

SUE S. ZIRKLE

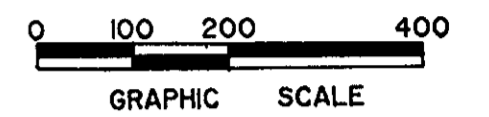
COUNTY OF YORK, VIRGINIA

DATE: 15 MARCH 1997

DAVIS & ASSOCIATES

SURVEYORS & PLANNERS  
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY SUITE G  
YORKTOWN, VIRGINIA  
23693  
(757) 867-8583

SCALE: 1" = 200'



NOTE: THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USES AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

SYMBOLS

- 50' DENOTES 50' MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE SET
- DENOTES CONCRETE MONUMENTS SET
- DENOTES IRON ROD FOUND
- RMA RESOURCE MANAGEMENT AREA

ASSESSORS PARCEL NO. 24-251 & 24-257

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: John A. Allen, PE  
PLAT APPROVING AGENT

DATE: 9-19-97

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE DAY OF Sept 1997 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 511.

TESTE: Nancy B. Kane  
CLERK

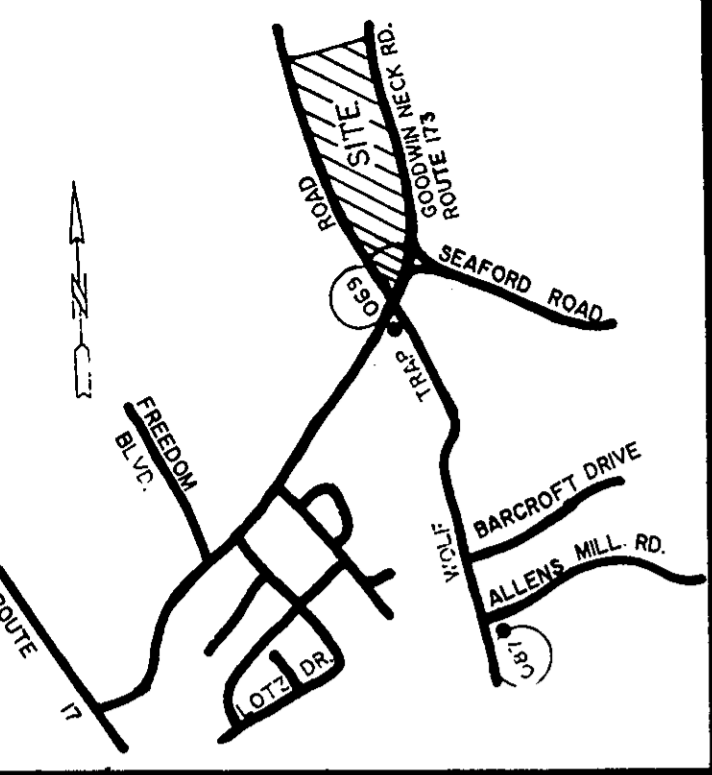
BY: Runde S. Hughes

PRIMARY GEODETIC CONTROL MONUMENTS

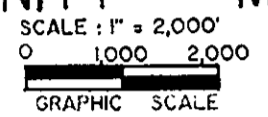
69 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE STAMPED "STATION NO. 069". THE DISK IS LOCATED IN THE GRASS MEDIAN ADJACENT TO THE SOUTHWEST CORNER OF THE INTERSECTION OF ROUTE 173 (GODWIN NECK ROAD) AND 630 (WOLFTRAP ROAD), 5.0' NORTH OF THE STREET SIGN, 7.0' NORTH OF THE RIGHT TURN CURB, 10.0' SOUTHWEST OF THE ROUTE 630 CURB, 5.0' SOUTHEAST OF THE ROUTE 173 CURB.  
COORDINATES - U. S. SURVEY FEET - 12076251.497(E) 3597230.450(N)

87 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 087". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTES 630 (WOLFTRAP ROAD) AND 655 (ALLEN'S MILL ROAD), 22.0' EAST OF THE CENTER LINE OF ROUTE 630, 28.5' SOUTHWEST OF A FIRE HYDRANT (RED AND WHITE).  
COORDINATES - U. S. SURVEY FEET - 12077036.351(E) 3594082.637(N)

NOTE: DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.



VICINITY MAP



THIS BOUNDARY LINE ADJUSTMENT HEREDON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Sue S. Zirkle 4/9/97  
SUE S. ZIRKLE DATE

STATE OF VIRGINIA TO WIT:  
I, Carolyn Y. Smith, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia 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 9th DAY OF April, 1997.

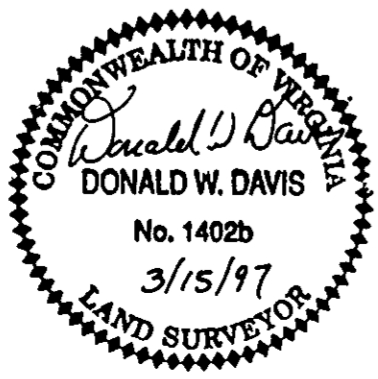
Carolyn Y. Smith  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-30-97

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF SUE S. ZIRKLE AND WAS ACQUIRED FROM:  
PARCEL A: WARREN E. ZIRKLE, EXECUTOR UNDER THE WILL OF PARCEL C: ORPAH H. COOPER, BY DEED DATED 30 APRIL, 1990 AND FULLY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 582, PAGE 204.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN HEREDON WILL BE SET BY OR BEFORE, JULY 31, 1997  
Donald W. Davis 3/15/97  
DONALD W. DAVIS LAND SURVEYOR

NOTE: THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS, OR PARCELS, BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY SUE S. ZIRKLE AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

NOTE THE PROPERTY SHOWN HEREDON IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 510192 0036B. EFFECTIVE DATE: DECEMBER 16, 1988.



CURVE DATA TABLE						
NO.	DELTA	RAD.	ARC	TAN	CHORD	CHORD BEARING
1	11° 13' 24"	819.59'	160.54'	80.53'	160.29'	S 13° 09' 43" E
2	03° 47' 17"	2729.75'	180.47'	90.27'	180.44'	S 16° 52' 42" E
3	06° 28' 53"	1560.00'	176.47'	88.33'	176.37'	S 17° 24' 20" E
4	22° 50' 37"	567.09'	114.57'	114.57'	224.60'	S 32° 04' 05" E
5	21° 02' 20"	987.14'	362.47'	183.30'	360.44'	N 32° 58' 14" W
6	48° 57' 48"	502.47'	429.39'	288.79'	416.45'	N 81° 37' 12" E
7	42° 44' 18"	1377.39'	1027.43'	538.94'	1003.77'	S 10° 16' 42" W
8	49° 56' 51"	452.47'	394.44'	210.74'	382.06'	S 81° 26' 37" W

TANGENT TABLE FOR C.L. WATERLINE EASEMENT		
NO.	BEARING	DIST.
T1	N44°53'13"E	32.03'
T2	S69°31'50"E	55.11'
T3	N71°51'01"E	82.67'
T4	N80°32'20"E	128.75'
T5	S86°03'15"E	71.80'
T6	S77°36'06"E	39.75'
T7	S67°55'30"E	11.30'

NOTE: THE PERIMETER BOUNDARY SURVEY SHOWN HEREDON WAS PERFORMED IN MARCH 1993. THIS PLAT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY

TOTAL SUBDIVIDED AREA = 42.4061 ACRES

NOTE: A PORTION OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN THE RESOURCE MANAGEMENT AREA, AT THE TIME OF THE SITE PLAN SUBMITTAL THE MANAGEMENT AREAS SHALL BE DELINEATED AND APPROVED BY YORK COUNTY.

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 24J-372 OF YORK COUNTY ZONING ORDINANCE.