

**LEGEND:**  
 ○ DENOTES PIPE, PIN OR MONUMENT FOUND  
 ● DENOTES PIN SET  
 (50.18) DENOTES PREVIOUSLY RECORDED LOT DIMENSIONS

YORK COUNTY CONTROL MONUMENTS:  
 YC 115                    YC 114  
 3581257.605            3577450.129  
 12089059.863           12089106.906

THE RESUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

BY: Betty R. Hastings DATE: 3/29/96  
 MARGARET C. RIGGINS

BY: Lee Riggins Rich DATE: 3/27/96  
 LEE RIGGINS RICH  
 (FORMERLY LEE RIGGINS ZUNGOLI)

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:  
 I, Wayne Moore, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

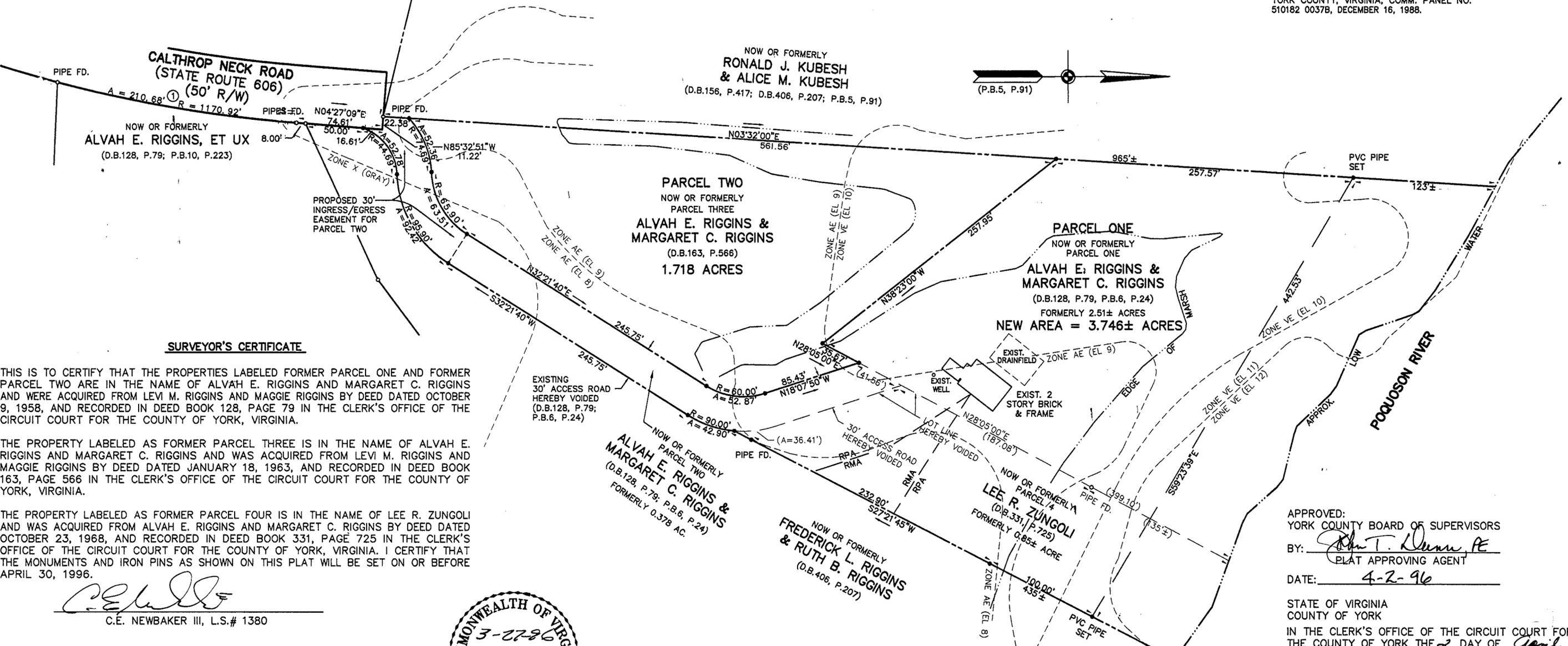
GIVEN UNDER MY HAND THIS 29th DAY OF MARCH, 1996.

Wayne Moore  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/29/00

**RESUBDIVISION OF  
 PARCEL ONE, PARCEL TWO,  
 PARCEL THREE, AND PARCEL FOUR  
 PROPERTIES OF  
 ALVAH E. RIGGINS, MARGARET C. RIGGINS  
 AND LEE RIGGINS RICH**  
 BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA  
**THE SIRINE GROUP, LTD.**  
 SURVEYORS • ENGINEERS • PLANNERS  
 P.O. BOX 450, ROUTE 17  
 WHITE MARSH, VIRGINIA 23183  
 SCALE: 1" = 60' MARCH 26, 1996  
 0 30 60 120 180 240 FEET  
 GRAPHIC SCALE

NOTE: PROPERTY LIES IN ZONE AE (EL 8), ZONE AE (EL 9), BASE FLOOD ELEVATIONS DETERMINED, AND ZONE VE (EL 10), ZONE VE (EL 11), AND ZONE VE (EL 12), COASTAL FLOOD WITH VELOCITY HAZARD, (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED, AND ZONE X (GRAY), AREAS OF 500-YEAR FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. PANEL NO. 510182 0037B, DECEMBER 16, 1988.



**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PROPERTIES LABELED FORMER PARCEL ONE AND FORMER PARCEL TWO ARE IN THE NAME OF ALVAH E. RIGGINS AND MARGARET C. RIGGINS AND WERE ACQUIRED FROM LEVI M. RIGGINS AND MAGGIE RIGGINS BY DEED DATED OCTOBER 9, 1958, AND RECORDED IN DEED BOOK 128, PAGE 79 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

THE PROPERTY LABELED AS FORMER PARCEL THREE IS IN THE NAME OF ALVAH E. RIGGINS AND MARGARET C. RIGGINS AND WAS ACQUIRED FROM LEVI M. RIGGINS AND MAGGIE RIGGINS BY DEED DATED JANUARY 18, 1963, AND RECORDED IN DEED BOOK 163, PAGE 566 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

THE PROPERTY LABELED AS FORMER PARCEL FOUR IS IN THE NAME OF LEE R. ZUNGOLI AND WAS ACQUIRED FROM ALVAH E. RIGGINS AND MARGARET C. RIGGINS BY DEED DATED OCTOBER 23, 1968, AND RECORDED IN DEED BOOK 331, PAGE 725 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 30, 1996.

C.E. Newbaker III  
 C.E. NEWBAKER III, L.S.# 1380



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	1170.92'	10°18'32"	210.68'	105.62'	210.39'	N09°36'25"E

WATER: PARCEL ONE IS SERVED BY A PRIVATE WELL.  
 SEWER: PARCEL ONE IS SERVED BY A PRIVATE SEPTIC SYSTEM.

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 LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 LOT, TRACT OR PARCEL.

TOTAL AREA OF RESUBDIVISION = 5.464± ACRES.

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: John T. Deane, PE  
 PLAT APPROVING AGENT  
 DATE: 4-2-96

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 2 DAY OF April, 1996, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 366.

TESTE: Nancy B. Kane  
 CLERK

BY: Carol Drosselmeier, Deputy Clerk

PROPERTIES ARE ASSESSOR'S PARCEL NUMBERS 30-253, 30-254, 30-255.

THIS BOUNDARY IS BASED ON A CURRENT FIELD SURVEY.