

CHESAPEAKE BAY NOTES

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

THIS BOUNDARY LINE ADJUSTMENT LIES WITHIN THE RESOURCE MANAGEMENT AREA. THE LIMITS OF THE NATURAL RESOURCES ON THE SUBJECT PARCELS HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCES INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREA.

NO LAND IN THIS BOUNDARY LINE ADJUSTMENT SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTUALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

THE SUBJECT PARCELS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEARING
C1	10°16'20"	1024.156'	183.61'	92.05'	183.37'	N 33°53'16" W

**BOUNDARY LINE ADJUSTMENT
BETWEEN THREE PROPERTIES**

OWNED BY:
C. E. CROCKETT ESTATE
GRAFTON DISTRICT
YORK COUNTY, VIRGINIA

JANUARY 13, 2011 SCALE: 1"=50'

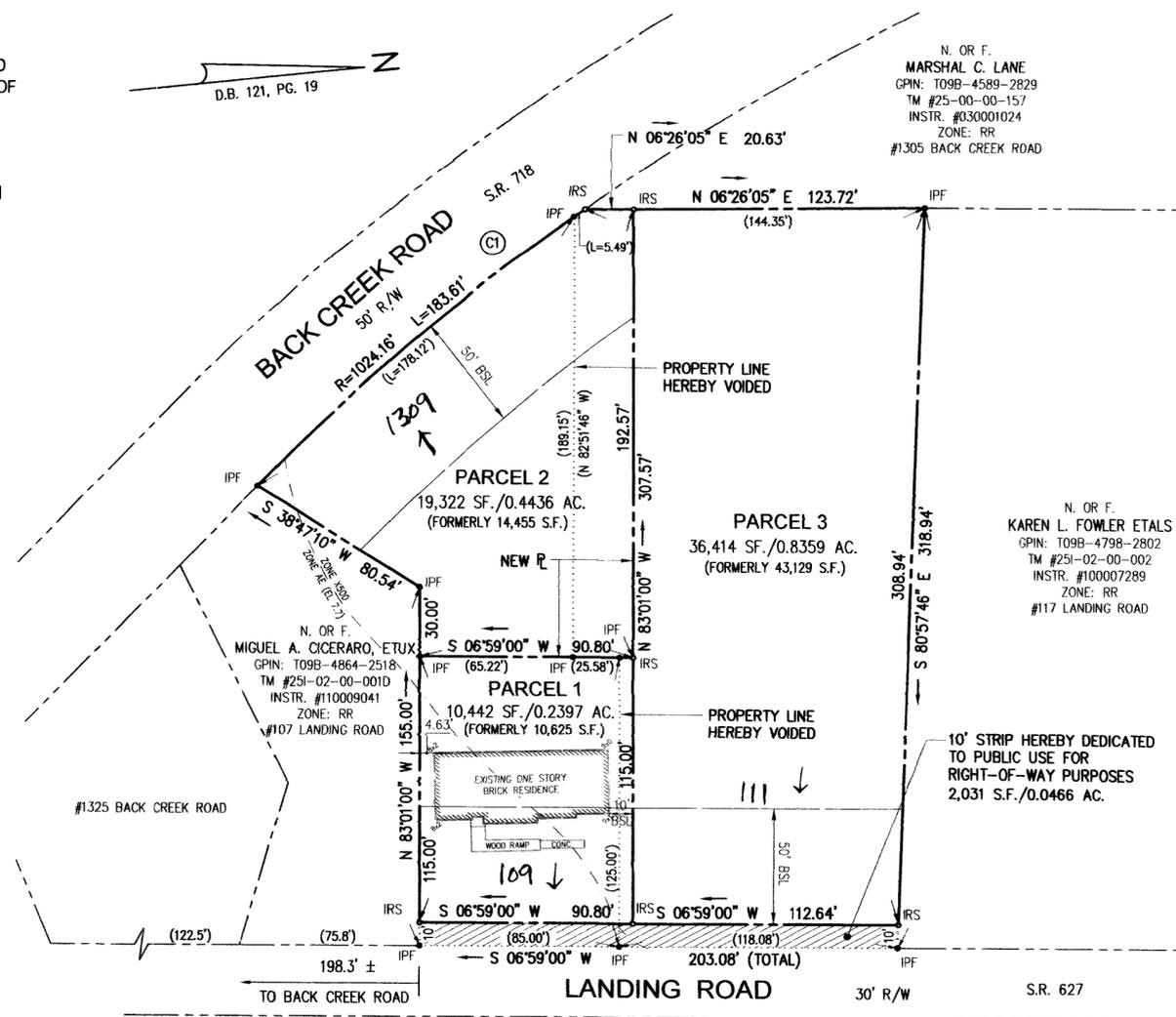
CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837

SHEET 3 OF 3



LEGEND

- PROPERTY LINE
- IRON PIPE FOUND / IRON ROD FOUND
- IRON ROD SET
- BUILDING SETBACK LINE
- OLD PROPERTY LINE
- F.I.R.M. ZONE



	ADDRESS	TAX MAP	GPIN
PARCEL 1	#109 LANDING ROAD	251-02-00-001B	T09B-4899-2599
PARCEL 2	#1309 BACK CREEK RD	251-02-00-001C	T09B-4755-2574
PARCEL 3	#111 LANDING ROAD	251-02-00-001	T09B-4793-2695

ZONING: RR - RURAL RESIDENTIAL
REFERENCES: INST. #1000009547; D.B.121 PG. 341
F.I.R.M. ZONE: AE (EL=7.7), X500
F.I.R.M. PANEL: #51199C0210C (DATED: JUNE 16, 2009)

**MINIMUM BUILDING SETBACKS PER
RR - RURAL RESIDENTIAL**

FRONT:	50'
SIDE:	20'
REAR:	50'

AREA OF LOTS = 66,178 S.F. / 1.5192 AC.
AREA OF RW DEDICATION = 2,031 S.F. / 0.0466 AC.
TOTAL AREA OF BOUNDARY = 68,209 S.F. / 1.5658 AC.
LINE ADJUSTMENT

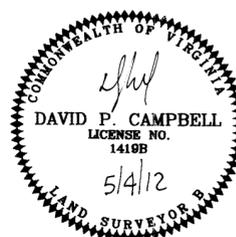
NOTE

THE STRIPS OF LAND PROPOSED TO BE CONVEYED BY DEED(S) RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT PARCELS IDENTIFIED AS TAX MAP #251-02-00-001B (GPIN: T09B-4899-2599) AND TAX MAP #251-02-00-001C (GPIN: T09B-4755-2574).

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS

SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK



STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 25th DAY OF June, 2012, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER LR1211 10436

TESTE: *Lynn S. McWhirter*
CLERK
BY: *Lisa J. Dwyer, D.C.*

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *M. P. Addington*
PLAT APPROVING AGENT

DATE: *5/25/12*