

BOUNDARY LINE ADJUSTMENT  
OF THE PROPERTY OF  
**BULIFANTS, L.P.**  
**PARCELS 2 AND B-3**  
BRUTON MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA

DATE: 06/16/04 SHEET 3 OF 3 SCALE: 1"=100'  
PROJECT NO: 31392.00 DRAWN BY: DWP

**VHB** Vanasse Hangen Brustlin, Inc.  
Transportation Land Development Environmental Services  
11832 Rock Landing Drive, Suite 203  
Newport News, Virginia 23606-4231  
(757) 873-3386 • FAX (757) 873-0757

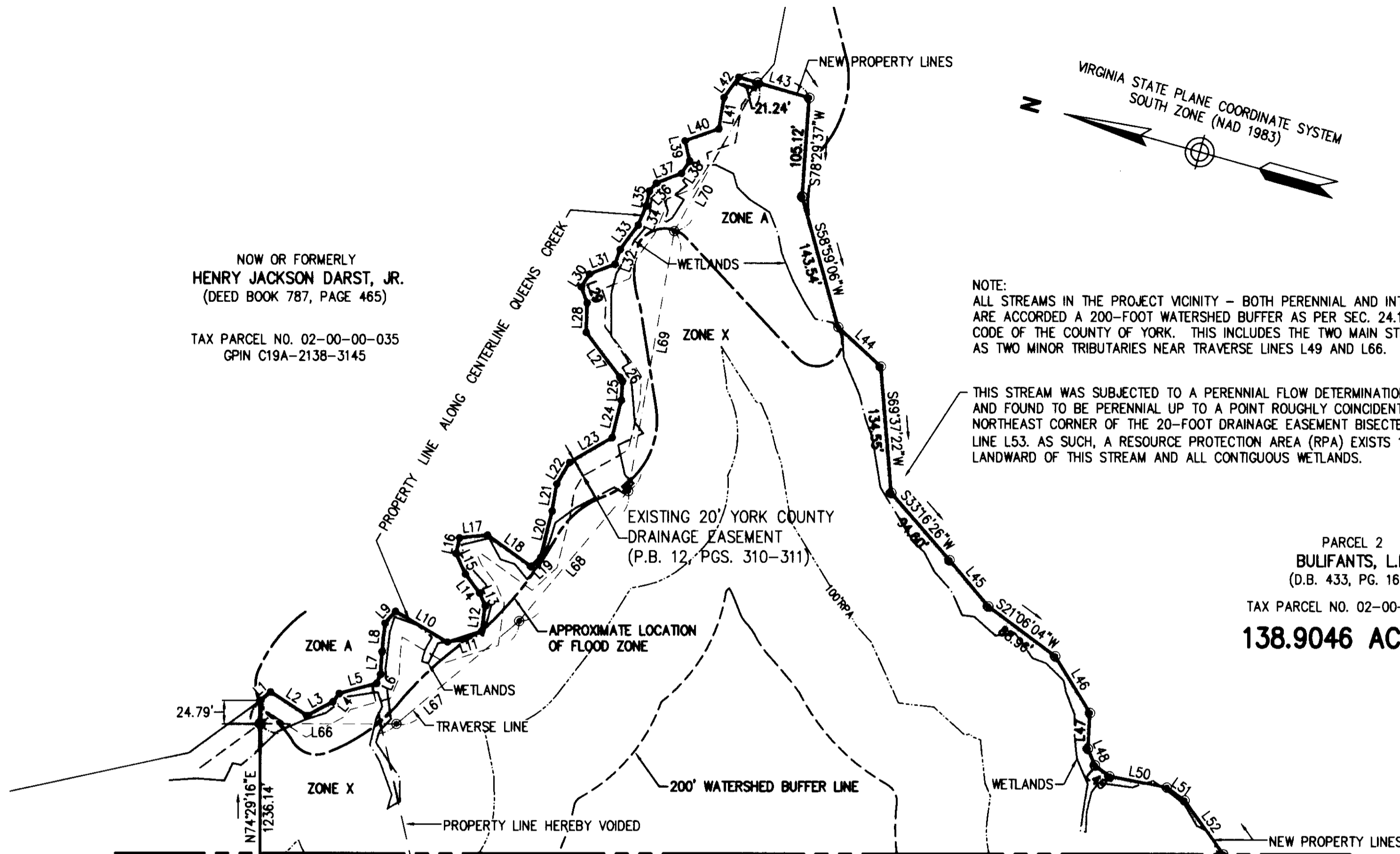
REVISED: 10/07/04



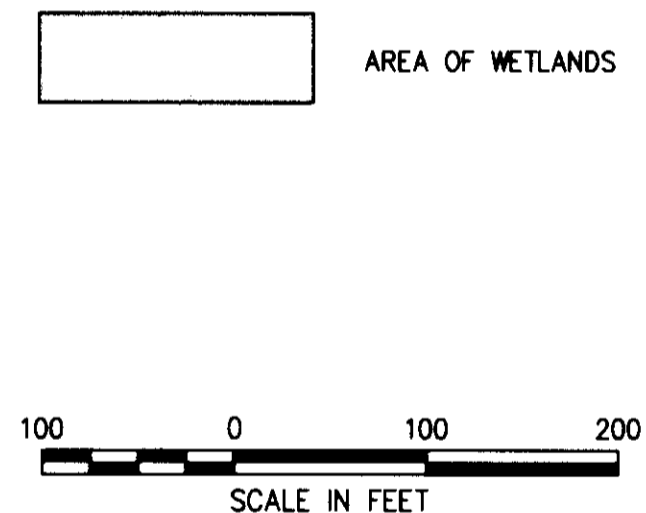
NOTE:  
ALL STREAMS IN THE PROJECT VICINITY - BOTH PERENNIAL AND INTERMITTENT -  
ARE ACCORDED A 200-FOOT WATERSHED BUFFER AS PER SEC. 24.1-376 OF THE  
CODE OF THE COUNTY OF YORK. THIS INCLUDES THE TWO MAIN STREAMS AS WELL  
AS TWO MINOR TRIBUTARIES NEAR TRAVERSE LINES L49 AND L66.

THIS STREAM WAS SUBJECT TO A PERENNIAL FLOW DETERMINATION ON 1/10/05  
AND FOUND TO BE PERENNIAL UP TO A POINT ROUGHLY COINCIDENT WITH THE  
NORTHEAST CORNER OF THE 20-FOOT DRAINAGE EASEMENT BISECTED BY PROPERTY  
LINE L53. AS SUCH, A RESOURCE PROTECTION AREA (RPA) EXISTS 100-FOOT  
LANDWARD OF THIS STREAM AND ALL CONTIGUOUS WETLANDS.

PARCEL 2  
BULIFANTS, L.P.  
(D.B. 433, PG. 163)  
TAX PARCEL NO. 02-00-00-034  
**138.9046 ACRES±**



**MATCHLINE - SEE SHEET 2**



PLAT INSTRUMENT # 00003865

LINE	LENGTH	BEARING
L1	14.32'	S55°42'19"E
L2	46.42'	S17°15'47"W
L3	30.94'	S43°50'23"E
L4	11.13'	S68°35'50"E
L5	41.13'	S30°31'54"E
L6	10.29'	S82°08'32"E
L7	24.12'	N77°59'28"E
L8	30.51'	N80°28'21"E
L9	17.17'	S63°50'28"E
L10	64.43'	S15°16'39"W
L11	37.69'	S33°22'01"E
L12	27.27'	N82°21'16"E
L13	14.57'	N50°42'26"E
L14	25.21'	N37°38'00"E
L15	24.11'	N49°50'49"E
L16	17.28'	N87°19'15"E
L17	30.09'	S21°17'57"E
L18	56.78'	S20°11'41"W
L19	13.67'	S57°53'45"E

LINE	LENGTH	BEARING
L20	50.67'	N88°26'32"E
L21	29.03'	N84°11'41"E
L22	26.77'	S74°39'37"E
L23	52.02'	S45°35'07"E
L24	40.76'	N88°16'15"E
L25	20.21'	N77°55'13"E
L26	5.19'	N41°43'27"E
L27	59.54'	N37°27'49"E
L28	31.29'	N76°16'19"E
L29	18.05'	N54°33'22"E
L30	16.42'	S73°36'29"E
L31	29.01'	S36°36'22"E
L32	16.67'	S85°59'06"E
L33	32.18'	S69°08'38"E
L34	21.72'	S82°41'35"E
L35	16.43'	N86°32'31"E
L36	11.25'	S63°44'18"E
L37	28.65'	S36°44'25"E
L38	15.45'	S72°18'39"E

LINE	LENGTH	BEARING
L39	21.93'	N61°43'35"E
L40	38.11'	S35°04'16"E
L41	33.55'	N83°44'01"E
L42	26.99'	S69°32'05"E
L43	78.56'	S00°45'15"W
L44	61.72'	S26°59'51"W
L45	64.07'	S34°12'12"W
L46	70.77'	S42°43'36"W
L47	37.85'	S77°49'01"W
L48	19.21'	S51°21'27"W
L49	19.31'	S21°16'04"W
L50	62.20'	S04°35'36"E
L51	23.41'	S20°00'01"W
L52	70.43'	S38°40'38"W
L66	145.00'	S15°30'44"E
L67	170.00'	S55°30'44"E
L68	180.00'	S65°30'44"E
L69	280.00'	N84°29'16"E
L70	180.81'	S76°08'49"E

Approved:  
**York County Board Of Supervisors**

BY: Al. Maddalena  
PLAT APPROVING AGENT  
DATE: 3/1/05

**State Of Virginia  
County Of York**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON,  
THE 3rd DAY OF March, 2005. THIS MAP WAS PRESENTED AND ADMITTED  
TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 00003865  
11:51 Am

TESTE: Lynn S. Jenkins  
CLERK  
BY: [Signature]