GENERAL NOTES:

1. OWNERS: PETER P. MATHEWS & ANN R. MATHEWS

2. TAX PARCELS: 84-2-B9, 84-2-B81, & 84-2-B82

3. SOURCE OF TITLE: INST. 220002981

4. A SURVEY WAS PERFORMED ON THIS PROPERTY IN SEPTEMBER 2022 WITH A BOUNDARY CLOSURE WHOSE PRECESION EXCEEDS 1:10,000.

5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN OR WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES AND UNDERGROUND STRUCTURES NOT OBSERVED DURING THE COURSE OF THE SURVEY.

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 510010760G, DATED 05-18-15, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (6 BFE).

7. PLAT REFERENCES:
P.B. 95, P. 162
P.B. 12, P. 66
P.B. 16, P. 33
P.B. 88, P. 47
P.B. 93, P. 94

8. AREA "X" REPRESENTS 2,289 SQ. FT. OF ORIGINAL PARCEL B-8-2 AND 3,158 SQ. FT. OR ORIGINAL PARCEL B-9 HEREBY CONVEYED TO ORIGINAL PARCEL B-8-1 MAKING IT MORE COMPLIANT WITH CURRENT ZONING REGULATIONS.

Parcel ID: 084A02010000003

THE REALIGNMENT AND PLATTING OF PROPERTY SHOWN HEREON WAS PERFORMED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES

PETER P. MATHEWS, 12/16/25 DATE

ANN R. MATHEWS, 12/16/25 DATE

WE, THE UNDERSIGNED NOTARIES PUBLIC, IN AND FOR OUR COUNTY AND STATE, DO HEREBY CERTIFY THAT THE SIGNATORES HERETO, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, DATED APRIL 8, 2025, HAVE ACKNOWLEDGED THE SAME BEFORE US IN OUR RESPECTIVE COUNTY AND STATE, GIVEN UNDER OUR HAND ON THE DATES SHOWN HEREON.

Myra Morris Jenkins, 12/16/25
NOTARY PUBLIC FOR PETER P. MATHEWS DATE
COUNTY OF Accomack STATE OF VA
MY COMMISSION EXPIRES 08/31/2028

MYRA MORRIS JENKINS
NOTARY PUBLIC
REGISTRATION # 157041
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES

Myra Morris Jenkins, 12/16/25
NOTARY PUBLIC FOR ANN R. MATHEWS DATE
COUNTY OF Accomack STATE OF VA
MY COMMISSION EXPIRES 08/31/2028

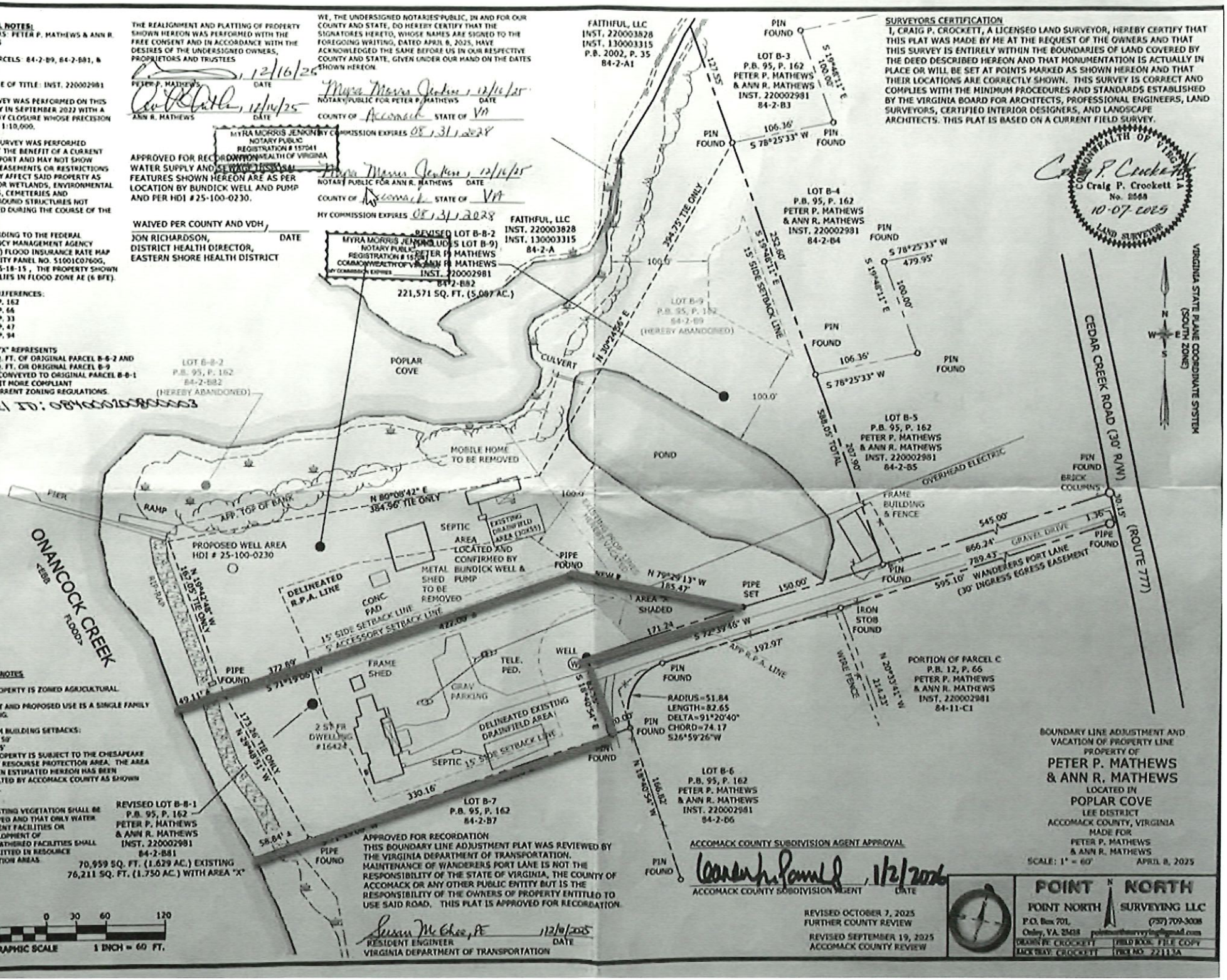
APPROVED FOR RECORDATION
WATER SUPPLY AND SEWAGE DISPOSAL FEATURES SHOWN HEREON ARE AS PER LOCATION BY BUNDICK WELL AND PUMP AND PER HDI #25-100-0230.

WAIVED PER COUNTY AND VDH,
JON RICHARDSON, DATE
DISTRICT HEALTH DIRECTOR,
EASTERN SHORE HEALTH DISTRICT

SURVEYORS CERTIFICATION

I, CRAIG P. CROCKETT, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE REQUEST OF THE OWNERS AND THAT THIS SURVEY IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEED DESCRIBED HEREON AND THAT MONUMENTATION IS ACTUALLY IN PLACE OR WILL BE SET AT POINTS MARKED AS SHOWN HEREON AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

COMMONWEALTH OF VIRGINIA
Craig P. Crockett
Craig P. Crockett
No. 2568
10-07-2025
LAND SURVEYOR



ZONING NOTES

THIS PROPERTY IS ZONED AGRICULTURAL.

CURRENT AND PROPOSED USE IS A SINGLE FAMILY DWELLING.

MINIMUM BUILDING SETBACKS:
FRONT - 50'
SIDE - 15'
THIS PROPERTY IS SUBJECT TO THE CHESAPEAKE BAY ACT RESOURSE PROTECTION AREA. THE AREA HAS BEEN ESTIMATED HEREON HAS BEEN DELINEATED BY ACCOMACK COUNTY AS SHOWN HEREON.

ALL EXISTING VEGETATION SHALL BE PRESERVED AND THAT ONLY WATER DEPENDENT FACILITIES OR REDEVELOPMENT OF GRANDFATHERED FACILITIES SHALL BE PERMITTED IN RESOURCE PROTECTION AREAS.

APPROVED FOR RECORDATION
THIS BOUNDARY LINE ADJUSTMENT PLAT WAS REVIEWED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. MAINTENANCE OF WANDERERS PORT LANE IS NOT THE RESPONSIBILITY OF THE STATE OF VIRGINIA, THE COUNTY OF ACCOMACK OR ANY OTHER PUBLIC ENTITY BUT IS THE RESPONSIBILITY OF THE OWNERS OF PROPERTY ENTITLED TO USE SAID ROAD. THIS PLAT IS APPROVED FOR RECORDATION.

Susan McGhee, PE 12/16/2025
RESIDENT ENGINEER DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

ACCOMACK COUNTY SUBDIVISION AGENT APPROVAL

1/2/2026
ACCOMACK COUNTY SUBDIVISION AGENT DATE

REVISED OCTOBER 7, 2025
FURTHER COUNTY REVIEW

REVISED SEPTEMBER 19, 2025
ACCOMACK COUNTY REVIEW

60 0 30 60 120
GRAPHIC SCALE 1 INCH = 60 FT.

BOUNDARY LINE ADJUSTMENT AND VACATION OF PROPERTY LINE
PROPERTY OF
PETER P. MATHEWS
& ANN R. MATHEWS
LOCATED IN
POPLAR COVE
LEE DISTRICT
ACCOMACK COUNTY, VIRGINIA
MADE FOR
PETER P. MATHEWS
& ANN R. MATHEWS
SCALE: 1" = 60' APRIL 8, 2025

POINT NORTH SURVEYING LLC
POINT NORTH
P.O. Box 701, Onley, VA 23418
(757) 709-3008
pointnorthsurveying@gmail.com
DRAWN BY: CROCKETT
CHK BY: CROCKETT
FIELD BOOK: FILE COPY
FILE NO: 22113A