

STREET INDEX table with columns for SYMBOL, STREET, and ROUTE. Lists 26 streets including Goodwin Neck Road, Falling Spring Run, Amory Lane, Grafton Drive, etc.

YORK COUNTY CONTROL MONUMENTS

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

VICINITY MAP 1" = 2,000'

OWNER'S CONSENT

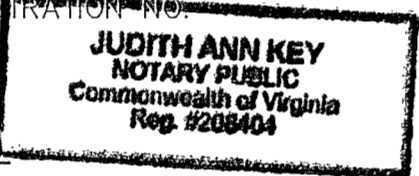
THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.

Signature of Conway H. Sheild III, Manager. ABLER ARCHER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY DATE BY: CONWAY H. SHEILD, III, MANAGER

NOTARY PUBLIC FOR OWNERS

STATE OF Virginia COUNTY/CITY OF Newport News TO WIT: I, Judith Ann Key, A NOTARY PUBLIC IN AND FOR THE City of Newport News 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 22nd DAY OF January, 2021

Signature of Judith Ann Key, Notary Public. My commission expires: Oct 31, 2022



TRUSTEE'S CONSENT (ABLE ARCHER, LLC)

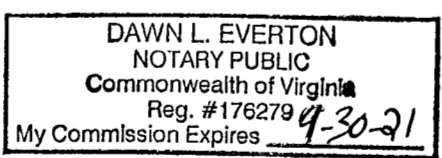
Signature of Frank W. Haislip. JOHN A. NERE AND UNION SERVICE CORPORATION, (ACTING AGENT: FRANK W. HAISLIP) DATE 1/27/21

EITHER OF WHOM MAY ACT BENEFICIARY: UNION FIRST MARKET DEED OF TRUST DATED DECEMBER 19, 2014 RECORDED AS INSTRUMENT NO. 140020981

NOTARY PUBLIC FOR TRUSTEES

STATE OF Virginia COUNTY/CITY OF Newport News TO WIT: I, Dawn L. Everton, A NOTARY PUBLIC IN AND FOR THE City of Newport News 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 27th DAY OF January, 2021

Signature of Dawn L. Everton, Notary Public. My commission expires: 9-30-21



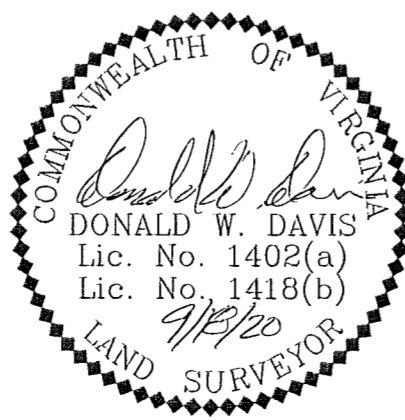
SURVEYOR'S CERTIFICATION

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 ABLE ARCHER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM GRAFTON BUFFA GROUP, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND FPSI, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF BOUNDARY LINE AGREEMENT, DEED OF CONVEYANCE, AND QUIT CLAIM DATED AUGUST 28, 2015, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2015 IN INSTRUMENT #150020201.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 1, 2021.

Signature of Donald W. Davis, L.S. DATE 1/18/20



GENERAL NOTES:

- 1. THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0137D, EFFECTIVE DATE: JANUARY 16, 2015.
2. 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)
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) REQUIRED TRANSITIONAL BUFFER BETWEEN GB & R20: 35' (FEET)
3. PROPERTIES SHOWN HEREON IDENTIFIED AS TAX MAP PARCELS 29-24-00-000A & 29-24-00-000BB.
4. PROPERTIES SHOWN HEREON IDENTIFIED AS GPINS S06A-1335-4760 & S06A-1089-4532.
5. 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 AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
6. THE LIMITS OF NATURAL RESOURCES 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, IF ANY, OF THE CHESAPEAKE MAY PRESERVATION AREAS. THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989

EASEMENT NOTE:

THE DRAINAGE AND UTILITY EASEMENT RESERVED UNTO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENT TO THE COUNTY ALSO INCLUDE:

- 1. 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
2. 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.

TOTAL SUBDIVIDED AREA: 573,293 SQ. FT. (13.1610 ACRES)

BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION BETWEEN

PARCEL A-1 RESUBDIVISION AND PROPERTY LINE VACATION PLAT OF GRAFTON SHOPPING CENTER INSTRUMENT #170008090

& NEW PARCEL B BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION BETWEEN THE PROPERTIES OF GRAFTON BUFFA GROUP, L.L.C., ABLE ARCHER LLC, & FPSI, L.L.C. INSTRUMENT #150020199

GRAFTON MAGISTERIAL DISTRICT - COUNTY OF YORK, VIRGINIA SCALE: 1" = 100' DATE: SEPTEMBER 18, 2020

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

SHEET 1 OF 2

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 18 DAY OF February, 2021, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 210003376

TEST: Kristen N. Nelson CLERK

BY: Leah King DC

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: Susan Kassel PLAT APPROVING AGENT DATE: JANUARY 29, 2021