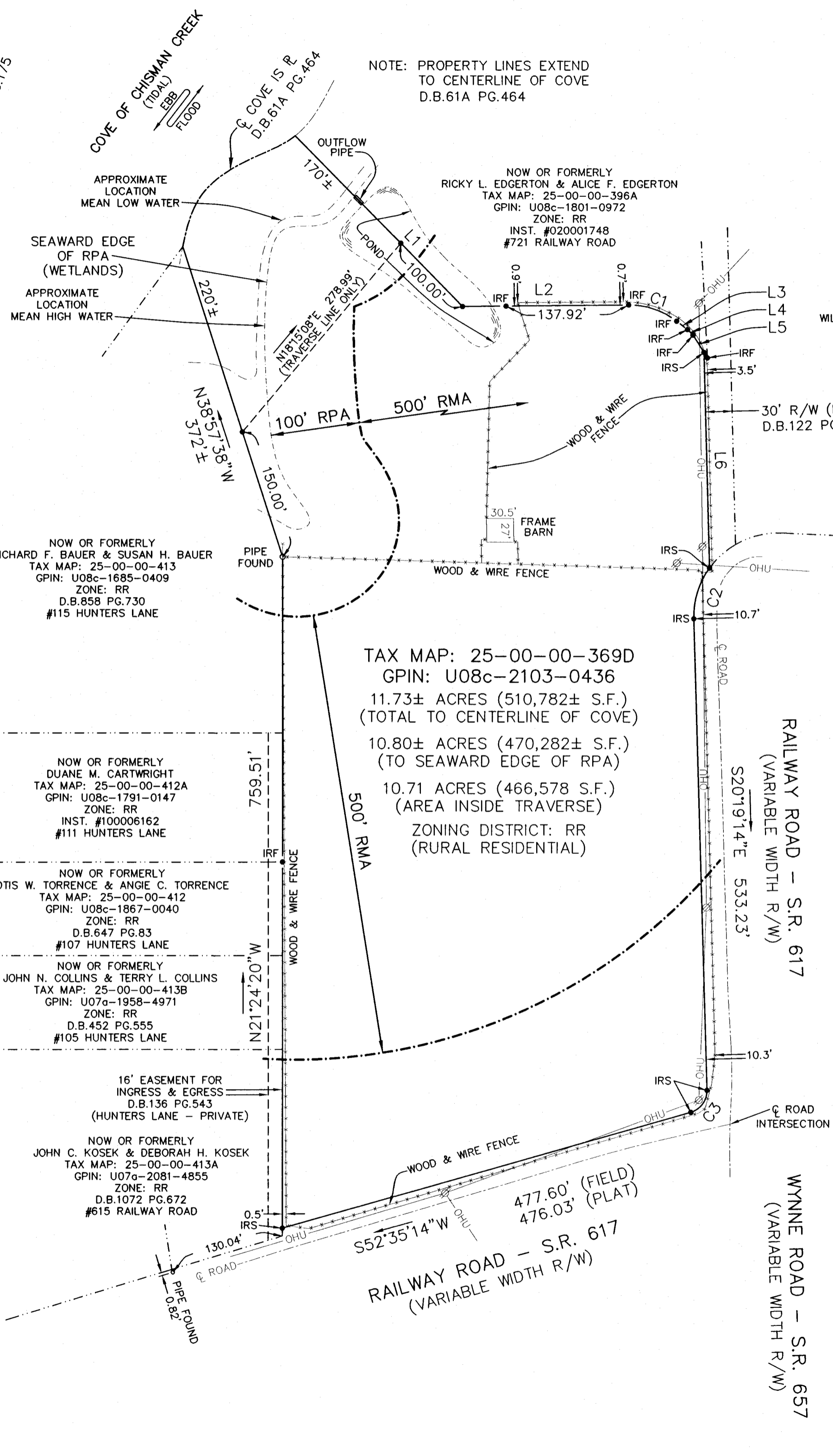


BASIS: P.B.13 PG.175



NOTE: PROPERTY LINES EXTEND TO CENTERLINE OF COVE D.B.61A PG.464

NOW OR FORMERLY RICKY L. EDGERTON & ALICE F. EDGERTON
 TAX MAP: 25-00-00-396A
 GPIN: U08c-1801-0972
 ZONE: RR
 INST. #020001748
 #721 RAILWAY ROAD

NOW OR FORMERLY WILLIAM V. NUNN, JR. & NANCY E. NUNN
 TAX MAP: 25-00-00-410
 GPIN: U08c-2302-0982
 ZONE: RR
 INST. #020000294
 #725 RAILWAY ROAD

NOW OR FORMERLY RICHARD F. BAUER & SUSAN H. BAUER
 TAX MAP: 25-00-00-413
 GPIN: U08c-1685-0409
 ZONE: RR
 D.B.858 PG.730
 #115 HUNTERS LANE

NOW OR FORMERLY DUANE M. CARTWRIGHT
 TAX MAP: 25-00-00-412A
 GPIN: U08c-1791-0147
 ZONE: RR
 INST. #100006162
 #111 HUNTERS LANE

NOW OR FORMERLY OTIS W. TORRENCE & ANGIE C. TORRENCE
 TAX MAP: 25-00-00-412
 GPIN: U08c-1867-0040
 ZONE: RR
 D.B.647 PG.83
 #107 HUNTERS LANE

NOW OR FORMERLY JOHN N. COLLINS & TERRY L. COLLINS
 TAX MAP: 25-00-00-413B
 GPIN: U07a-1958-4971
 ZONE: RR
 D.B.452 PG.555
 #105 HUNTERS LANE

16' EASEMENT FOR INGRESS & EGRESS
 D.B.136 PG.543
 (HUNTERS LANE - PRIVATE)

NOW OR FORMERLY JOHN C. KOSEK & DEBORAH H. KOSEK
 TAX MAP: 25-00-00-413A
 GPIN: U07a-2081-4855
 ZONE: RR
 D.B.1072 PG.672
 #615 RAILWAY ROAD

TAX MAP: 25-00-00-369D
 GPIN: U08c-2103-0436
 11.73± ACRES (510,782± S.F.)
 (TOTAL TO CENTERLINE OF COVE)
 10.80± ACRES (470,282± S.F.)
 (TO SEAWARD EDGE OF RPA)
 10.71 ACRES (466,578 S.F.)
 (AREA INSIDE TRAVERSE)
 ZONING DISTRICT: RR
 (RURAL RESIDENTIAL)

NOTE: THE CHESAPEAKE BAY PRESEVATION RESOURCE PROTECTION AREA (RPA) AND RESOURCE MANAGEMENT AREA (RMA) AS SHOWN HEREON VERIFIED BY YORK COUNTY ON SEPTEMBER 21, 2010.

CURVE DATA TABLE						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	38°39'00"	86.02'	58.02'	30.16'	56.93'	N87°19'21"E
C2	36°55'38"	95.58'	61.60'	31.91'	60.54'	S04°32'39"E
C3	75°35'42"	25.00'	32.98'	19.39'	30.64'	S14°47'23"W

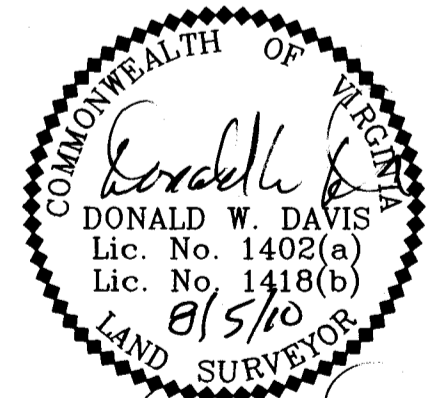
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S65°20'25"E	270±
L2	N67°59'51"E	186.86'
L3	S73°21'04"E	15.54'
L4	S66°13'11"E	8.84'
L5	S53°23'16"E	23.18'
L6	S22°49'53"E	246.72'



Filed in the Clerk's Office, Circuit Court,
 York Co. - Poquoson, Va.
 the 13th day of October, 2010
 Tests: Lynn S. Mengibur, Clerk
 By: *Jose Broader*, D.C. 1:57 pm

- SYMBOLS:
- PIPE FOUND
 - IRON ROD SET (IRS)
 - IRON ROD FOUND (IRF)
 - CONC. MONUMENT
 - OHU— POWER POLE WITH OVERHEAD UTILITIES

NOTE: PROPERTY SHOWN HEREON IS LOCATED IN ZONE X & AE(7.7') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0220C EFFECTIVE DATE: JUNE 16, 2009.



- REFERENCES
- P.B.13 PG.175
 - P.B.12 PG.266
 - INST. #000012919
 - D.B.122 PG.223
 - D.B.61A PG.464
 - INST. #020001748
 - D.B.1072 PG.672
 - D.B.452 PG.555
 - D.B.647 PG.83
 - D.B.252 PG.215 (PLAT)
 - INST. #100006162
 - D.B.253 PG.649 (PLAT)
 - D.B.858 PG.730
 - D.B.136 PG.545 (PLAT)
 - INST. #020000294

HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME ON THIS DATE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO ENCROACHMENTS OF BUILDINGS UNLESS SHOWN HEREON.

DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 YORK COUNTY, VIRGINIA

JOB LOCATION: #701 RAILWAY ROAD
 PLAT OF THE PROPERTY OF:
 WILLIAM V. NUNN, JR.

PARCEL OF LAND CONTAINING 11.73± ACRES
 GRAFTON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA

CODE: 10-0375 DWN.BY: TH SCALE: 1"=100' TO: NUNN DATE: AUGUST 5, 2010