

For Sale

1727 Back Creek Road
Seaford, Virginia



Property is outlined in blue and highlighted in yellow.
For illustration purposes only.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
Tom Waltz

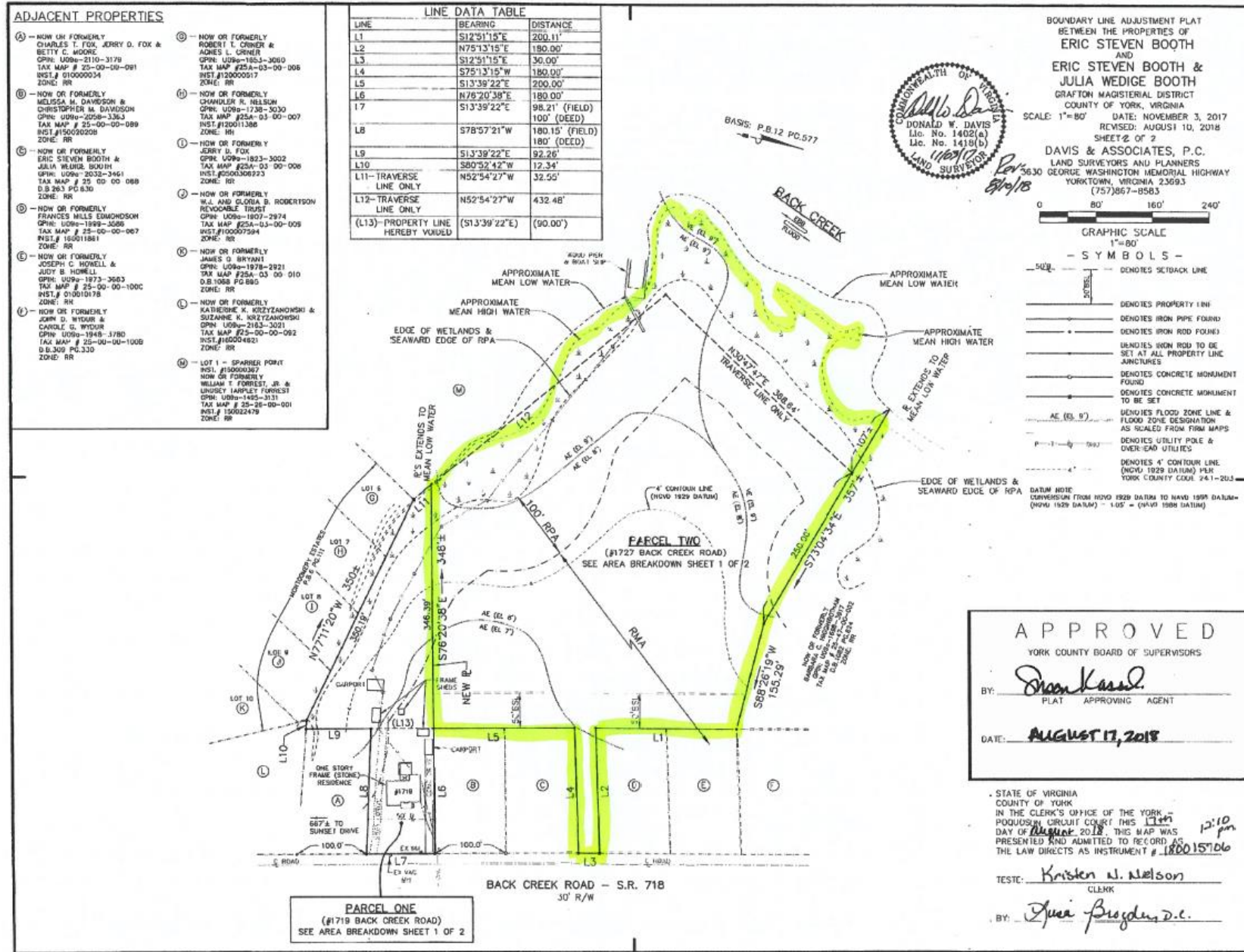
11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
757.327.0333

Tom@CampanaWaltz.com
www.CampanaWaltz.com

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Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

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VICINITY MAP
SCALE: 1"=2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

(079) - COORDINATES—U.S. SURVEY FEET—
12,085,385.663(E), 3,603,347.096(N)
ELEVATION= 4.15' (NGVD 1929 DATUM)

(080) - COORDINATES—U.S. SURVEY FEET—
12,086,804.102(E), 3,602,837.883(N)
ELEVATION= 4.62' (NGVD 1929 DATUM)

NOTES:

- PROPERTIES SHOWN HEREON ARE LOCATED IN ZONES A(EL. 7'), A(EL. 8'), A(EL. 9') & VE(EL. 9') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510022. MAP NUMBER 51199001330. EFFECTIVE DATE JANUARY 15, 2016.
- THE PROPERTIES SHOWN HEREON ARE ZONED: RR - RURAL RESIDENTIAL ZONING REQUIREMENTS:
MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 150'
YARD REQUIREMENTS:
FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 50'
MAX. BUILDING HEIGHT: 35'
- THE ADDRESSES FOR THE PROPERTIES SHOWN HEREON:
#1719 BACK CREEK ROAD
#1727 BACK CREEK ROAD
- THE TAP MAP NUMBERS FOR THE PROPERTIES SHOWN HEREON:
#1719 - 25-00-00-090
#1727 - 25-47-00-001
- THE SPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON:
#1719 - 1099-2005-3209
#1727 - 1099-1629-3490
- 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 PARCEL, ALREADY OWNED BY ERIC STEVEN BOOTH AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-59-20-10), CHAPTER 23.2 OF THE YORK COUNTY CODE.
- THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREAS AND NATURAL RESOURCES AS SHOWN HEREON 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 OF THE CHESAPEAKE BAY PRESERVATION AREAS.
- THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDEVELOPED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-964, YORK COUNTY CODE, FOR REASONABLE SHORT 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 RECREATION OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-910, 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WATER UNDER APPLICABLE CODE PROVISIONS.
- EACH PARCEL, WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
- EACH PARCEL, WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

NOTARY PUBLIC FOR OWNER:
ERIC STEVEN BOOTH

STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR THE COUNTY OF York, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 17 DAY OF August, 2018.

Dustin Ballard 7559357
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: May 21, 2021

NOTARY PUBLIC FOR OWNER:
JULIA WEDIGE BOOTH

STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN AND FOR THE COUNTY OF York, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 17 DAY OF August, 2018.

Dustin Ballard 7559357
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: May 21, 2021

OWNER'S CONSENT

THE PLATINGS OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

Eric Steven Booth DATE 8/16/18
ERIC STEVEN BOOTH

Julia Wedige Booth DATE 8/16/18
JULIA WEDIGE BOOTH

SURVEYORS CERTIFICATE

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 1720,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

TAX MAP # 25-00-00-090 (PARCEL ONE) : ERIC STEVEN BOOTH, AND WAS ACQUIRED FROM HELDA WILLS BOOTH BY DEED DATED SEPTEMBER 29, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON DECEMBER 29, 2000 AS INSTRUMENT NO. 000022238.

TAX MAP # 25-47-00-001 (PARCEL TWO) : ERIC STEVEN BOOTH AND JULIA WEDIGE BOOTH, AND WAS ACQUIRED FROM ERIC STEVEN BOOTH BY DEED DATED JANUARY 31, 2018 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON FEBRUARY 5, 2018 AS INSTRUMENT NO. 180002207.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 1, 2019.

Donald W. Davis DATE 11/03/18
DONALD W. DAVIS, L.S. DATE 8/16/18

TOTAL BOUNDARY ADJUSTED PARCEL AREAS

PARCEL ONE

FORMER AREA= 0.3885 ACRE (16,936 S.F.)
NEW AREAS= 1.19± ACRES (51,816± S.F.) TOTAL TO M.L.W.
1.19± ACRES (51,706± S.F.) TO M.H.W.
1.05± ACRES (45,943± S.F.) TO SEAWARD EDGE OF RPA
0.76± ACRES (33,052± S.F.) ABOVE 4' CONTOUR (NGVD 1929 DATUM)

PARCEL TWO

FORMER AREAS= 8.47± ACRES (368,747± S.F.) TOTAL TO M.L.W.
7.80± ACRES (339,930± S.F.) TO M.H.W.
6.59± ACRES (287,290± S.F.) TO SEAWARD EDGE OF RPA

NEW AREAS= 7.71± ACRES (338,251± S.F.) TOTAL TO M.L.W.
7.01± ACRES (305,159± S.F.) TO M.H.W.
5.93± ACRES (258,251± S.F.) TO SEAWARD EDGE OF RPA
2.04± ACRES (110,780± S.F.) ABOVE 4' CONTOUR (NGVD 1929 DATUM)

TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT
8.89± ACRES (385,883± S.F.) TOTAL TO M.L.W.

BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN THE PROPERTIES OF
ERIC STEVEN BOOTH
AND
ERIC STEVEN BOOTH & JULIA WEDIGE BOOTH
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE 1"=80' DATE: NOVEMBER 5, 2017
REVISED: AUGUST 10, 2018
SHEET 1 OF 2

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

GRAPHIC SCALE
1"=80'
0 80' 160' 240'

SYMBOLS

--- DENOTES SETBACK LINE
--- DENOTES PROPERTY LINE
--- DENOTES IRON P-PIPE FOUND
--- DENOTES IRON ROD FOUND
--- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTIONS
--- DENOTES CONCRETE MONUMENT FOUND
--- DENOTES CONCRETE MONUMENT TO BE SET
--- DENOTES FLOOD ZONE LINE & FLOOD ZONE DESIGNATION AS SCALED FROM FIRM MAPS
--- DENOTES UTILITY POLE & OVERHEAD UTILITIES
--- DENOTES 4' CONTOUR LINE (NGVD 1929 DATUM) PER YORK COUNTY CODE 24.1-203

DATUM NOTE:
CORRECTION FROM NGVD 1929 DATUM TO NAD 1983 DATUM = +1.05' = (DAVID 1988 DATUM) = (NGVD 1929 DATUM) - 1.05' = (DAVID 1988 DATUM)

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

By: Evaen Kameh
PLAT APPROVING AGENT

DATE: AUGUST 17, 2018

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 17th DAY OF August, 2018, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 180015706

TESTE: Kristen N. Nelson 10:10 am
CLERK

By: Olivia Progen, D.C.

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**RESIDENTIAL WATERFRONT PROPERTY
FOR SALE
1727 Back Creek Road
Seaford (York County), Virginia**

Location: 1727 Back Creek Road, Seaford, Virginia

**Land Area
Description:** 7.77 acre undeveloped cleared waterfront parcel located on the Back Creek. Amazing views, pier in place, public water and public sewer.

Sales Price: \$575,000.00

Flood Zones: VE, AE

Zoning: RR – Rural Residential.

General Information:

- Rare opportunity to build that dream home or possibly 2
- Well established area
- Amazing water views accompany this scenic property
- Abutting home is also for sale

Also included:

- Aerial Maps
- Location Map
- Property survey which denotes RMA and RPA lines
- Vacuum sewer as built

For Additional Information, Please Contact:

Tom Waltz

Campana Waltz Commercial Real Estate, LLC

11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

757.327.0333

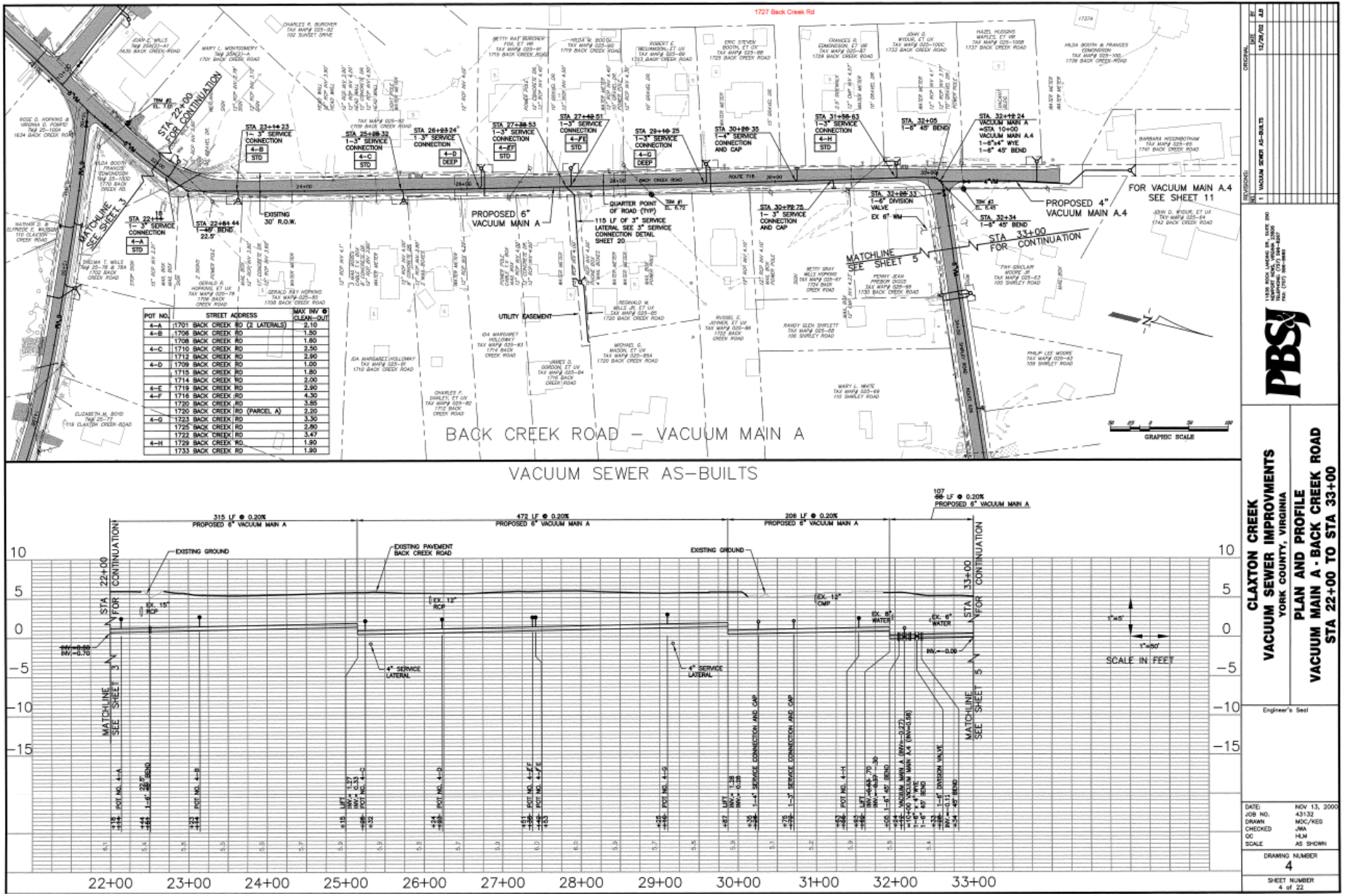
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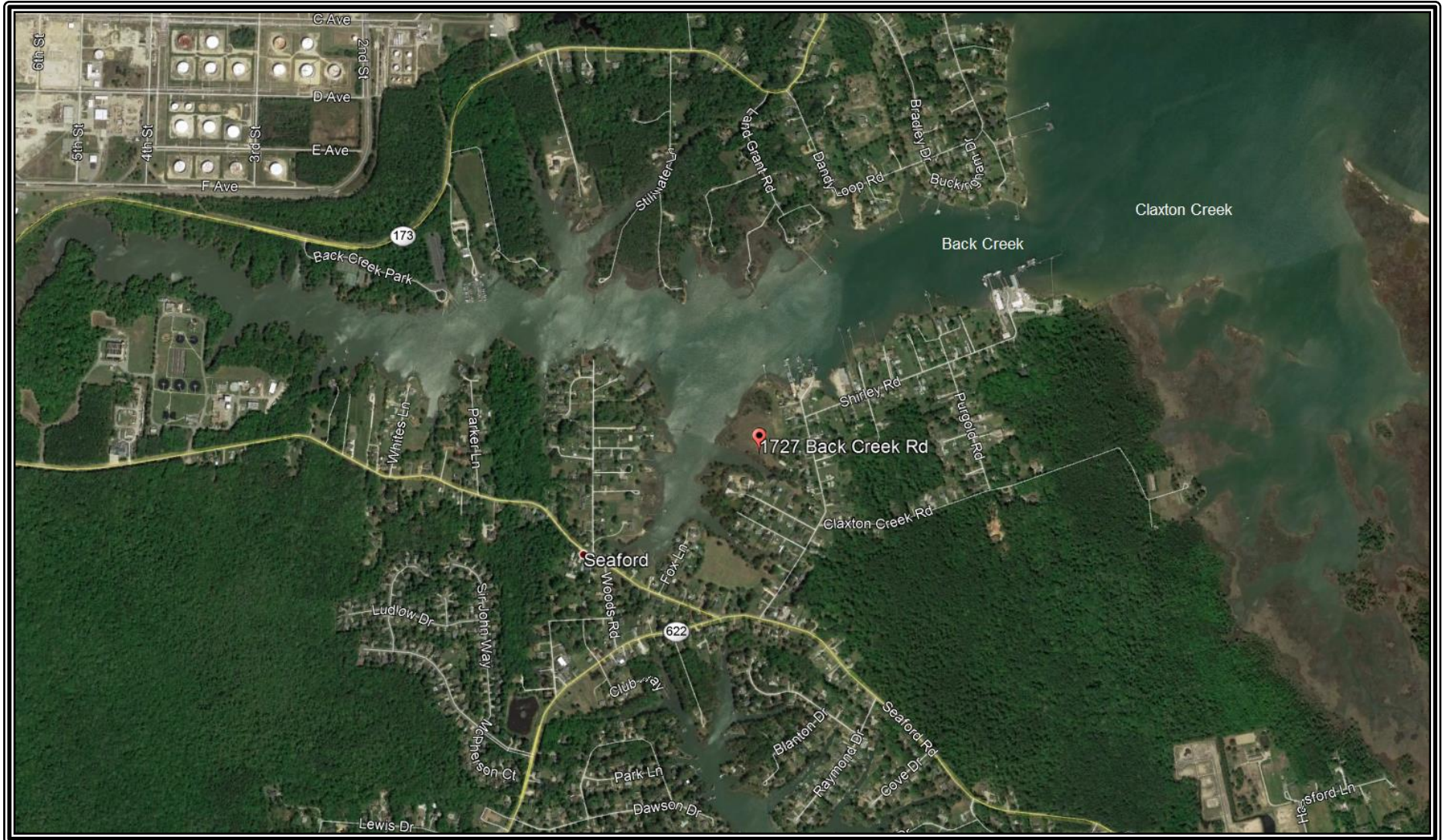
CLAXTON CREEK VACUUM SEWER IMPROVEMENTS
 YORK COUNTY, VIRGINIA
PLAN AND PROFILE
VACUUM MAIN A - BACK CREEK ROAD
STA 22+00 TO STA 33+00

ORIGINAL DATE: 11/27/21
 REVISIONS: 1 VACUUM SEWER AS-BUILTS
 DATE: NOV 13, 2000
 JOB NO.: 43132
 DRAWN: MOC/JES
 CHECKED: JNA
 CC: HLM
 SCALE: AS SHOWN
 DRAWING NUMBER: 4
 SHEET NUMBER: 4 of 22

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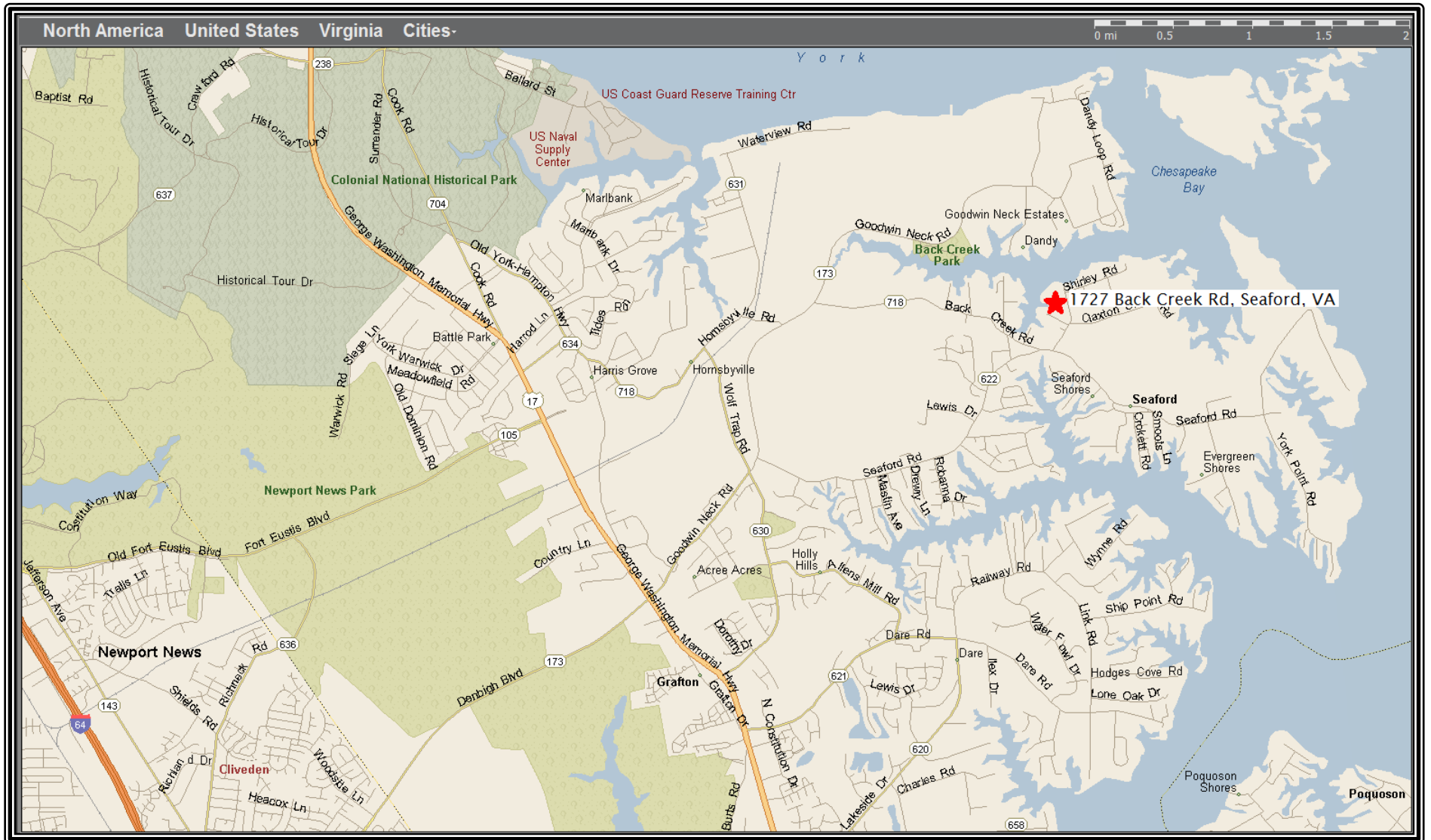
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AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC