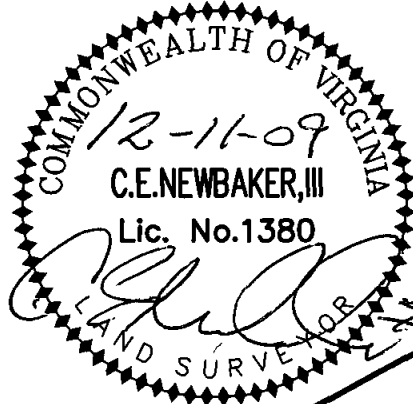


000000352

PLAT OF
25' INGRESS/EGRESS &
UTILITY ESM'T. TO BENEFIT
PARCELS 274A, 274B, 274C & 274D
NELSON DISTRICT - YORK COUNTY, VIRGINIA
SCALE: 1" = 100' DECEMBER 2, 2009

C.E. Newbaker

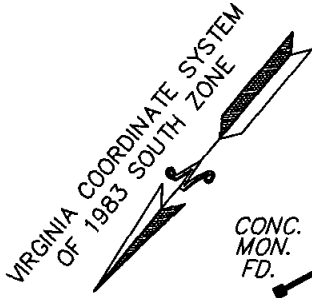
SURVEYING & PLANNING, INC.
P.O. BOX 1298, YORKTOWN, VA. 23692
PH#: 757-240-2562 - FAX: 757-926-4880



0 50 100 200 300 400 FEET

LEGEND:

- DENOTES PIN, PIPE, NAIL FOUND
- DENOTES PIN/DRILL HOLE/NAIL SET
- DENOTES MONUMENTS FOUND



NOW OR FORMERLY
SADIE COOKE BORUM

GPIN: R08B-3770-4431
TAX MAP 24-00-00-274B
ZONED RR
9,940 SQ.FT.
0.228 ACRES
W.B. 62, P.630
P.B. 9, P.65

NOW OR FORMERLY
SADIE COOKE BORUM

GPIN: R08B-3781-4762
TAX MAP 24-00-00-274B
ZONED RR
41,174 SQ.FT. OR
0.945 ACRES
W.B. 62, P.630
P.B. 9, P.65

NOW OR FORMERLY
JAMES EDWARD COOKE ETUX

GPIN: R08B-3593-4824
TAX MAP 24-00-00-274
ZONED RR
129,733 SQ.FT. OR
2.978 ACRES
D.B. 308, P.473
W.B. 62, P.630
P.B. 9, P.65

NOW OR FORMERLY
CARRIE COOKE HARROD ESTATE

GPIN: R08B-3852-4868
TAX MAP 24-00-00-274C
ZONED RR
43,255 SQ.FT. OR
0.993 ACRES
W.B. 62, P.630
P.B. 9, P.65

NOW OR FORMERLY
RONALD A. McCREA & WILMA KAY BENNETT

GPIN: R09D-3885-0119
TAX MAP 24-81-00-003
ZONED RR
INSTR.# 040007620
PLAT INSTR.# 040005524

NOW OR FORMERLY
THOMAS COOKE ESTATE

GPIN: R09D-3771-0081
TAX MAP 24-00-00-274D
ZONED RR
16,606 SQ.FT. OR
0.381 ACRES
W.B. 62, P.630
P.B. 9, P.65

25' INGRESS/EGRESS & UTILITY ESM'T. TO BENEFIT PARCELS 274A, 274B, 274C & 274D

NOW OR FORMERLY
THOMAS COOKE ESTATE

GPIN: R09D-3639-0086
TAX MAP 24-00-00-274A
ZONED RR
43,806 SQ.FT. OR
1.006 ACRES
W.B. 62, P.630
P.B. 9, P.65

NOW OR FORMERLY
ERIC J. CLAYTON & KRISTINA R. M. CLAYTON

GPIN: R08B-3479-4486
TAX MAP 24-00-00-275A
ZONED IG/RR
INSTR.# 070004073

20' HRSD EASEMENT
D.B. 275, P.767

HORNSBYVILLE ROAD STATE ROUTE 718 (VAR. WIDTH R/W)

NOTES:
PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 51199C0205C, DATED JUNE 16, 2009.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C-1	1°18'44"	386.00'	8.84'	4.42'	8.84'	N70°26'23"E
C-2	6°09'11"	386.00'	41.45'	20.75'	41.43'	N66°42'25"E

FILE: 627-PLAT
F.B. 4, P.45

APPROVED AS TO CONFORMANCE WITH EXISTING GIS DATA
BY: Korine R. Leonard
DATE: 12-11-09

YORK COUNTY
APPROVED AS TO CONFORMANCE WITH EXISTING GIS DATA
BY: Korine R. Leonard
DATE: 12-11-09