

VICINITY MAP
1"=2000'

• Primary Geodetic Control Monument No. 028

X = 12014544.127

Y = 3631542.194

Elev. = 70.67

BOUNDARY LINE ADJUSTMENT
Properties of Pearl R. McManus Estate
Bruton Magisterial District, York County, Virginia
Scale: 1"=100' December 12, 2000

Evans Surveying, LLC
236B Merrimac Trail
Williamsburg, Va. 23185



LEGEND

(TPX) Denotes Tax Parcel Number

• Denotes Iron Pin Found

• Denotes Iron Pin Set

— Denotes property lines hereby voided

- - - Denotes traverse line

— Denotes final property lines

RMA Denotes Resource Management Area

OWNERS CERTIFICATE

The platting of the lands hereon shown is with the free consent and in accordance with the desires and wishes of the undersigned owners or executor.

David Holland, Executor 3/12/01
David Holland, Executor of the Estate of Pearl R. McManus Date

NOTARY PUBLIC

State of Virginia to wit:

I, *Cathleen C. Snyder*, a notary public in and for the city/county of *Williamsburg*, Virginia, do hereby certify that the named person whose name is signed to the foregoing writing has acknowledged the same before me in my city/county and state aforesaid.

Given under my hand and seal this *19th* day of *March*, 2001

My commission expires *4/30/02*
Notary Public *Cathleen C. Snyder*

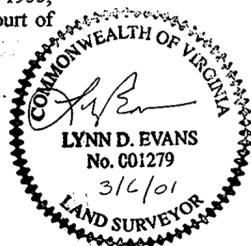
SURVEYORS CERTIFICATE

To the best of my knowledge and belief, all of 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 within this boundary adjustment was acquired by Vincent D. and Pearl R. McManus in Deed Book 97 Page 393, dated March 15, 1955, and Deed Book 99 Page 317, dated April 27, 1955, as recorded in the circuit court of York County, Virginia, from R.C. Benschoten, et al.

I certify that all iron pins as shown on this plat will be set on or before May 15, 2001.

Lynn D. Evans 3/4/01
Lynn D. Evans, Land Surveyor Date



PARCEL GIS Numbers

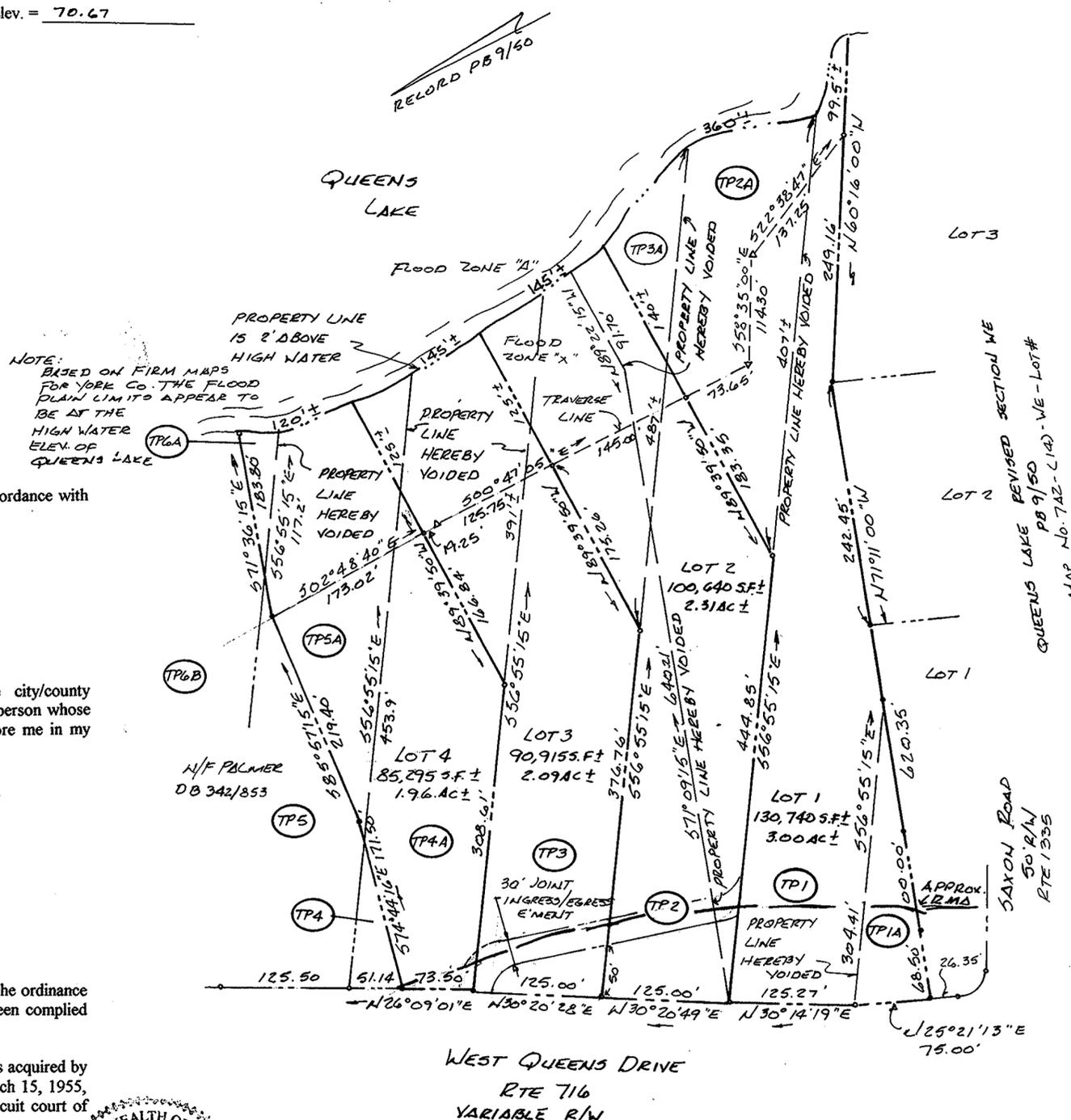
Tax Parcel #	GIS Number
7A2(1)	
1A	G15a-0695-2854
1	G15a-0946-2824
2A	G15a-1169-2818
2	G15a-0852-3029
3A	G15a-1354-2827
3	G15a-1041-3045
4A	G15a-1102-3144
5A	G15a-1223-3211
6A	G15a-1329-3247

LOT TABULATION

Lot 1	130,740sf +/- 3.00ac +/-
Lot 2	100,640sf +/- 2.31ac +/-
Lot 3	90,915sf +/- 2.09ac +/-
Lot 4	85,295sf +/- 1.96ac +/-
Total	407,580sf +/- 9.36ac +/-

BUILDING SETBACKS:

Front Yard- 50'
Side Yard- 20'
Rear Yard- 50'



NOTES:

The property shown hereon is zoned RR (Rural Residential)

The purpose of this boundary line adjustment is to void the common property lines of the lands conveyed to the owners in Deed Book 97 Page 393 and Deed Book 99 Page 317, and a portion of the property lines shown in Plat Book 5 Page 96.

The property as shown on this plat is shown as Tax Parcels 7A2-(1)-1, 1A, 2, 2A, 3, 3A, 4A, 5A, & 6A

Lots 1, 2, 3, and 4 are to share and maintain the joint ingress easement as shown.

Total subdivided area = 9.36 acres +/-

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and Section 24.1-372 of the York County Zoning Ordinance.

The purpose of this boundary line adjustment and property line vacation involving nine existing parcels owned by the Estate of Pearl R. McManus is solely to vacate several existing, nonconforming parcels and to adjust the boundary line between the existing parcels, thus resulting in four parcels owned by the same owners. No additional lots or parcels are being created.

APPROVED:

York County Board of Supervisors

By: *Al Maddalena*
Plat Approving Agent

Date: *4/5/01*

State of Virginia
County of York

In the Clerks office of the Circuit Court for the County of York, the 6 day of April, 2001, this map was admitted to record as the law directs in Plat Book 12, Page 373

Testee: *Lynn S Jenkins*
Clerk

By: *Lynn A. Evans DC*

UTILITY NOTES

Water: All lots shown on this plat will be served by public water provided by Sydnor Hydraulics

Sewer: All lots shown on this plat will be served by individual septic systems as approved by the York County Health Department.