

PLAT OF
BOUNDARY LINE ADJUSTMENT

BETWEEN PROPERTIES OF
SHADY BANKS ASSOCIATES, INC.
& MAGRUDER PROPERTIES, L.L.C.
COUNTY OF YORK, VIRGINIA

DATE: 28 JAN., 1994 SHEET 2 OF 2 SCALE: 1"=50'



SLEDD, RUNEY & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(804) 873-3386

LEGEND

- INDICATES CONC. MON. TO BE SET
- INDICATES IRON PIPE TO BE SET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	10°48'00"	1193.66'	225.00'	112.83'	224.67'	N34°56'38"E
2	40°19'25"	455.00'	320.22'	167.06'	313.65'	S25°47'06"W
3	16°24'14"	505.00'	144.58'	72.79'	144.09'	N37°44'41"E
4	89°21'01"	25.00'	38.99'	24.72'	35.15'	S74°13'05"W
5	00°06'16"	68654.94'	125.29'	62.65'	125.29'	S61°09'33"E
6	00°07'31"	68642.94'	150.00'	75.00'	150.00'	S61°08'56"E

MONTGOMERY INVESTMENT GROUP
XIX LIMITED PARTNERSHIP
P.B.10, PG.499

SHADY BANKS ASSOCIATES
D.B.790, PG.625

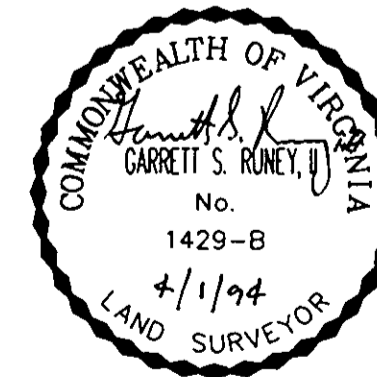
MAGRUDER PROPERTIES, L.L.C.
D.B.717, PG.670

JAMES E. HOGG
D.B.224, PG.187

FORMER PARCEL AREA = 3.02 ACRES
NEW PARCEL AREA = 3.21 ACRES

SHADY BANKS ASSOCIATES
D.B.790, PG.625
FORMER PARCEL AREA = 30.0± ACRES
NEW PARCEL AREA = 29.8± ACRES

LAND TO BE CONVEYED TO
MAGRUDER PROPERTIES, L.L.C.
0.23 ACRES



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Mark Carter
PLAT APPROVING AGENT

DATE: July 22, 1994

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR
THE COUNTY OF YORK, THE 22 DAY OF July, 1994.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS IN PLAT BOOK 12, PAGE 91.

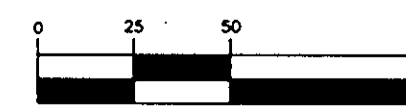
TESTE: Nancy B. Kase
CLERK

BY: Carol D. ...
Deputy Clerk

AREA TABULATION

ADJUSTED PARCEL	3.210 AC.
RIGHT-OF-WAY DEDICATION	0.044 AC.
TOTAL	3.254 AC.

GRAPHIC SCALE



SCALE: 1" = 50'

0.044 ACRES HEREBY DEDICATED TO THE
COMMONWEALTH OF VIRGINIA, DEPARTMENT OF
TRANSPORTATION, FOR RIGHT OF WAY PURPOSES

40' x 40' SIGHT EASEMENT HEREBY
CONVEYED TO YORK COUNTY

EXISTING 10' VEPCO EASEMENT
D.B.56, PG.119

EXISTING 5' C&P EASEMENT
D.B.244, PG.342

YORK DOWNS DRIVE
HAMPTON HIGHWAY
STATE ROUTE NO. 134
168' R/W

SEE NOTE 5

PROPERTY LINE HEREBY VOIDED
ZONED ORR
ZONED PD-RC
NEW PROPERTY LINE

