
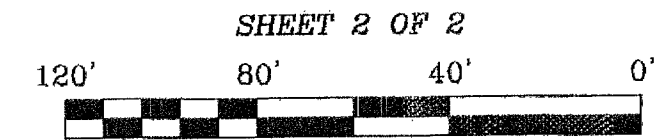


BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION ON THE PROPERTIES OF
THE SPRING ROAD LAND TRUST

AND
JULIA W. KELLUM
 NELSON DISTRICT
 YORK COUNTY, VIRGINIA

ADPA  **A.D. POTTS & ASSOCIATES, INC.**
 11624 JEFFERSON AVENUE
 NEWPORT NEWS, VIRGINIA 23601
 PHONE: (757) 696-4610
 1"=40' JULY 19, 2021



PB 210 PG 167

N. or F.
 ROSE HILL OF YORKTOWN, L.L.C. ET ALS
 INSTR. #150022330
 TAX MAP NO. 17-00-00-150
 GPIN NO. N10A-2190-4754
 ZONED: R13

N. or F.
 COZY HOMES INC.
 INSTR. #130000101
 TAX MAP NO. 17D-01-00-002
 GPIN NO. N10B-2700-4574
 ZONED: R13

ANDREW BROOKIN'S ESTATE
 DB 210 PG 167
 LOT 2

FORMERLY
 LOT 4
 23,316 SQ. FT.
 0.5353 ACRES

LOT 4A
 20,102 SQ. FT.
 0.4615 ACRES
 (#107)

FORMERLY
 LOT 5
 35,627 SQ. FT.
 0.8179 ACRES

LOT 5A
 40,182 SQ. FT.
 0.9225 ACRES
 (#111)

LOT 6
 N. or F.
 S.F. TYLER, SR.
 WB #0800008933
 TAX MAP NO. 17D-01-00-006
 GPIN NO. N10B-2779-4664
 ZONED: R13

FORMERLY
 PART OF LOT 3
 1,341 SQ. FT.
 0.0308 ACRES

REMAINDER OF LOT 3
 22,885 SQ. FT.
 0.5254 ACRES

N. or F.
 A.M. JOHNSON, JR. et ux
 DB 878 PG 470
 TAX MAP NO. 17D-01-00-003
 GPIN NO. N10B-2840-4543
 ZONED: R13
 (#1505 BAPTIST)

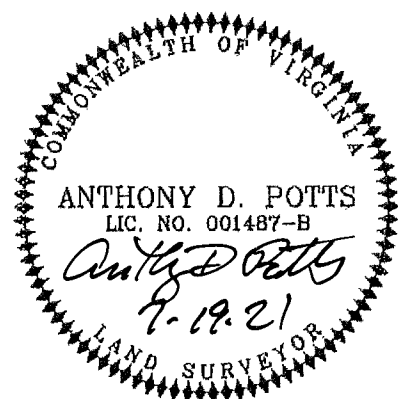
NOTE: ONLY IMPROVEMENTS
 ALONG THE LOT 4 & LOT 5
 COMMON LINE WERE LOCATED
 ON LOT 5

BAPTIST ROAD
 STATE ROUTE #660
 50 R/W

117.74 TO BAPTIST ROAD S 13°51'20" W 90.00' S 13°51'20" W 110.00'

SPRING ROAD
 STATE ROUTE #701
 50 R/W

LINE	BEARING	DISTANCE
L1	S 76°08'40" E	38.11'
L2	N 79°62'50" E	41.56'
L3	S 76°08'40" E	30.00'



APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Susan Kassel*
 PLAT APPROVING AGENT
 DATE: MARCH 28, 2022

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
 FOR THE COUNTY OF YORK-POQUOSON, ON
 THIS 28th DAY OF March, 2022,
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD
 AS THE LAW DIRECTS, AS INSTRUMENT
 NUMBER 220005189
 TESTE: Kristen N. Weber
 CLERK
 BY: Debra H. Hest
 DEPUTY CLERK