

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	343.74'	126.86'	126.14'	S 34°23'55" W	21°08'40"
C2	781.61'	64.70'	64.68'	S 47°20'32" W	04°44'33"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	(S 32°43'32" E)	(5.50')
L2	S 24°37'55" W	16.24'
L3	S 50°21'27" W	261.80'
L4	N 49°54'24" E	53.21'
L5	N 50°38'09" E	196.64'

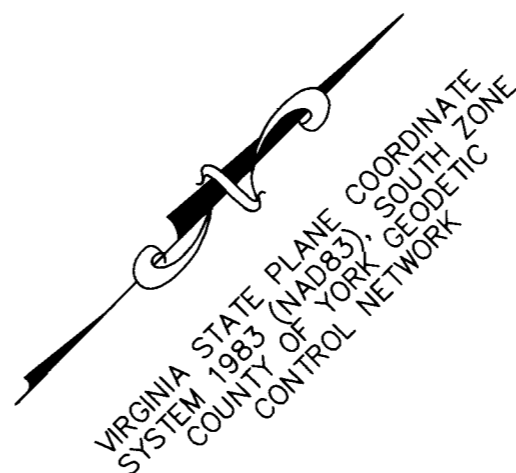
TIE-LINE TABLE

TIE	BEARING	DISTANCE
T1	N 39°43'28" W	30.00'
T2	N 86°59'04" W	44.51'

T1 AND T2 ARE FOR THE DISTANCES TO MONUMENTATION FOUND.

LEGEND

- ⊙ IPS IRON PIN SET IN CONCRETE
- IPS IRON PIN SET
- IRF IRON ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIN FOUND



**BOUNDARY LINE
ADJUSTMENT BETWEEN
TWO PROPERTIES
OWNED BY
CSX TRANSPORTATION COMPANY**

NELSON MAGISTERIAL DISTRICT SHEET 1 OF 1 COUNTY OF YORK, VIRGINIA

For: York County NXL J.O.: 11-11-001L.A
PROJECT SCALE: 1"=100' DATE: 8-31-2011



Engineers, Surveyors
Construction Managers
716 J. Clyde Morris Boulevard, Suite A
Newport News, Virginia 23601
757.596.4005

GENERAL NOTES

THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE COUNTY OF YORK CONTROL MONUMENTS COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 HARN. CONTROL MONUMENTS USED NO. 058 AND NO. 066.

058 NORTHING 3601253.260 EASTING 12067979.271 ELEV. 59.25' (NGVD 29)
066 NORTHING 3600855.609 EASTING 12070710.514 ELEV. 58.14' (NGVD 29)

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS OUTSIDE 500 YEAR FLOODPLAIN) (UNSHADED) ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP (FIRM) FOR THE COUNTY OF YORK VIRGINIA, COMMUNITY PANEL NUMBER 51199C0205C, DATED JUNE 16, 2009. NOTE: NXL CONSTRUCTION SERVICES, INC. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THE APPROXIMATE LOCATION OF THE FLOOD ZONE LIMITS AS LISTED HEREON HAVE BEEN DETERMINED BY SCALING THE LOCATION DEPICTED ON THE AFOREMENTIONED FEMA-NFIP MAP. DUE TO IMPERFECTIONS IN BOTH THE FEMA MAPPING AND LOCATION METHODOLOGY, THESE LIMITS MAY CONTAIN SIGNIFICANT INACCURACIES. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FOR FURTHER INFORMATION CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.

FURTHER DEVELOPMENT OF THESE LOTS INCLUDING ANY FILLING OR PHYSICAL ALTERATIONS MAY REQUIRE ADDITIONAL PERMITS FROM THE COUNTY OF YORK OR OTHER GOVERNMENTAL AGENCIES.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES THAT MAY AFFECT THE PROPERTY SHOWN HEREON.

THE EXISTENCE OF HAZARDOUS WASTES, VEGETATED WETLANDS OR TIDAL WETLANDS IS TO BE PERFORMED BY OTHERS. THIS SURVEY DOES NOT ADDRESS THE INVESTIGATION NOR CONFIRMATION OF THESE ITEMS.

THE PROPERTY PLATTED HEREON IS CURRENTLY ZONED RR (RURAL RESIDENTIAL). CURRENT ZONING REQUIREMENTS INCLUDE A MINIMUM FRONT YARD OF FIFTY FEET (50'), SIDE YARD OF TWENTY FEET (20') AND A REAR YARD OF FIFTY FEET (50').

THE LIMITS OF NATURAL RESOURCES ON THIS PARCEL HAVE NOT BEEN INVENTORIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-21-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

THE APPROXIMATE LIMIT OF THE RESOURCE MANAGEMENT AREA (RMA) IS SHOWN PER MAP ENTITLED "CHESAPEAKE BAY ACT BOUNDARY YORK COUNTY, VIRGINIA PRINTED ON SEPTEMBER 23, 2009" PREPARED BY YORK COUNTY GIS.

THE STRIP OF LAND WITHIN THE ADJUSTMENT AREA SHOWN AS CONTAINING 29,099 SQ.FT. 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 RAILROAD R/W PARCEL OWNED BY CSX TRANSPORTATION COMPANY.

OWNER'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

CSX TRANSPORTATION COMPANY

BY: SA Crosby DATED: 9/20/2011
STEPHEN A. CROSBY TITLE: PRESIDENT OF CSX REAL PROPERTY, INC.

NOTARY CERTIFICATION

STATE OF Florida
CITY / COUNTY Duval

I, Jennifer Bryan, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Stephen A. Crosby WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 20th DAY OF September, 2011, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. HE/SHE/THEY IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED _____ AS IDENTIFICATION. GIVEN UNDER MY HAND THIS 20th DAY OF September, 2011.

Jennifer Bryan 12/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES
REGISTRATION NO. DB945587

AREA CHART	SQUARE FEET	ACREAGE
ORIGINAL AREA OF TAX MAP# 24-00-00-345A	109,031	2.503
AREA WITHIN ADJUSTMENT	29,099	0.668
NEW AREA OF TAX MAP #24-00-00-345A	79,932	1.835

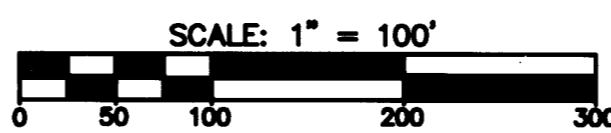
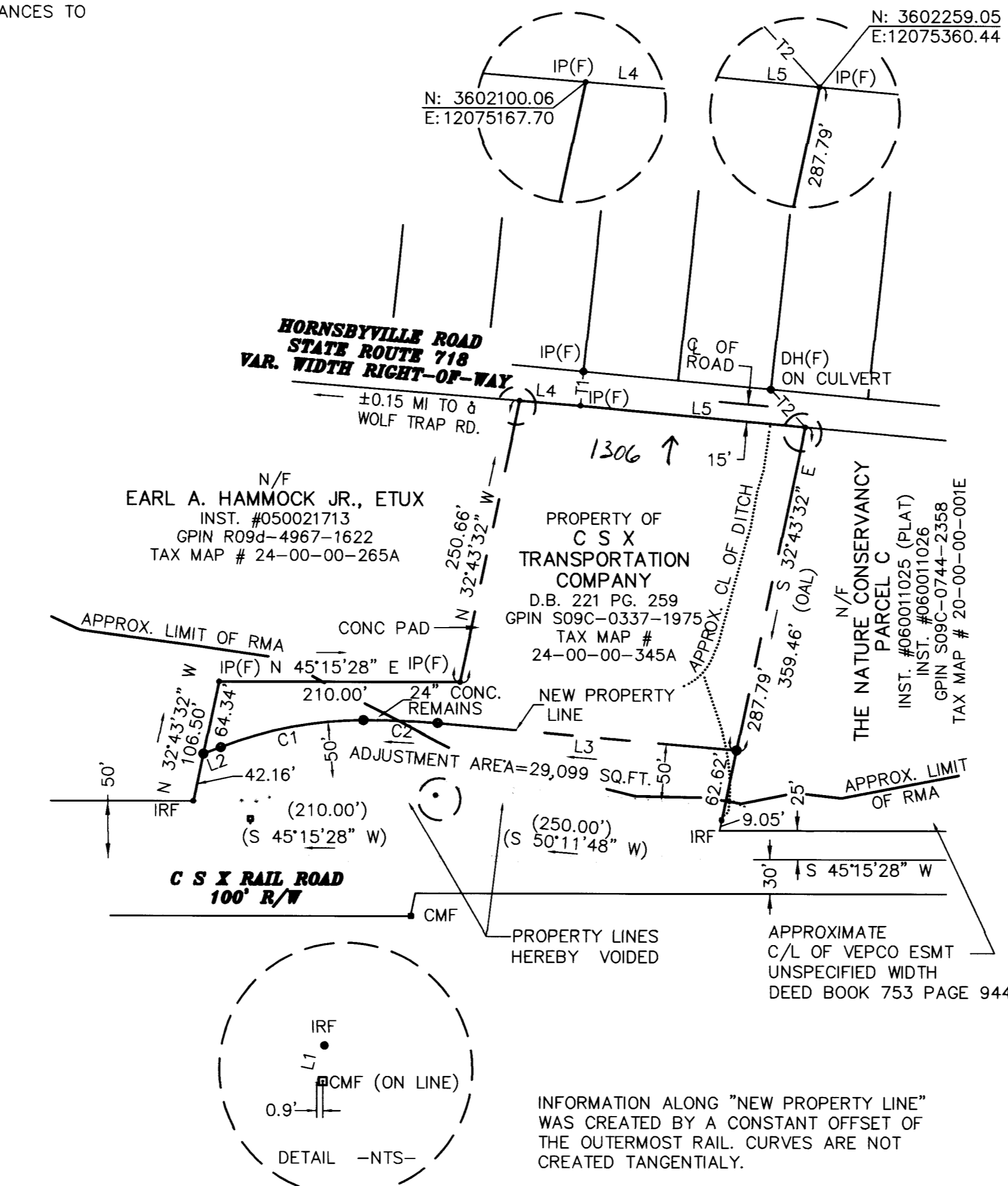
SURVEYOR CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY CLOSURE OF NOT LESS THAN 1'/20,000'

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF CSX TRANSPORTATION COMPANY (FORMERLY KNOWN AS "THE CHESAPEAKE AND OHIO RAILWAY COMPANY"), AND WAS ACQUIRED FROM LESLIE R. O'HARA, ET UX, BY DEED DATED JULY 25, 1969, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 221, PAGE 259.

I CERTIFY THAT THE MONUMENTS AND IRON PINS SHOWN ON THIS PLAT WILL BE SET NO LATER THAN THIRTY (30) DAYS AFTER RECORDATION OF THIS PLAT.

Todd H. French
TODD H. FRENCH LAND SURVEYOR- VIRGINIA LIC. # 2410



APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 9/22/11

STATE OF VIRGINIA COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT, THIS
23rd DAY OF September, 2011. THIS MAP WAS PRESENTED AND
ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 110014651
TESTE: Jynns Mendivar, CLERK @ 9:14 AM
BY: [Signature], DEPUTY CLERK