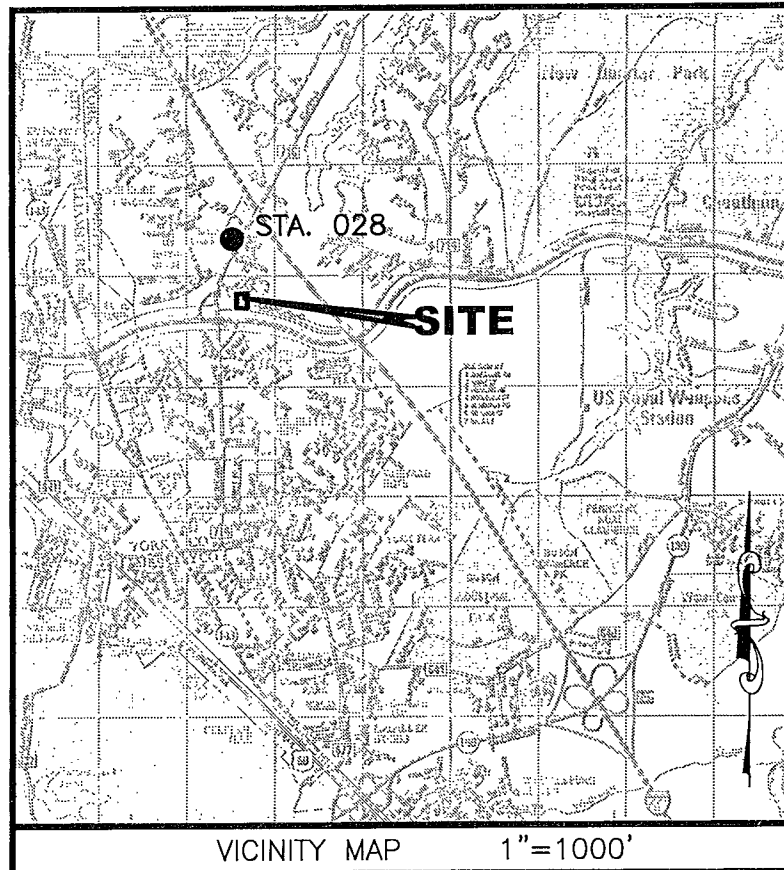


YORK COUNTY SURVEY MONUMENT

STA. NO. 028
 E: 12,014,544.127
 N: 3,631,542.194
 ELEV: 70.67' (NGVD 1929)



BOUNDARY LINE ADJUSTMENT
 OF THE PROPERTIES OF
THE VERONICA M. PAYNE TRUST

BRUTON DISTRICT YORK COUNTY VIRGINIA

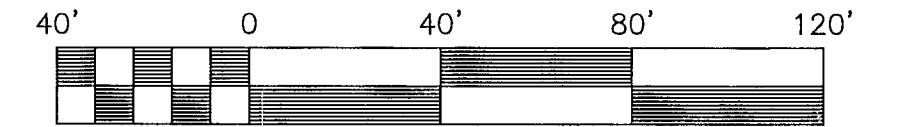
DATE: 12/16/2020 SCALE: 1"=40' JOB #: 07-022

LandTech Resources, Inc.
 Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E Road, Williamsburg, Virginia 23188

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com



GENERAL NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 6, PG. 85
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" PER FLOOD INSURANCE RATE MAP #51199C0043D DATED JANUARY 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THIS PLAT IS BASED ON A PHYSICAL SURVEY COMPLETED 09/30/2019.
7. THIS PROPERTY DOES NOT LIE WITHIN THE RESOURCE PROTECTION ZONE (RPA)
8. THE LIMITS OF NATURAL RESOURCES ON THE PROPERTIES SHOWN HEREON HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2-CHESAPEAKE BAY PRESERVATION AREA ORDINANCE, INCLUDING THE REQUIREMENT FOR A NATURAL RESOURCES INVENTORY.

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.

Veronica M. Payne 22 January 2021
 VERONICA M. PAYNE TRUSTEE OF THE VERONICA M. PAYNE TRUST DATE

Linda Pay Vergakis
 NOTARY PUBLIC
 Registration # 7623437
 Commonwealth of Virginia
 My Commission Expires 08/31/22

NOTARY STATEMENT FOR VERONICA M. PAYNE

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

TO WIT:
 I, LINDA VERGAKIS, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 22 DAY OF JANUARY, 2021.

Linda Vergakis
 NOTARY PUBLIC

MY COMMISSION EXPIRES AUGUST 31, 2022

REGISTRATION NO. 7623437

SURVEYOR'S CERTIFICATE

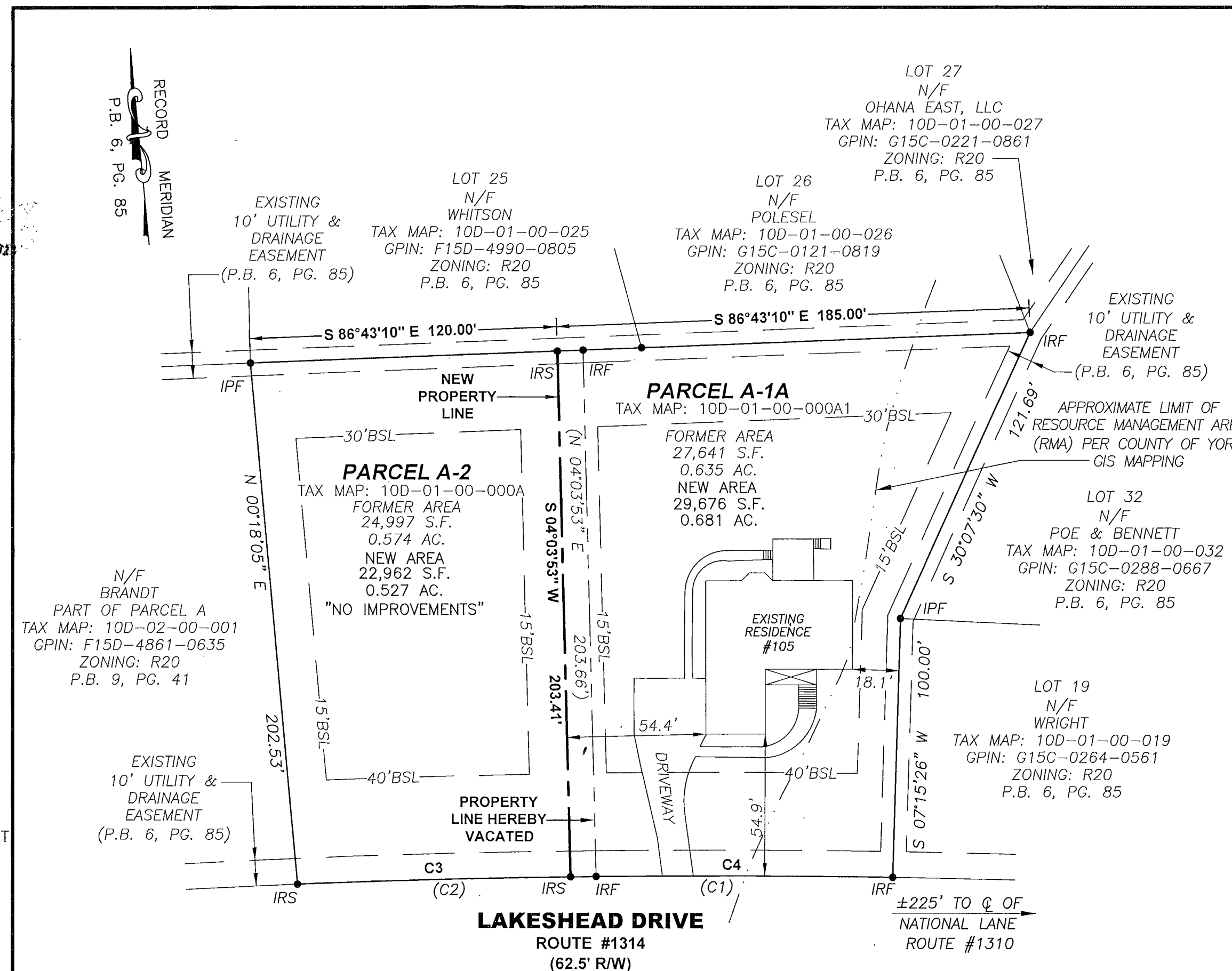
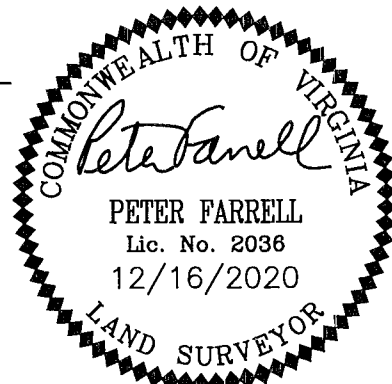
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS OWNED VERONICA M. PAYNE, TRUSTEE, UNDER A TRUST AGREEMENT DATED THE 20TH DAY OF JULY, 2015, UNRECORDED, AND IDENTIFIED AS THE VERONICA M. PAYNE TRUST AND WAS ACQUIRED FROM VERONICA M. PAYNE, FORMERLY KNOWN AS VERONICA MCMANUS PAYNE FITE, BY DEED DATED JULY 20, 2015 AND DULY RECORDED AS INSTRUMENT NO. 150014511 ON AUGUST 7, 2015, CORRECTED BY DEED OF CORRECTION DATED DECEMBER 4, 2019 AND DULY RECORDED AS INSTRUMENT NO. 200000278 ON JANUARY 6, 2020.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 31, 2021.

Peter Farrell 12/16/2020
 PETER FARRELL, L.S. 2036 DATE



PROPERTY INFORMATION:

TAX MAP: 10D-01-00-000A1
 GPIN: G15C-0114-0634
 ADDRESS: 105 LAKESHEAD DRIVE
 ZONING: R20: MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
 FRONT SETBACK: 40'
 SIDE SETBACK: 15'
 REAR SETBACK: 30'

TAX MAP: 10D-01-00-000A
 GPIN: F15D-4984-0631
 ADDRESS: 103 LAKESHEAD DRIVE
 ZONING: R20: MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
 FRONT SETBACK: 40'
 SIDE SETBACK: 15'
 REAR SETBACK: 30'

UTILITIES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PRIVATE WATER SERVICE PROVIDED BY AQUA VIRGINIA.
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER SYSTEM PROVIDED BY YORK COUNTY.

AREA TABULATION

	FORMER AREA	NEW AREA
PARCEL A-1A	27,641 S.F. 0.635 AC.	29,676 S.F. 0.681 AC.
PARCEL A-2	24,997 S.F. 0.574 AC.	22,962 S.F. 0.527 AC.
TOTAL AREA	52,169 S.F. 1.198 AC.	

REFERENCE:
 P.B. 6, PG. 85
 INST. #150014511

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Sandra Kassel*
 PLAT APPROVING AGENT

DATE: February 10, 2021

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 17 DAY OF February 2021 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 210003246.

TESTE: *Kristen N. Nelson*
 CLERK

BY: *Leah King DC*

FORMER LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4069.72'	116.00'	116.00'	N 84°24'00" W	1°37'59"
C2	4069.72'	116.70'	116.69'	N 86°02'17" W	1°38'35"

NEW LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	4069.72'	106.70'	106.70'	N 86°06'30" W	1°30'08"
C4	4069.72'	126.00'	126.00'	N 84°28'13" W	1°46'26"

LEGEND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 IRS = IRON ROD TO BE SET
 BSL = BUILDING SETBACK LINE