

SUBDIVISION OF THE PROPERTY OF
MILES C. BURCHER, II
 &
GARY L. BROCKSMITH, JR.

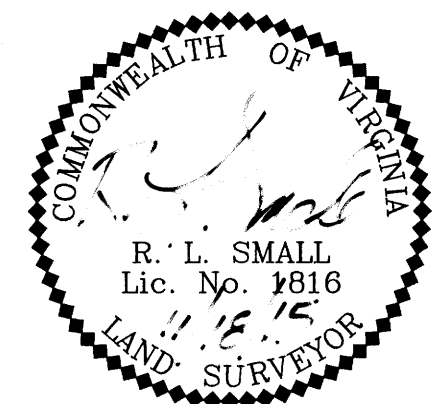
COUNTY OF YORK, VIRGINIA
 GRAFTON MAGISTERIAL DISTRICT
 SCALE : 1" = 40' DATE : NOVEMBER 18, 2015

DAVIS & ASSOCIATES, P.C.
 LAND SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY-SUITE "G"
 YORKTOWN, VIRGINIA 23693
 (757) 867-8583

SHEET 2 OF 2



Scale 1" = 40'



- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

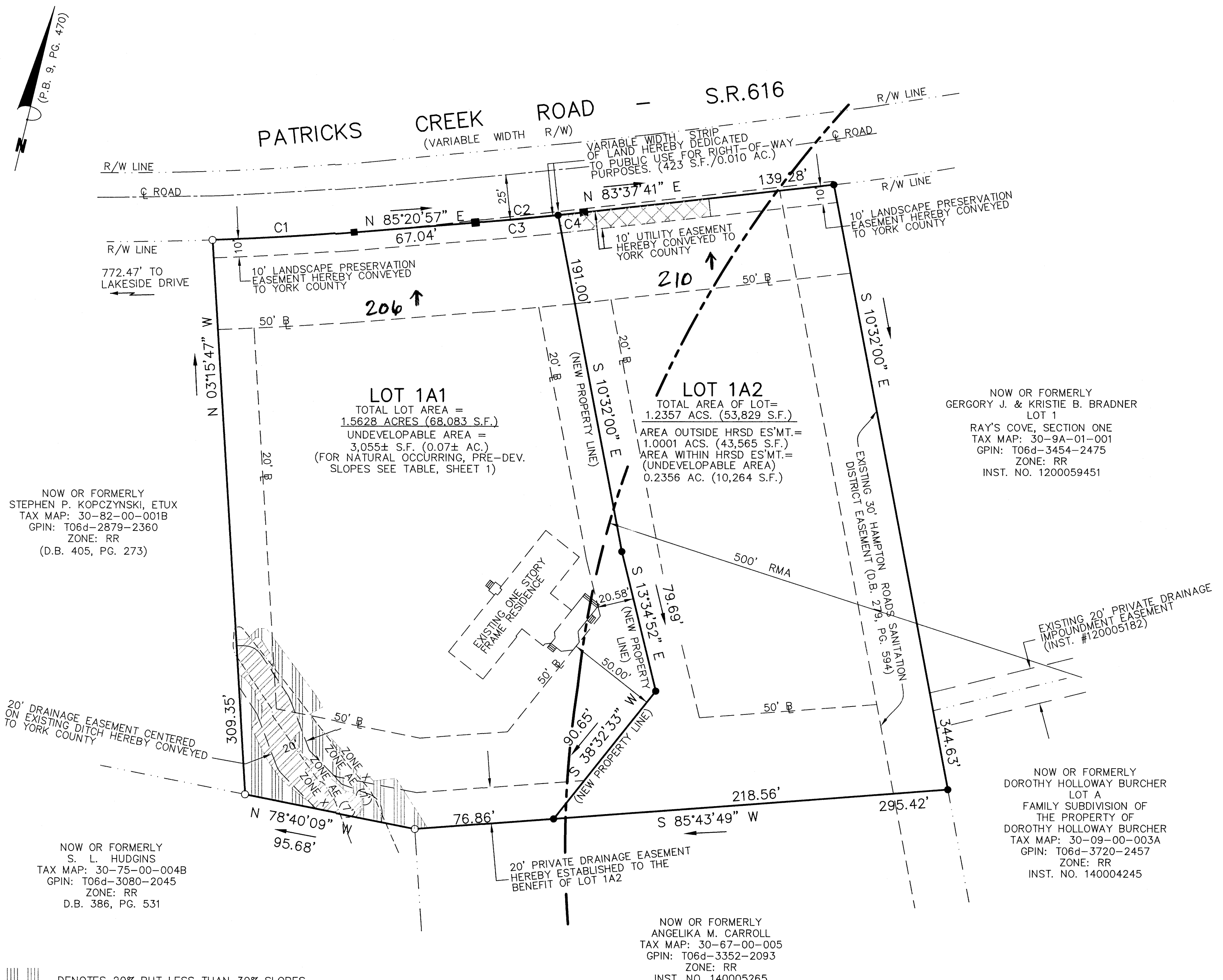
BY: *M. D. Addaluna*
 PLAT APPROVING AGENT

DATE: *3/22/16*

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK
 POQUOSON CIRCUIT COURT THIS *24th*
 DAY OF *March*, 20*16*, THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # *160004628*

TESTE: *Kristen N. Nelson*
 CLERK 9:28 AM

BY: *Calvin R. Kellum, DC*



NOW OR FORMERLY
 STEPHEN P. KOPCZYNSKI, ETUX
 TAX MAP: 30-82-00-001B
 GPIN: T06d-2879-2360
 ZONE: RR
 (D.B. 405, PG. 273)

LOT 1A1
 TOTAL LOT AREA =
 1.5628 ACRES (68,083 S.F.)
 UNDEVELOPABLE AREA =
 3,055± S.F. (0.07± AC.)
 (FOR NATURAL OCCURRING, PRE-DEV.
 SLOPES SEE TABLE, SHEET 1)

LOT 1A2
 TOTAL AREA OF LOT =
 1.2357 ACS. (53,829 S.F.)
 AREA OUTSIDE HRSD ES'MT. =
 1.0001 ACS. (43,565 S.F.)
 AREA WITHIN HRSD ES'MT. =
 (UNDEVELOPABLE AREA)
 0.2356 AC. (10,264 S.F.)

NOW OR FORMERLY
 GERGORY J. & KRISTIE B. BRADNER
 LOT 1
 RAY'S COVE, SECTION ONE
 TAX MAP: 30-9A-01-001
 GPIN: T06d-3454-2475
 ZONE: RR
 INST. NO. 1200059451

NOW OR FORMERLY
 DOROTHY HOLLOWAY BURCHER
 LOT A
 FAMILY SUBDIVISION OF
 THE PROPERTY OF
 DOROTHY HOLLOWAY BURCHER
 TAX MAP: 30-09-00-003A
 GPIN: T06d-3720-2457
 ZONE: RR
 INST. NO. 140004245

NOW OR FORMERLY
 ANGELIKA M. CARROLL
 TAX MAP: 30-67-00-005
 GPIN: T06d-3352-2093
 ZONE: RR
 INST. NO. 140005265

20' DRAINAGE EASEMENT CENTERED
 ON EXISTING DITCH HEREBY CONVEYED
 TO YORK COUNTY

20' PRIVATE DRAINAGE EASEMENT
 HEREBY ESTABLISHED TO THE
 BENEFIT OF LOT 1A2

EXISTING 20' PRIVATE DRAINAGE
 IMPOUNDMENT EASEMENT
 (INST. #120005182)

DENOTES 20% BUT LESS THAN 30% SLOPES
 2,931 S.F. (0.07 AC.)

DENOTES 30% OR GREATER SLOPES
 2,120 S.F. (0.05 AC.)

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	02°40'08"	1685.00'	78.49'	39.25'	78.48'	N 86°41'01" E
C2	01°43'16"	2000.00'	60.08'	30.04'	60.08'	N 84°29'19" E
C3	08°18'59"	2000.00'	45.95'	22.98'	45.95'	N 84°41'28" E
C4	00°24'17"	2000.00'	14.13'	7.06'	14.13'	N 83°49'50" E