

VICINITY SKETCH: 1"=2000'

YORK COUNTY SURVEY REFERENCE MARKS:  
 STATION NO. 058: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 058". THE DISK IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ROUTES 17 (GEORGE WASHINGTON HIGHWAY) AND 105 (FT. EUSTIS BOULEVARD), 11.0' NORTH OF A CONCRETE VDH MONUMENT, 28.0' NORTH WEST OF A WOOD POST SUPPORTING A YIELD SIGN.  
 X-Y COORDINATES: EASTING X (12069041.487), NORTHING Y (3598848.801)  
 # 59 STATION ELEVATION 52.45'  
 STATION NO. 068: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 068". THE DISK IS LOCATED AT THE REAR OF THE PARKING LOT OPPOSITE GRAFTON BAPTIST CHURCH, AT THE INTERSECTION OF ROUTES 634 (OLD YORK-HAMPTON HIGHWAY) AND 718 (HORNSBYVILLE ROAD), 12' SOUTH OF THE EDGE OF THE PAVEMENT OF THE PARKING LOT, 63' EAST OF UTILITY POLE # KF-34.  
 X-Y COORDINATES: EASTING X (12070710.514), NORTHING Y (3600856.609)  
 # 66 STATION ELEVATION 58.14'  
 STATION NO. 070: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 070". THE DISK IS LOCATED AT THE INTERSECTION OF ROUTES 630 (WOLFTRAP ROAD) AND 718 (HORNSBYVILLE ROAD), 13.5' NORTH OF THE EDGE OF THE PAVEMENT OF ROUTE 718, 8' WEST OF THE CENTER OF A BELL SYSTEM MANHOLE.  
 X-Y COORDINATES: EASTING X (12074558.050), NORTHING Y (3601562.497)  
 # 70 STATION ELEVATION 25.13'

FAMILY SUBDIVISION AND  
 BOUNDARY LINE ADJUSTMENT,  
 BYRUM ESTATE  
 NELSON DISTRICT - COUNTY OF YORK, VIRGINIA  
 SCALE 1"= 100' DATE: JANURAY 8, 2004

**WALTERS LAND SURVEYING, LTD.**  
 710 DENBIGH BOULEVARD, SUITE 4C  
 NEWPORT NEWS, VIRGINIA 23602  
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692  
 PHONE: (757)898-1057 FAX: (757)898-2862

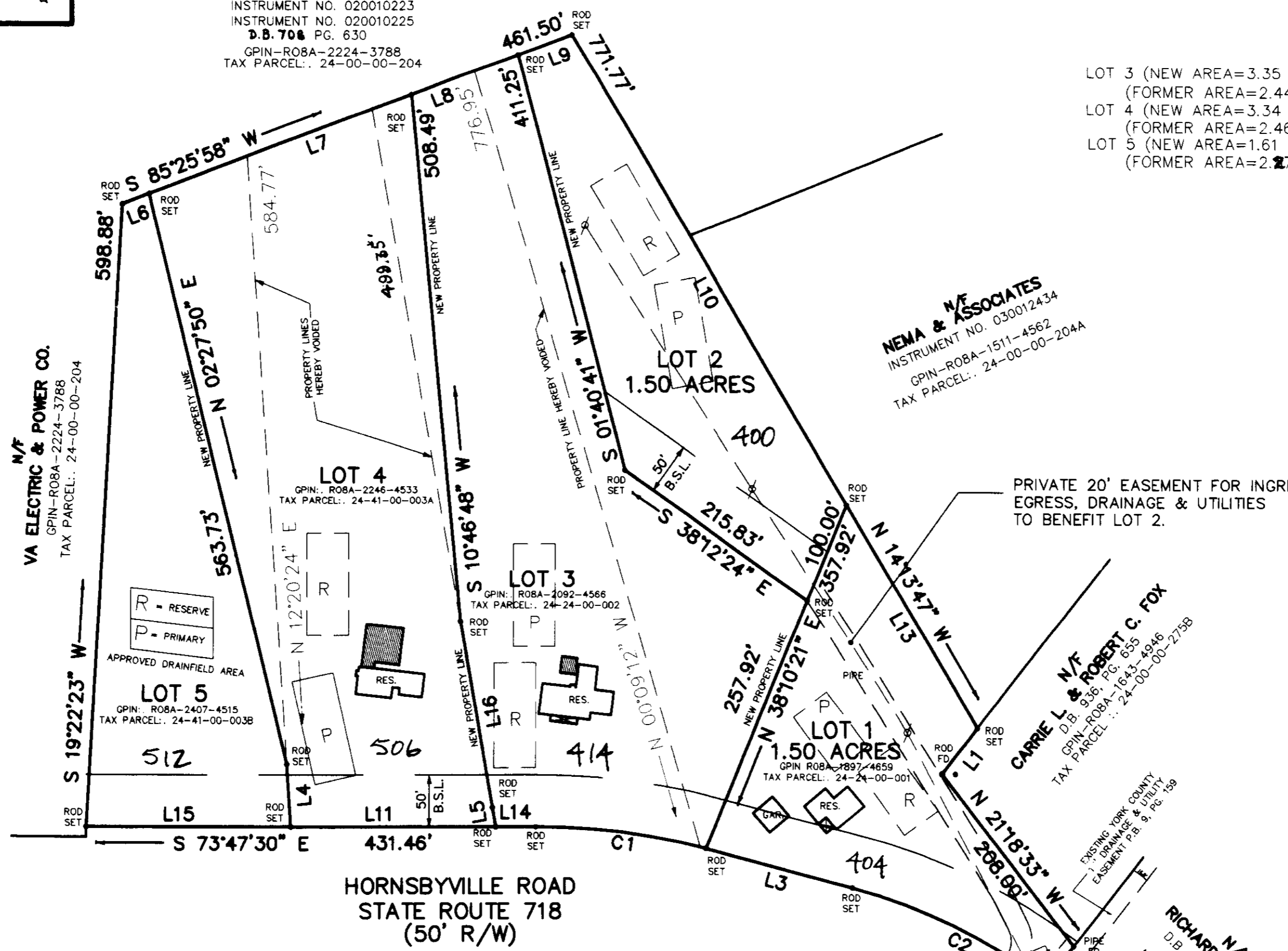
SHEET 2 OF 2

**VA POWER & ELECTRIC CO.**  
 INSTRUMENT NO. 020010223  
 INSTRUMENT NO. 020010225  
 D.B. 708 PG. 630  
 GPIN-ROBA-2224-3788  
 TAX PARCEL: 24-00-00-204

LOT 3 (NEW AREA=3.35 ACRES)  
 (FORMER AREA=2.44 ACRES)  
 LOT 4 (NEW AREA=3.34 ACRES)  
 (FORMER AREA=2.46 ACRES)  
 LOT 5 (NEW AREA=1.61 ACRES)  
 (FORMER AREA=2.27 ACRES)

- NOTES:
1. THE PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FLOOD PANEL 510182 36B INDEX DATED 12/16/88
  2. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: RR (RURAL RESIDENTIAL DISTRICT)
  3. SETBACK REQUIREMENTS:  
 MINIMUM FRONT SETBACK: 50'  
 MINIMUM SIDE SETBACK: 20'  
 MINIMUM REAR SETBACK: 50'
  4. TOTAL AREA OF SUBDIVISION & BOUNDARY ADJUSTMENT : 492,228 S.F. (11.30 ACRES)
  5. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

NUMBER	DIRECTION	DISTANCE
L1	N 54°00'00" E	55.00'
L2	N 54°00'00" E	44.12'
L3	S 59°22'30" E	145.44'
L4	N 12°20'24" E	60.17'
L5	N 06°19'18" E	19.18'
L6	S 85°25'58" W	27.55'
L7	S 85°25'58" W	269.24'
L8	S 85°25'58" W	109.71'
L9	S 85°25'58" W	55.00'
L10	N 14°13'47" W	522.48'
L11	N 73°47'30" W	196.50'
L13	N 14°13'47" W	249.31'
L14	N 73°47'30" W	38.46'
L15	N 73°47'30" W	196.50'
L16	S 06°19'18" W	180.82'



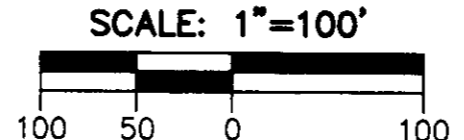
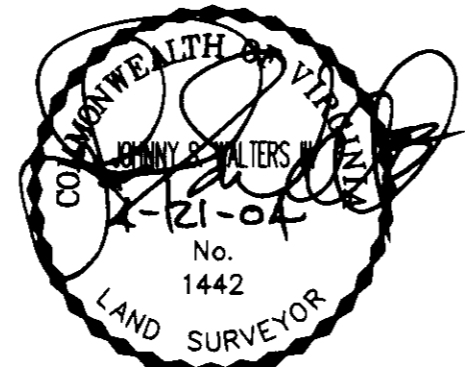
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	14°25'00"	658.34	165.65	83.26	165.21	N 66°35'00" W
C2	23°02'43"	515.62	207.39	105.12	206.00	N 47°51'08" W

**LEGEND**

— INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.

■ INDICATES CONCRETE MONUMENT FOUND.

50' DENOTES MINIMUM BUILDING SETBACK LINE



APPROVED  
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Masselena  
 PLAT APPROVING AGENT

DATE: 5/27/04

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 21<sup>st</sup> DAY OF May 2004. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 04001126 9:18 Am

TESTE: Lynn S. Jenkins  
 CLERK

BY: Andee M. Chinnamanich, DC