BOUNDARY ADJUSTMENT OF THE PROPERTIES OF JASON P. COUSINS

NELSON DISTRICT – COUNTY OF YORK, VIRGINIA
JUNE 25, 2010

C.E. Newbaker
SURVEYING & PLANNING, INC.
P.O. BOX 1298
YORKTOWN, VA. 23692
PH#: 757-240-2562
FAX: 757-926-4880

0 50 100 200 300 400 FEET
SCALE: 1" = 100'

SHEET 2 OF 2

VIRGINIA COORDINATE SYSTEM OF 1983 SOUTH ZONE

LAWRENCE PAUL SEXTON & VICKIE W. SEXTON
NOW OR FORMERLY
D.B.851, P.651; P.B.12, P.435
TAX PARCEL 20-00-00-049
ZONED RR

FRED M. COMBS & JOHN M. COMBS
NOW OR FORMERLY
D.B.1018, P.796
TAX PARCEL 20-00-00-023
ZONED RR

FRED M. COMBS & JOHN M. COMBS
NOW OR FORMERLY
D.B.1018, P.796
TAX PARCEL 25-00-00-012
ZONED RR

MARK V. EDWARDS
NOW OR FORMERLY
INSTR.#040008515; D.B.57, P.371 (PLAT); D.B.371, P.761 (PLAT)
TAX PARCEL 20-00-00-013
ZONED RR

THOMAS W. KEITHLEY & VIRGINIA L. KEITHLEY &
NOW OR FORMERLY
INSTR.#030028184
D.B.396, P.15 (PLAT)
TAX PARCEL 20-00-00-014
ZONED RR

DANDY BAPTIST CHURCH TRS.
NOW OR FORMERLY
D.B.256, P.124
TAX PARCEL 20-00-00-019
ZONED RR

JASON P. COUSINS
NOW OR FORMERLY
INSTR.#090025835
D.B.223, P.222 (PLAT)
TAX PARCEL 20-00-00-015
GPIN: T10D-4519-2048
ZONED RR
FORMERLY 72,252 S.F. OR 1.658 AC.
NEW AREA =
673,554 S.F. OR 15.462 AC.
AREA ABOVE EL 4 = 10.596± AC.

JASON P. COUSINS
NOW OR FORMERLY
INSTR.#090025835
TAX PARCEL 25-00-00-004
GPIN: T10D-4752-1194
ZONED RR
FORMERLY 869,146 S.F. OR 19.953± AC.
NEW AREA =
267,844 S.F. OR 6.149 AC.
AREA ABOVE EL 4 = 3.228± AC.

F.C. BARNES & DORIS LEE BARNES
NOW OR FORMERLY
D.B.203, P.38, P.B.10, P. 447-448
TAX PARCEL 20-02-00-000A
ZONED RR

GOODWIN NECK ROAD
STATE ROUTE 173
VARIABLE WIDTH R/W

COUSINS LANE
PRIVATE 30' R/W

NEW PROPERTY LINE

PROPERTY LINE HEREBY VOIDED

PARCEL 1
PARCEL 2

20'X20' CHESAPEAKE & POTOMAC TELE. CO. EASEMENT D.B.604, P.61

VARIABLE WIDTH INGRESS/EGRESS ESM'T. HEREBY ESTABLISHED TO BENEFIT PARCELS 1 & 2 AND VARIABLE WIDTH UTILITY ESM'T. HEREBY CONVEYED TO YORK COUNTY

12' INGRESS/EGRESS EASEMENT HEREBY VOIDED. D.B.38, P.603 D.B.223, P.222 (PLAT)

36' INGRESS/EGRESS ESM'T. HEREBY ESTABLISHED TO BENEFIT PARCELS 1 & 2

36' UTILITY ESM'T. HEREBY CONVEYED TO YORK COUNTY

15' INGRESS/EGRESS ESM'T. D.B.68, P.406

APPROX. LOCATION VIRGINIA POWER ESM'T D.B.63, P.130 D.B.61A, P.415

GARAGE TO BE DEMOLISHED

#3410

#3410 GOODWIN NECK RD. 2-STORY FRAME TO BE DEMOLISHED

ZONE AE (EL 7.7)
ZONE AE (EL 9)

WETLANDS

RMA
RPA

APPROX. LOW WATER

BACK CREEK

POST FD.

PIPE FD.

N 3,607,348.04
E 12,084,492.61

N 3,606,193.62
E 12,084,266.06

R=915.35'
A=121.85'

R=421'
A=124.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	915.35'	07°37'37"	121.85'	61.01'	121.76'	N73°53'38"E
2	421.00'	16°53'39"	124.14'	62.52'	123.69'	S08°51'12"E

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Albert Maddox DATE: 7/23/10
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 26th DAY OF July, 2010, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 100011606 10:51 AM.
TESTE: Lynn C. Mendikar CLERK
BY: [signature] D.C.

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
TAX PARCEL 20-00-00-015; GPIN: T10D-4519-2048
TAX PARCEL 25-00-00-004; GPIN: T10D-4752-1194

COMMONWEALTH OF VIRGINIA
6-30-2011
C.E. NEWBAKER, III
Lic. No.1380
LAND SURVEYOR

2010 JUL 26 AM 10:51