

COUNTY OF YORK PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 83 LOCATION: SEE VICINITY MAP COORDINATE VALUE(U.S. SURVEY FEET): X-12,090,150.904 Y- 3,599,712.170 ELEVATION OF STATION: 6.37 (N.G.V.D.)(1929)

# NOTE:

TOTAL AREA OF PARCELS =

AREA OF RIGHT-OF-WAY DEDICATION =

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR

APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK,

VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY

PER YORK COUNTY GIS RECORD ENTIRE SITE LIES WITHIN THE RESOURCE MANAGEMENT AREA.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

NO LAND IN THIS BOUNDARY LINE ADJUSTMENT SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

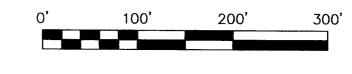
THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT. TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY THE HOWARD J. OSBORN REVOCABLE TRUST AND THE RACHEL L. OSBORN REVOCABLE TRUST AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

BOUNDARY LINE ADJUSTMENT BETWEEN TWO PROPERTIES BELONGING TO THE HOWARD J. OSBORN REVOCABLE TRUST AND THE RACHEL L. OSBORN REVOCABLE TRUST

> GRAFTON DISTRICT COUNTY OF YORK, VIRGINIA

MARCH 15, 2011 SCALE: 1"=100'

CAMPBELL LAND SURVEYING, INC. P.O. BOX 855 YORKTOWN, VIRGINIA 23692 (757) 890-0837



SHEET 1 OF 2

PARCEL "A"

PARCEL "B"

3701 SEAFORD RD.

3601 SEAFORD RD. 26-00-00-027

ADDRESS:

G.P.I.N.:

987,416 S.F. / 22.6680 AC.

APPROVED:

VIRGINIA DEPARTMENT

OF TRANSPORTATION

4,118 S.F. / 0.0945 AC.

V08A-1175-4516

RR-RURAL RESIDENTIAL **ZONING:** 

RR-RURAL RESIDENTIAL

TAX MAP #: 26-00-00-026 V09C-1400-0029

FLOOD ZONE DESIGNATION: ZONE AE (ELEV. 7.7)

F.I.R.M. 51199C 0210 C DATED 6/16/09

#### OWNER'S CONSENT

VICINITY MAP

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES, IF ANY.

HOWARD J. OSBORN, TRUSTEE FOR

THE HOWARD J. OSBORN REVOCABLE TRUST

SCALE: 1"= 2000'

Calon RACHEL L. OSBORN, TRUSTEE FOR THE RACHEL L. OSBORN REVOCABLE TRUST

## OWNER NOTARY

STATE OF VIRGINIA CITY/COUNTY\_\_ Melissa A Chalkias, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE 

NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS OWNED AS FOLLOWS:

TAX MAP 26-00-00-026 AND TAX MAP 26-00-00-027 ARE IN THE NAME OF HOWARD J. OSBORN ("TRUSTEE 1") OF THE HOWARD J. OSBORN REVOCABLE TRUST CREATED UNDER REVOCABLE TRUST AGREEMENT (THE HOWARD J. OSBORN REVOCABLE TRUST) DATED OCTOBER 24, 2000 ("TRUST AGREEMENT 1") AND RACHEL L. OSBORN ("TRUSTEE 2") OF THE RACHEL L. OSBORN REVOCABLE TRUST CREATED UNDER REVOCABLE TRUST AGREEMENT (THE RACHEL L. OSBORN REVOCABLE TRUST) DATED OCTOBER 24, 2000 "TRUST AGREEMENT 2"), AND WERE ACQUIRED FROM HOWARD J. OSBORN AND RACHEL L. OSBORN, HUSBAND AND WIFE, BY DEED OF GIFT DATED OCTOBER 24, 2000, AND DULY RECORDED AS INSTRUMENT No. 000019243.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 1, 2011.

DAVID P. CAMPBELL 1419B

DATE

DAVID RU CAMPBELL

SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'.

MINIMUM BUILDING SETBACKS

ZONING: RR - RURAL RESIDENTIAL

TOTAL AREA OF BOUNDARY LINE ADJUSTMENT = 991,534 S.F. / 22.7625 AC.

FRONT YARD: 50' SIDE YARD: 20' REAR YARD: 50'

MINIMUM LOT AREA: 43,560 S.F.

MINIMUM LOT WIDTH: 150' AT B.S.L.

**APPROVED** 

YORK COUNTY BOARD OF SUPERVISORS

Ul 71/addalens PLAT APPROVING AGENT

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS DAY OF July, 2011, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 110010031 1:11pm

#### **UTILITY NOTES:**

WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS

SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

6/29/11

DATE