

**NOTES:**

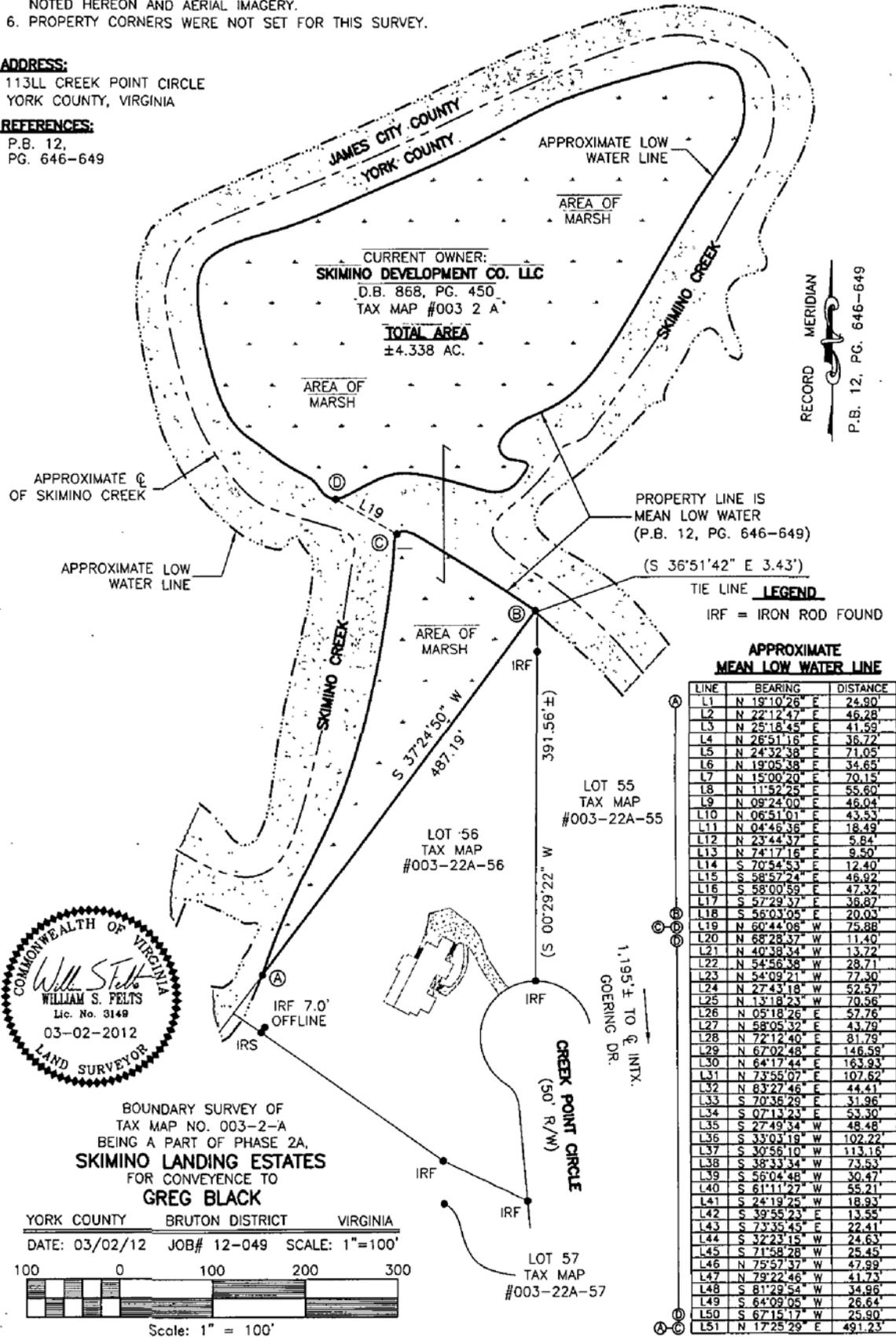
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 12, PG. 646-649.
2. LOT LIES IN F.I.R.M. ZONE "A", "X" & "X" (SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0055C DATED JUNE 16, 2009.
3. WETLANDS & RPA AREAS WERE NOT RESEARCH OR SHOWN FOR THIS PLAT.
4. WATER LINE SHOWN IS SHOWN PER FIELD OBSERVATIONS AS WELL AS AERIAL IMAGERY AT APPROXIMATELY LOW TIDE.
5. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY AS WELL COMPILED FROM EXISTING PLAT OF RECORD AS NOTED HEREON AND AERIAL IMAGERY.
6. PROPERTY CORNERS WERE NOT SET FOR THIS SURVEY.

**ADDRESS:**

113LL CREEK POINT CIRCLE  
YORK COUNTY, VIRGINIA

**REFERENCES:**

P.B. 12,  
PG. 646-649



CURRENT OWNER:  
**SKIMINO DEVELOPMENT CO. LLC**  
D.B. 868, PG. 450  
TAX MAP #003 2 A  
**TOTAL AREA**  
±4.338 AC.

PROPERTY LINE IS  
MEAN LOW WATER  
(P.B. 12, PG. 646-649)

**LEGEND**

IRF = IRON ROD FOUND

**APPROXIMATE MEAN LOW WATER LINE**

LINE	BEARING	DISTANCE
L1	N 19°10'26"	24.90
L2	N 22°12'47"	46.28
L3	N 25°18'45"	41.59
L4	N 26°51'19"	36.72
L5	N 24°32'39"	71.05
L6	N 19°05'39"	34.65
L7	N 15°00'20"	70.15
L8	N 11°52'29"	55.60
L9	N 09°24'00"	45.04
L10	N 06°51'01"	43.33
L11	N 04°45'36"	18.49
L12	N 23°44'33"	5.84
L13	N 74°17'16"	9.50
L14	S 70°54'55"	12.40
L15	S 58°57'24"	45.92
L16	S 58°00'59"	47.32
L17	S 57°29'37"	38.87
L18	S 56°03'05"	20.03
L19	N 60°44'08"	75.88
L20	N 68°28'37"	11.40
L21	N 40°38'34"	13.72
L22	N 54°56'38"	28.71
L23	N 54°09'21"	77.30
L24	N 27°43'18"	52.57
L25	N 13°18'23"	70.56
L26	N 05°18'26"	52.76
L27	N 58°05'32"	43.79
L28	N 72°12'40"	81.79
L29	N 67°02'48"	146.58
L30	N 64°17'44"	163.93
L31	N 73°55'07"	107.62
L32	N 83°27'46"	44.41
L33	S 70°36'29"	31.96
L34	S 07°13'23"	53.30
L35	S 27°49'34"	48.48
L36	S 33°03'19"	102.22
L37	S 30°56'10"	113.16
L38	S 38°33'34"	73.53
L39	S 56°04'48"	30.47
L40	S 61°11'27"	55.21
L41	S 24°19'25"	18.93
L42	S 39°55'23"	13.55
L43	S 73°35'45"	22.41
L44	S 32°23'15"	24.63
L45	S 71°58'28"	25.45
L46	N 75°57'37"	47.89
L47	N 78°22'46"	41.73
L48	S 81°29'54"	34.96
L49	S 64°09'05"	26.64
L50	S 67°15'17"	25.90
L51	N 17°25'29"	491.23



BOUNDARY SURVEY OF  
TAX MAP NO. 003-2-A  
BEING A PART OF PHASE 2A,  
**SKIMINO LANDING ESTATES**  
FOR CONVEYANCE TO  
**GREG BLACK**

YORK COUNTY BRUTON DISTRICT VIRGINIA  
DATE: 03/02/12 JOB# 12-049 SCALE: 1"=100'  
100 0 100 200 300  
Scale: 1" = 100'

RECORD MERIDIAN  
P.B. 12, PG. 646-649