

BOUNDARY LINE ADJUSTMENT BETWEEN TWO PROPERTIES BELONGING TO THE HOWARD J. OSBORN REVOCABLE TRUST AND THE RACHEL L. OSBORN REVOCABLE TRUST

GRAFTON DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 MARCH 13, 2011 SCALE: 1"=100'  
 CAMPBELL LAND SURVEYING, INC.  
 P.O. BOX 855  
 YORKTOWN, VIRGINIA 23692  
 (757) 890-0837



SHEET 2 OF 2

CURVE DATA						
NO.	RADIUS	ARC LENGTH	DELTA	TANGENT	CH. LENGTH	CHORD BEARING
C1	783.51'	494.29'	36°08'46"	255.68'	486.13'	N 71°42'31" W
C2	783.51'	100.28'	07°19'59"	50.21'	100.21'	N 86°06'54" W
C3	783.51'	394.01'	28°48'46"	201.26'	389.87'	N 68°02'32" W

"FAMILY SUBDIVISION OF THE PROPERTY OF WILLIAM AVERY GIBBS"  
 P.B. 12, P.G. 331

N. OR F.  
 EDWARD W. GIBBS, SR., TRUSTEE  
 INST. NO. 060018006  
 ZONING: RR  
 TAX MAP: 26-09-00-000A  
 PARCEL "A"

N. OR F.  
 EDWARD W. GIBBS, JR.  
 INST. NO. 030029099  
 ZONING: RR  
 TAX MAP: 26-09-00-000B  
 PARCEL "B"

LEGEND

- PROPERTY LINE
- IRON PIPE/ROD FOUND
- IRON ROD SET
- BUILDING SETBACK LINE

**PARCEL A**  
 NEW AREA:  
 887,751 S.F./20.3800 AC. (TOTAL LOT AREA)  
 25,988 S.F./0.5966 AC. (UNDEVELOPABLE AREA)  
 (FORMER AREA: 647,370 S.F./14.8616 AC.)

**PARCEL B**  
 NEW AREA:  
 99,665 S.F./2.2880 AC.  
 (FORMER AREA)  
 (344,164 S.F./7.901 AC.)

**APPROVED**  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Al Maddalena*  
 PLAT APPROVING AGENT  
 DATE: *6/30/11*

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 22 DAY OF July, 2011, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 110010021  
 1:11 pm  
 TESTE: *Lynn S. Mendibur*  
 CLERK  
 BY: *Quade S. Higgins DC.*

1 TRANQUIL HARBOR LAND COMPANY  
 N. OR F.  
 D.B. 878, PG. 714  
 ZONING: RC  
 TAX MAP: 26-00-00-006

N. OR F.  
 ANNE C. BLANTON & MYRA C. McCAIN  
 D.B. 525, PG. 170  
 ZONING: RR  
 TAX MAP: 26-00-00-029

N. OR F.  
 ELIZABETH CLARKE RICKARDS  
 D.B. 807, PG. 419  
 ZONING: RR  
 TAX MAP: 26-00-00-026A

JURISDICTIONAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT #NAO 2006-7894 (CLAXTON CREEK) (12,147 S.F./0.2789 AC.)

JURISDICTIONAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT #NAO 2006-7894 (CLAXTON CREEK) (11,774 S.F./0.2703 AC.)

N. OR F.  
 EDGERTON CONTRACTING, INC.  
 INST. NO. 110003147  
 ZONING: RR  
 TAX MAP: 26-00-00-027A

N. OR F.  
 FRANCES W. CLARKE ESTATE  
 INST. NO. 09000009016  
 ZONING: RR  
 TAX MAP: 26-00-00-028

JURISDICTIONAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT #NAO 2006-7894 (CLAXTON CREEK) (2,067 S.F./0.0474 AC.)

N. OR F.  
 MYRTLE C. ARNDER RIGGINS  
 W.B. 28, PG. 477  
 ZONING: RR  
 TAX MAP: 26-00-00-025

N. OR F.  
 BELINDA J. McCONNELL  
 INST. NO. 990020771  
 ZONING: RR  
 TAX MAP: 26-00-00-024

