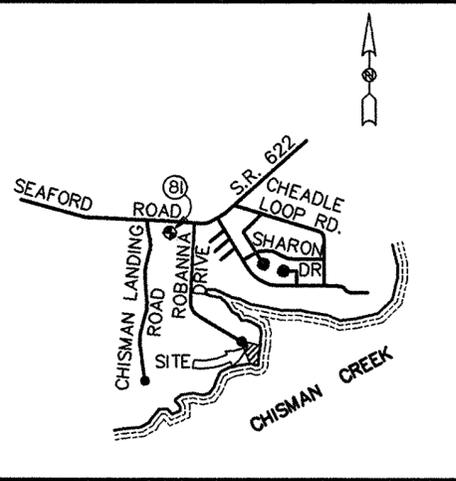


PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 81 - COORDINATES-U.S. SURVEY FEET - 12081884.724(E)
3597701.574(N)
- 82 - COORDINATES-U.S. SURVEY FEET - 12085344.032(E)
3601420.369(N)



VICINITY MAP

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

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.

George Joseph Magnus, Sr. DATE: 5-28-01
GEORGE JOSEPH MAGNUS, SR.

Stacey Patrick Magnus DATE: 5-28-01
STACEY PATRICK MAGNUS

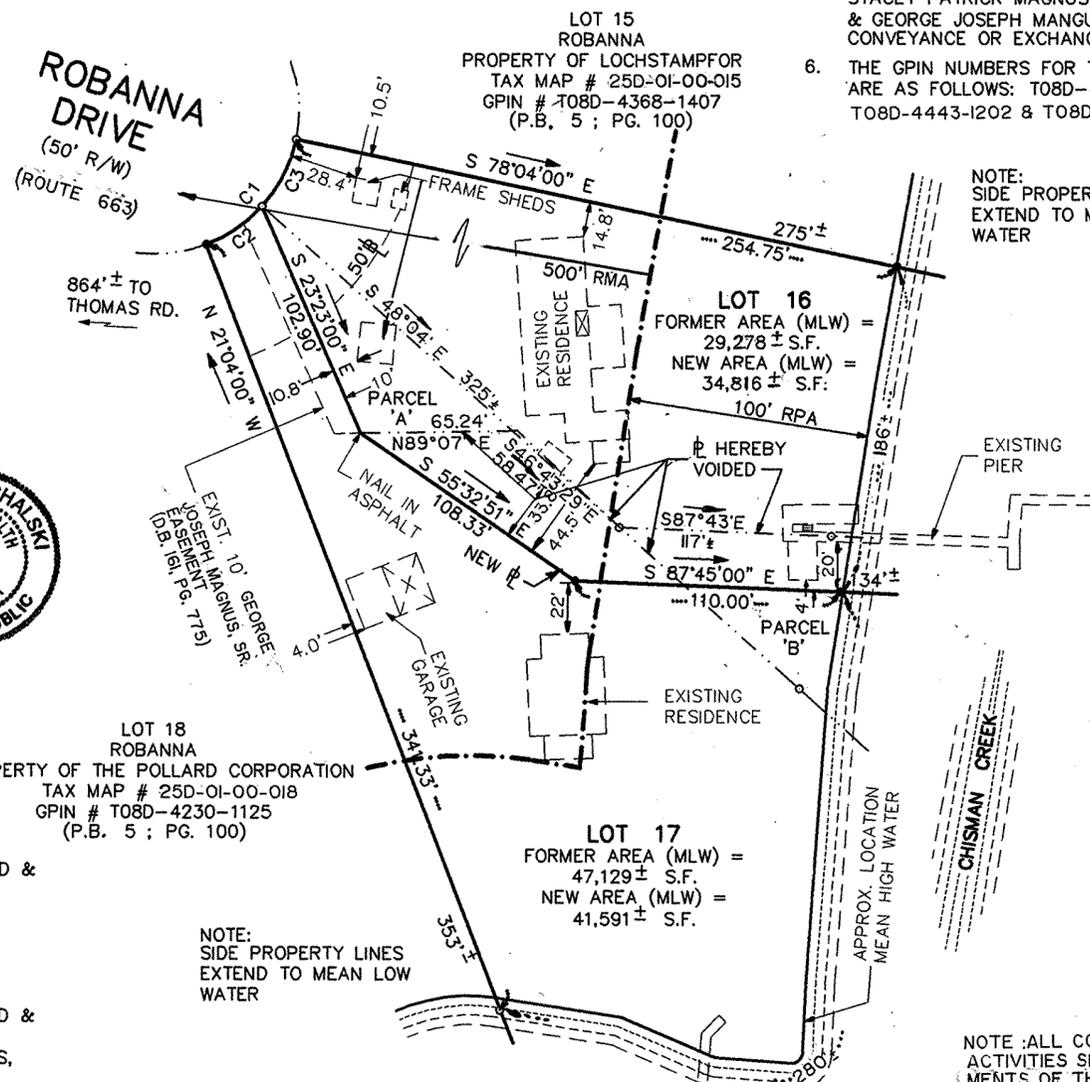
George Joseph Magnus, Jr. DATE: 5-28-01
GEORGE JOSEPH MAGNUS, JR.

NOTARY PUBLIC FOR OWNERS
STATE OF VIRGINIA TO WIT:
I, JOANNI D. MICHALSKI, A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS 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 28 DAY OF MAY, 2001.
Joanni D. Michalski
NOTARY PUBLIC
MY COMMISSION EXPIRES: August 31, 2004



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:
LOT 16 AND PARCEL 'A': GEORGE JOSEPH MAGNUS, SR., WIDOWED & STACEY PATRICK MAGNUS, UNMARRIED, AND WAS ACQUIRED FROM GEORGE JOSEPH MAGNUS, SR. AND DORIS JANE MAGNUS, HUSBAND AND WIFE, BY DEED DATED NOV. 15, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA BY INSTRUMENT NUMBER 000012630.
LOT 17 AND PARCEL 'B': GEORGE JOSEPH MAGNUS, SR., WIDOWED & GEORGE JOSEPH MAGNUS, JR., UNMARRIED, AND WAS ACQUIRED FROM GEORGE JOSEPH MAGNUS, SR. AND DORIS FARMER MAGNUS, HUSBAND AND WIFE, BY DEED DATED NOV. 15, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA BY INSTRUMENT NUMBER 000012631.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 30 AUGUST 2001.
R. L. Small DATE: 5/5/01
R. L. SMALL, C.L.S.



NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X & AE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0019 B, EFFECTIVE DATE : DECEMBER 16, 1988.
2. THE PROPERTY SHOWN HEREON LIES WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE: RR (RURAL RESIDENTIAL DISTRICT). THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT : 50'(FEET)
SIDE : 20'(FEET)
REAR : 50'(FEET)
THE PROPERTY(S) SHOWN HEREON IS A LEGALLY NON-CONFORMING LOT.
4. THE TAX MAP PARCEL NUMBERS FOR THE PROPERTY SHOWN HEREON ARE AS FOLLOWS: 25D-01-00-016; 25D-01-00-017 25D-04-00-000A & 25D-04-00-000B
5. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE 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 GEORGE JOSEPH MAGNUS, SR. & STACEY PATRICK MAGNUS AND GEORGE JOSEPH MAGNUS, SR. & GEORGE JOSEPH MAGNUS, JR. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
6. THE GPIN NUMBERS FOR THE PROPERTY SHOWN HEREON ARE AS FOLLOWS: T08D-4365-1296 & T08D-4364-1138, T08D-4443-1202 & T08D-4274-1274.

NOTE:
SIDE PROPERTY LINES
EXTEND TO MEAN LOW
WATER

NOTE :ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF

**GEORGE JOSEPH MAGNUS, SR. &
STACEY PATRICK MAGNUS**

AND
**GEORGE JOSEPH MAGNUS, SR. &
GEORGE JOSEPH MAGNUS, JR.**
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

SCALE : 1" = 50' DATE : 5 MAY 2001

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

0 25 50 100
GRAPHIC SCALE

- S Y M B O L S -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES RESOURCE PROTECTION AREA
- DENOTES RESOURCE MANAGEMENT AREA

A P P R O V E D

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
PLAT APPROVING AGENT

DATE: 11/1/01



STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 13 DAY OF Nov. 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE . 4:35pm

TESTE: *Lynn S. Jenkins*
CLERK

BY: *Natalie C. Owens*

TOTAL SUBDIVIDED AREA = 1.75 ± ACRES

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	57°14'06"	60.00	59.95	32.74	57.48	N 40°19'55" E
C2	27°01'02"	60.00	28.29	14.41	28.03	N 55°26'27" E
C3	30°13'04"	60.04	31.66	16.21	31.30	N 26°49'24" E