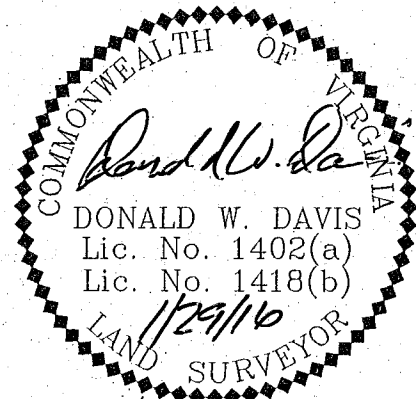


BASIS: P.B.10 PG.424

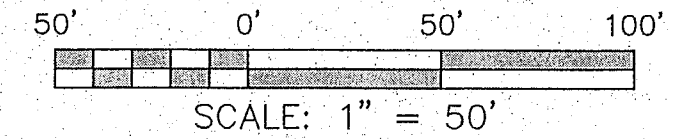
LOT 6
 FORMER AREA TO MEAN LOW WATER: 2.29± ACRES (99,958± SQ. FT.)
 FORMER AREA TO 4' CONTOUR: 1.64± ACRES (71,374± SQ. FT.)
 NEW AREA TO MEAN LOW WATER: 2.46± ACRES (107,099± SQ. FT.)
 NEW AREA TO 4' CONTOUR: 1.65± (71,925± SQ. FT.)
 N/F SUSAN R. LONG & ROBERT ELLIOTT LONG, CO-TRUSTEES
 INST: # 070024453
 TAX MAP #: 30-15-3B-006
 GPIN: U06A-1047-3045
 PLAT BOOK 10, PAGE 424
 ZONED: RR
 ADDRESS: #106 CHARTER DRIVE

N/F
 JOSEPH L. WARD
 & ROSETTA S. WARD
 D.B. 858 PG. 438
 GPIN: U06a-1279-3317
 TAX MAP #: 30-15-3B-007
 LOT 7
 PLAT BOOK. 10, PAGE 424
 ZONED: RR



RESUBDIVISION OF
LOT 5 & LOT 6
PATRICKS LANDING
 SECTION THREE-B
 GRAFTON MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 50' DATE: JANUARY 29, 2016
 SHEET 1 OF 2

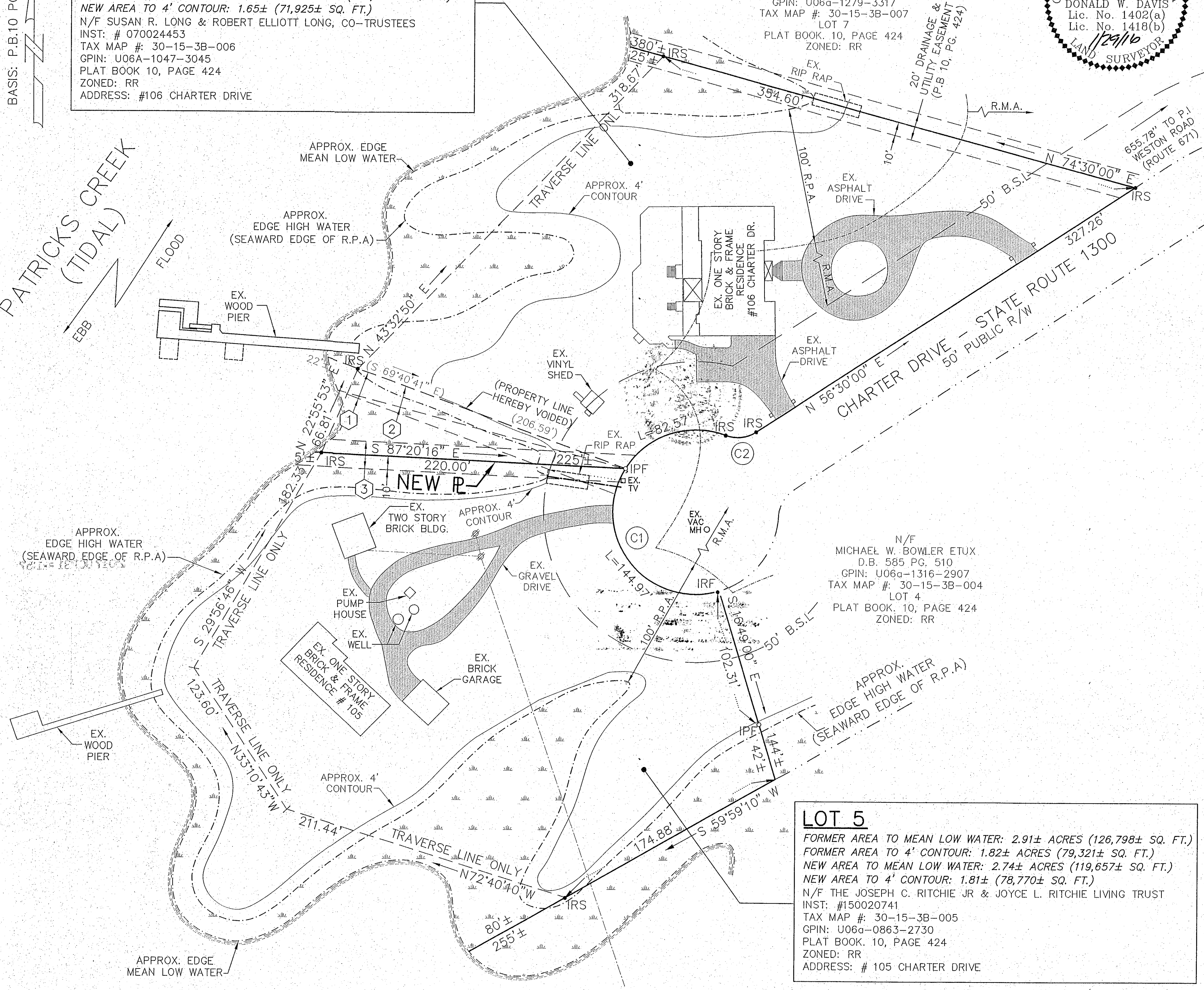
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE G
 YORKTOWN, VIRGINIA 23693



- SYMBOLS —
- 50' E 40' E DENOTES MINIMUM BUILDING SETBACK LINES
 - DENOTES PROPERTY LINE
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON ROD FOUND
 - DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
 - DENOTES CONCRETE MONUMENT FOUND
 - DENOTES CONCRETE MONUMENT TO BE SET
 - RMA DENOTES RESOURCE MANAGEMENT AREA
 - RPA DENOTES RESOURCE PROTECTION AREA
 - DENOTES EXISTING VEGETATED TIDAL WETLANDS

- EASEMENT LEGEND
- ① - EXISTING YORK COUNTY 20' DRAINAGE AND UTILITY EASEMENT (P.B. 10, PG. 424) HEREBY VACATED
 - ② - EXISTING VARIABLE WIDTH EXCLUSIVE USE AND ENJOYMENT EASEMENT TO THE BENEFIT OF LOT 6 (INST. #150007455) HEREBY VACATED
 - ③ - 20' DRAINAGE AND UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY

PATRICKS CREEK
 (TIDAL)
 FLOOD
 EBB



LOT 5
 FORMER AREA TO MEAN LOW WATER: 2.91± ACRES (126,798± SQ. FT.)
 FORMER AREA TO 4' CONTOUR: 1.82± ACRES (79,321± SQ. FT.)
 NEW AREA TO MEAN LOW WATER: 2.74± ACRES (119,657± SQ. FT.)
 NEW AREA TO 4' CONTOUR: 1.81± (78,770± SQ. FT.)
 N/F THE JOSEPH C. RITCHIE JR & JOYCE L. RITCHIE LIVING TRUST
 INST: #150020741
 TAX MAP #: 30-15-3B-005
 GPIN: U06a-0863-2730
 PLAT BOOK. 10, PAGE 424
 ZONED: RR
 ADDRESS: # 105 CHARTER DRIVE

N/F
 MICHAEL W. BOWLER ETUX.
 D.B. 585 PG. 510
 GPIN: U06a-1316-2907
 TAX MAP #: 30-15-3B-004
 LOT 4
 PLAT BOOK. 10, PAGE 424
 ZONED: RR

NOTE:
 PROPERTY LINES EXTEND TO
 MEAN LOW WATER.

CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C2	287°56'11"	60.00'	227.54'	---	116.16'	N 72°25'34" W
C2	53°58'07"	25.00'	23.55'	12.73'	22.69'	S 83°29'03" W

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Susan Kassel
 PLAT APPROVING AGENT
 DATE: OCTOBER 31, 2017

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 31st DAY OF October, 2017, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 170020856
 TESTE: Kristen N Nelson
 CLERK
 BY: Emily Ryan, Deputy Clerk