

VICINITY MAP
SCALE: 1"=2,000'

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.

[Signature] DATE: 7/18/2022
AMY M. ALMOND
[Signature] DATE: 7/18/22
KEVIN S. ALMOND
[Signature] DATE: 7-18-2022
DEBRA BULLOCK



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 IS IN THE NAME OF:
PARCEL 1: GPIN #: U07b-4358-3133
AMY M. ALMOND & KEVIN S. ALMOND AND WAS ACQUIRED FROM GAIL A. PEARSON BY DEED OF CORRECTION AND CONFIRMATION DATED AUGUST 9, 2021 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON 19 AUGUST, 2021 IN INSTRUMENT #210017183.
PARCEL 2: GPIN #: U07b-4434-3461:
AMY M. ALMOND & DEBRA BULLOCK AND WAS ACQUIRED FROM AMY M. ALMOND & KEVIN S. ALMOND BY VIRGINIA QUIT CLAIM DEED DATED 25 MAY 2022 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON 25 MAY, 2022 IN INSTRUMENT #220009021.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 2, 2022.
[Signature] DATE: 12/2/21
R. L. SMALL, L.S.

PRIMARY YORK COUNTY GEODETIC CONTROL MONUMENTS

91	COORDINATES (US SURVEY FEET) - 12085613.187 (E) ELEVATION (NGVD 1929) - 9.21' ELEVATION (NAVD 1988) - 8.16'
94	COORDINATES (US SURVEY FEET) - 12091035.793 (E) ELEVATION (NGVD 1929) - 3.74' ELEVATION (NAVD 1988) - 2.69'

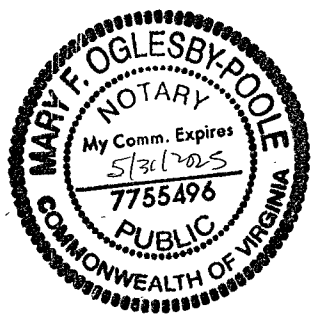
LOT AREA TABLES:

ORIGINAL LOT AREA TABLE	
LOT	AREA
PARCEL 1 (PARCEL "C")	99,480± S.F. (2.28± ACRES)
PARCEL 2	229,714± S.F. (5.27± ACRES)
TOTAL AREA:	329,194± S.F. (7.56± ACRES)

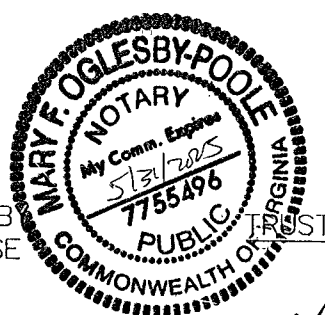
NEW LOT AREA TABLE	
LOT	AREA
PARCEL 1-A	122,304± S.F. (2.81± ACRES)
ABOVE 4' CONTOUR LINE	
	83,211± S.F. (1.91± ACRES)
PARCEL 2-A	206,562± S.F. (4.74± ACRES)
ABOVE 4' CONTOUR LINE	
	91,111± S.F. (2.06± ACRES)
RIGHT-OF-WAY DEDICATION	328 S.F. (0.01 ACRE)
TOTAL AREA:	329,194± S.F. (7.56± ACRES)

TOTAL SUBDIVIDED AREA=329,194± S.F. (7.56± ACRES)

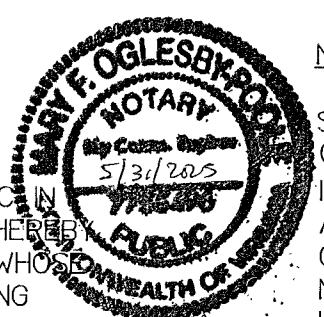
NOTARY PUBLIC FOR AMY M. ALMOND
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 18th DAY OF July, 2022.
[Signature] 7755496
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5/31/2025



NOTARY PUBLIC FOR KEVIN S. ALMOND
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, *[Signature]*, A NOTARY PUBLIC IN 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 18th DAY OF July, 2022.
[Signature] 7755496
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5/31/2025



NOTARY PUBLIC FOR TRUSTEE
STATE OF Virginia
COUNTY/CITY OF Chesterfield TO WIT:
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 1st DAY OF September, 2022.
[Signature] 7964923
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 9-30-25



NOTES

- THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONES 'X'(SHADED) & AE(8)' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0141D, EFFECTIVE DATE: JANUARY 16, 2015.
- THE PROPERTIES SHOWN HEREON ARE ZONED: RR - RURAL RESIDENTIAL DISTRICT
THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 50' (FEET)
SIDE: 20' (FEET)
REAR: 50' (FEET)
MINIMUM LOT SIZE: 1.00 ACRE
MINIMUM LOT WIDTH: 150' (FEET)
MAXIMUM BUILDING HEIGHT: 35' (FEET)
- PROPERTIES SHOWN HEREON IDENTIFIED AS GPINS U07b-4358-3133 & U07b-4434-3461.
- PROPERTY ADDRESSES: #303 & #305 SHIP POINT ROAD.
- PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
- PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC SEWER PROVIDED BY YORK COUNTY.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 AMY M. ALMOND & KEVIN S. ALMOND, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- 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 BAY PRESERVATION AREAS.
- THE SUBJECT LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
- ANY FUTURE DWELLINGS CONSTRUCTED WILL HAVE TO MEET THE REQUIREMENTS OF YORK COUNTY CODE SECTIONS 24.1-233 AND 24.1-261.
- THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL, BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.29(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- ANY EXISTING PRIVATE WELLS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF HEALTH PRIVATE WELL REGULATIONS AND REQUIREMENTS AND YORK COUNTY CODE.

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF AMY M. ALMOND & KEVIN S. ALMOND AND AMY M. ALMOND & DEBRA BULLOCK BEING PARCEL 1 & PARCEL 2 GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=60' DATE: DECEMBER 2, 2021
DAVIS & ASSOCIATES, P.C. SURVEYORS - PLANNERS #3630 GEORGE WASHINGTON MEMORIAL HIGHWAY - SUITE G YORKTOWN, VIRGINIA 23693 SHEET 1 OF 2

SYMBOLS

- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- 50' B
- 50' PROPERTY LINE
- DENOTES MINIMUM BUILDING SETBACK LINES

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *[Signature]* for SUSAN KASSEL
CLERK APPROVING AGENT
DATE: 9/9/22

APPROVED
VIRGINIA DEPARTMENT OF TRANSPORTATION
BY: *[Signature]*
DATE: 9 Sep. 2022

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 12th DAY OF September 20 22, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 2200 15852
TESTE: *[Signature]* CLERK
BY: *[Signature]*