



November 15, 2024

Coleman & Coleman, PLC  
11817 Canon Blvd  
Suite 609  
Newport News, VA 23606  
Attn: Ryan Ramstad

Dear Mr. Ramstad:

SUBJECT: 216 Robanna Drive, GPIN T08d-3796-1557

Thank you for your patience while I researched your question as to the legality of the deed of exchange affecting the property known as 216 Robanna Drive. The deed of exchange, dated August 8, 1984 and recorded August 13, 1984, executed a boundary line adjustment between Lot 9 (210 Robanna Drive) and Lot 10 (216 Robanna Drive) of the subdivision known as Robanna Shores.

The Subdivision Regulations, adopted by the Board of Supervisors on September 3, 1981, were in effect at the time of the exchange. In those regulations, there was the exemption from the provisions of the regulations for the division of a lot, tract or parcel in connection with conveyance to or exchange with an adjoining property owner, provided that:

- a) The land so conveyed or exchanged shall be added to and become part of an adjacent lot, tract or parcel already owned by the grantee or grantees, such that the common boundary line between the two adjoining properties that is affected by the division shall be automatically voided upon recordation of the required plat; and
- b) The land so 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 the grantee or grantees at the time of the conveyance or exchange; and
- c) No such conveyance or exchange shall be permitted if by virtue thereof any resultant parcel would become in violation of any applicable County ordinance or if the degree of existing noncompliance with any such County ordinance would be increased.

Therefore, the exchange of the property by the deed of exchange recorded in 1984 was not considered a subdivision by the County's regulations.

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The properties were in conformance with the standards of the Rural Residential (RR) zoning that was in effect at the time.

After conducting research of the regulations in effect at the time and the records of the subject properties, I have determined that the exchange of the property occurred in accordance with the regulations in effect at the time with a properly recorded document which included a plat. Therefore, it is my determination that the property at 216 Robanna Drive (GPIN: T08d-3796-1557) is a legal lot of record in accordance with the Zoning Ordinance of the County of York.

Should you have questions or require additional information, please do not hesitate to contact me at (757) 890-3531.

Sincerely,



Susan D. Kassel  
Zoning Administrator

Enclosure

(a) Deed of Exchange

CC: Dina Goode, Zoning and Code Enforcement Supervisor  
Earl Anderson, Chief of Development Services

***NOTICE***

**In accordance with Section 15.2-2311 of the Code of Virginia, a decision of the Zoning Administrator, or any order, requirement, decision or determination of an administrative officer in the enforcement of the Zoning Ordinance may be appealed within thirty (30) days to the Board of Zoning Appeals, and, if not, the decision, order or requirement shall be final and unappealable. The filing fee for an appeal application is \$310. Information regarding the appeal application process can be obtained by contacting the Secretary of the Board of Zoning Appeals (757-890-3531).**

04020075.

04020076

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THIS DEED OF EXCHANGE, made this 8th day of August, 1984, by and between LAWRENCE C. FOLEY and JUDITH D. FOLEY, husband and wife, parties of the first part; and GEORGE C. GREENE and AUDRE C. GREENE, husband and wife, parties of the second part.

WITNESSETH: That for and in consideration of the agreements between the parties hereto do make an exchange of the hereinafter described parcels of real estate and further in consideration of the sum of One Dollars and No Cents (\$1.00) and other good and valuable consideration, the parties of the first part, Lawrence C. Foley and Judith D. Foley, do hereby grant and convey unto the said parties of the second part, George C. Greene and Audre C. Greene, as tenants by the entirety with the right of survivorship as at common law, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE the following property, to-wit:

All that certain lot, piece or parcel of land lying, situate, and being in the County of York, Virginia, known, designated, and described as Parcel B as shown on that certain plat entitled, "BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF LAWRENCE C. & JUDITH D. FOLEY AND GEORGE C. & AUDRE C. GREENE", made by E. E. Paine, Inc., Engineering Planning, dated July 12, 1983, a copy of which is attached hereto and made a part hereof for a more particular description.

Subject, however, to easements, restrictions and conditions of record.

TO HAVE AND TO HOLD the said property unto the said George C. Greene and Audre C. Greene, as tenants by the entirety with the right of survivorship as at common law, forever.

WITNESSETH: The parties of the second part, George C. Greene and Audre C. Greene, do hereby grant and convey unto the said parties of the first part, Lawrence C. Foley and Judith D. Foley, as tenants by the entirety with the right of survivorship as at common law, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE the following property, to-wit:

All that certain lot, piece or parcel of land lying, situate, and being in the County of York, Virginia, known, designated, and described as Parcel A as shown on that certain plat entitled, "BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF LAWRENCE C. & JUDITH D. FOLEY AND GEORGE C. & AUDRE C. GREENE", made by E. E. Paine, Inc., Engineering Planning, dated July 12, 1983, a copy of which is attached hereto and made a part hereof for a more particular description.

*Handwritten signature: George C. Greene*

Subject, however, to easements, restrictions and conditions of record.

TO HAVE AND TO HOLD the said property unto the said Lawrence C. Foley and Judith D. Foley, as tenants by the entirety with the right of survivorship, as at common law, forever.

WITNESS the following signatures and seals:

Lawrence C. Foley (SEAL)  
Lawrence C. Foley

Judith D. Foley (SEAL)  
Judith D. Foley

George C. Greene (SEAL)  
George C. Greene

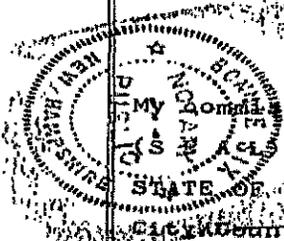
Audre C. Greene (SEAL)  
Audre C. Greene

STATE OF NEW HAMPSHIRE

City/County of Hillsborough, to-wit:

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 1984, by Lawrence C. Foley.

[Signature]  
Notary Public



My commission expires: Dec 28, 1985

STATE OF VIRGINIA

City/County of Hampton, to-wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 1984, by Judith D. Foley.

[Signature]  
Notary Public

My commission expires: April 18, 1988

STATE OF VIRGINIA

City/County of York, to-wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 1984, by George C. Greene and Audre C. Greene.



My commission expires:

My Commission Expires January 18, 1987

VIRGINIA: County of York to-wit:

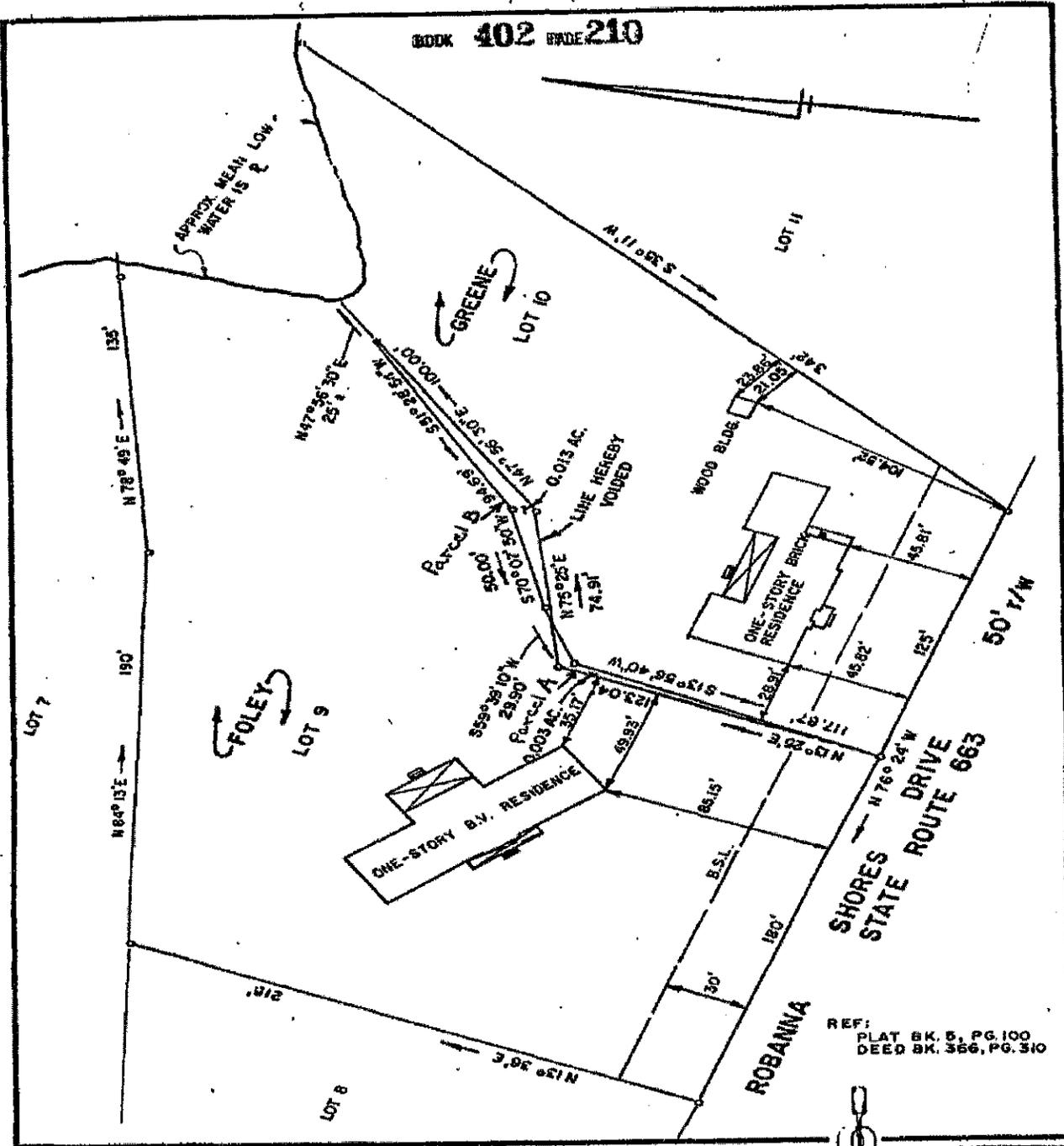
In the Clerk's Office of the Circuit Court for the County of York, the 13<sup>th</sup> day of August, 1984. This deed was presented with the necessary annexed and admitted to record at 4:55 o'clock PM. The taxes imposed by Sect. 58.54 and 58.54.1 of the Code of Va. have been paid.

STATE TAX	LOCAL TAX	SELLER'S TAX
\$ <u>1.60</u>	\$ <u>2.30</u>	\$ <u>5.58</u>

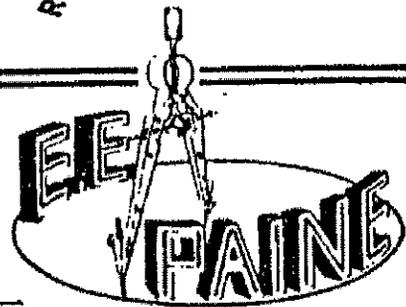
Teste: Edith M. Elliott, Clerk

By: [Signature] Deputy Clerk

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BOUNDARY LINE ADJUSTMENT  
 BETWEEN THE PROPERTIES OF  
 LAWRENCE C. & JUDITH D. FOLEY and  
 GEORGE C. & AUDRE C. GREENE  
 (LOT 9 and LOT 10, ROBANNA SUBDIVISION)  
 YORK COUNTY, VIRGINIA



Scale: 1" = 60' Date: 7-12-83 Job No: 2004

E. E. PAINE, INC., CIVIL ENGINEERS/PLANNERS — 707 GUMBOCK COURT, NEWPORT NEWS, VA. 23602

REF: PLAT BK. 5, PG. 100  
 DEED BK. 366, PG. 310