PRIMARY U.S. GEODETIC CONTROL MONUMENTS

A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED " STATION NO. 120". THE DISK IS LOCATED 13.0' SOUTH OF THE EDGE OF PAVEMENT OF THE EASTBOUND LANES OF ROUTE 171 (VICTORY BOULEVARD), 9.0' NORTHEAST OF THE TRAFFIC

COORDINATES-U.S.SURVEY FEET-12078735.772(E),3572959.931(N)

A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED STATION NO. 129". THE DISK IS LOCATED 20.0' EAST OF THE EDGE OF THE CONCRETE PAVEMENT OF THE NORTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON MEMORIAL HIGHWAY), 19.5' NORTH OF THE CENTER LINE OF GORDON LANE (PRIVATE GRAVEL ROAD) COORDINATES-U.S.SURVEY FEET-12078902.396(E), 3568920.929(N)

NOTES:

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0039 B. EFFECTIVE DATE : DECEMBER 16, 1988.
- 2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- 3. TAX MAP PARCEL NUMBERS 37-(27)-3 & 37- 10
- 4. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HEREWITH 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 LOT, TRACT OR PARCEL ALREADY OWNED BY HARMON J. COXTON, JR. 8 WYNEMA S. COXTON AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- 5. PROPERTY SHOWN HEREON IS LOCATED WITHIN THE WATERSHED MANAGEMENT AND PROTECTION

COUNTY OF YORK , VIRGINIA SCALE : 1" = 100' DATE : 22 SEPT. 1999 DAVIS & ASSOCIATES, P.C. SURVEYORS - PLANNERS

BOUNDARY LINE ADJUSTMENT

BETWEEN THE PROPERTIES OF

BERTHA MAE EVANS

AND

HARMON J. COXTON, JR.

& WYNEMA S. COXTON

BETHEL MAGISTERIAL DISTRICT

WLLIAM ROGERS EVANS &

3630 GEORGE WASHINGTON MEMORIAL HIGHWAY-SUITE"G" YORKTOWN, VIRGINIA 23693

GRAPHIC SCALE

PG.8)

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SYMBOLS-DENOTES MINIMUM BUILDING SETBACK LINE DENOTES IRON PIPE FOUND DENOTES IRON PIPE TO BE SET AT ALL PROPERTY LINE **JUNCTURES** DENOTES CONCRETE MONUMENT FOUND DENOTES CONCRETE MONUMENT TO BE SET

ROYORK COUNTY BOARD OF SUPERVISORS APPROVING RLAT AGENT 12-8-99 DATE:

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 29 19 DAY OF DEC. 19 91, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13,

TESTE: Nancy B. Kane
CLERK

BY: Kristen N. Nelson, Dc.

VICINITY MAP

SCALE : 1" = 2.000'0 1,000 2,000 GRAPHIC SCALE

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

AL ISSEMA TRAGET FUEDATE: 11-5-99 WILLIAM ROGERS EVANS

DATE: (1-5'94) BERTHA MAE EVANS DATE://-5-94 HARMON J. COXTON, JR. Wegrama S. Cotton DATE: 11-5-99 WYNEMA S. COXTON

NOTARY PUBLIC FOR OWNERS STATE OF VIRGINIA TO WIT: Linda Gilbert , A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN, UNDER MY HAND THIS 5 DAY OF November

Linda Gillen NOTARY **PUBLIC** MY COMMISSION EXPIRES: <u>Scatember</u> 3001

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' / 20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF: PARCEL A: WILLIAM ROGERS EVANS AND BERTHA MAE EVANS, HUSBAND AND WIFE, AND WAS ACQUIRED FROM ROBERT WEST BY DEED DATED JULY 18, 1968 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 246, PAGE 99.

PARCEL 3: HARMON J. COXTON, JR. AND WYNEMA S. COXTON, HUSBAND AND WIFE, AND WAS ACQUIRED FROM DALE L. CUPP, HOMME SOLE, BY DEED DATED AUGUST 25, 1986 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN DEED BOOK 451, PAGE 647.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON, OR BEFORE 22 SEPTEMBER,

wald w DONALD W. DAVIS, C.L.S. DONALD W. DAVIS No. 1402b 9/22/99

C1

CHARLES F. KEENER AND EXISTING 50' PRIVATE JEANETTE J. KEENER NOW OR FORMERLY R/W EASEMENT GIBSON EQUIPMENT (D.B. 267, PG. 729) * EXISTING 35' RIGHT-OF-WAY TAX MAP PARCEL RENTAL FOR INGRESS & EGRESS BY NOW OR FORMERLY (D.B. 281, PG. 552) #36-22 ROBERT WEST, HIS HEIRS SPEEGLE ZONE :IL TAX MAP PARCEL AND ASSIGNS(D.B. 206, PG. 321) M G. (D.B. 606, PG. 585) # 37-21 TAX MAP PARCEL ZONE : IL NOW OR FORMERLY #37-26 ZONE : IL YORK AUTO PARTS (D.B. 93, PG. 329) TAX MAP PARCEL ·· 472.08'... #37-9 ZONE : IL LANE **GHWA** PROPOSED 10' PRIVATE UTILITY EASEMENT TO BE CONVEYED

PARCEL A

NOW OR FORMERLY SUCCESSORS AND

PACEDS EVANS ASSIGNS MORIAL 17) WILLIAM ROGERS EVANS ASSIGNS & BERTHA MAE EVANS N 56.38.24. (D.B. 246, PG. 99) EXISTING **™*** ** * ' AS SHOWN IN-PROPERTY LINE (P.B. 10, PG. 281)
HEREBY TAX MAP PARCEL ONE STORY FRAME (ALUMINUM) HEREBY VOIDED-#37-- 10 502.28 N 53.0517... RESIDENCE-ZONE : IL 10N ROUTE (160' R 60 VOIDED FORMER AREA: 8.7423 ACRES NEW AREA: 4.7423 ACRES N 80°46'47" W. PARCEL 3 - NOW OR FORMERLY

HARMON J. COXTON, JR. 8 WYNEMA S. COXTON

TONE . " PARCEL #37-(27)-3 N 80 • 46'47" W Si SHIN (U.: ZONE : IL FORMER AREA : 1.5863 ACRES NEW AREA : 5.5863 ACRES NOW OR FORMERLY 413.91 DALE L. CUPP (D.B. 378, PG. 835) N 81.11.20" W (D.B. 209, PG. 223) 449.03 N 84°37'03" W (P.B. 12, PG. 525) TAX MAP PARCEL NOW OR FORMERLY 另 #36-20 HATTIE P. WILLIAMS ZONE : IL PARCEL 2 (D.B. 168, PG. 466) GEOR NOW OR FORMERLY TAX MAP PARCEL HARMON J. COXTON, JR. #37-11A & WYNEMA S. COXTON ZONE : EO (D.B. 451, PG. 645) TAX MAP PARCEL #37-(27)-2 ZONE : IL TOTAL SUBDIVIDED AREA: 10.3286 ACRES NOTE: PROPERTY SHOWN HEREON IS ZONED IL (LIMITED INDUSTRIAL DISTRICT). MINIMUM BUILDING SETBACKS ARE: FRONT - 45' SIDE - 10'

REAR - 10'

DATA **TABLE** CHORD LENGTH CHORD DIRECTION 157.75 314.37 S 04°44'37" W

· a burs 9/22/99

(129)

(120)

NOW OR FORMERLY

CURVE RADIUS

ARC LENGTH TANGENT

NUMBER DELTA ANGLE 09°42'52" 1,856.07' 314.75'