

VICINITY SKETCH SCALE: 1" = 1,000'

**GENERAL NOTES:**

- THIS BOUNDARY LINE ADJUSTMENT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
- PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0128D, EFFECTIVE DATE: JAN. 16, 2015.
- THE PROPERTIES SHOWN HEREON LIE IN ZONE R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL) & ZONE GB (GENERAL BUSINESS).
- THIS PROPERTY IS LOCATED WITHIN A WATERSHED PROTECTION AREA FOR HARWOODS MILL RESERVOIR.
- SITE ADDRESSES: #8609 GEORGE WASHINGTON MEMORIAL HWY. & #100 HARRIS GROVE LANE
- GPINS: Q09D-2772-1066 & Q09D-2629-0907
- THIS BOUNDARY LINE ADJUSTMENT PLAT IS WITH THE SINGULAR INTENT TO ADJUST THE BOUNDARY LINE BETWEEN GPINS Q09D-2629-0907 & Q09D-2772-1066. THE ZONING DISTRICT BOUNDARY BETWEEN THE R20 & GB DISTRICTS WILL REMAIN AS SHOWN UNLESS THE PROPERTY IS REZONED.
- DUE TO NON-CONFORMING CHARACTERISTICS INHERENT IN GPINS Q09D-2629-0907 & Q09D-2772-1066, BOTH PARCELS ARE HEREBY SUBJECT TO THE PERTINENT PROVISIONS OUTLINED IN ARTICLE VIII - NONCONFORMING USES IN THE YORK COUNTY ZONING ORDINANCE.
- THE LAND HEREBY 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 (GPIN Q09D-2629-0907), ALREADY OWNED UNDER THE PROVISIONS OF THE CALLAHAM FAMILY LIVING TRUST DATED FEBRUARY 5, 2002, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

**ZONING REQUIREMENTS:**

- ZONE R20:**  
 MINIMUM LOT REQUIREMENTS:  
 AREA: 20,000 SQ. FT.  
 WIDTH: 100'  
 MINIMUM YARD REQUIREMENTS:  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 30'  
 MAXIMUM BUILDING HEIGHT: 35'
- ZONE GB:**  
 MINIMUM LOT REQUIREMENTS:  
 AREA: 20,000 SQ. FT.  
 WIDTH: 100'  
 MINIMUM YARD REQUIREMENTS:  
 FRONT: 45'  
 SIDE: 10'  
 REAR: 10'  
 MAXIMUM BUILDING HEIGHT: 50'

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF THE **CALLAHAM FAMILY LIVING TRUST**

INSTRUMENT #020002098 & INSTRUMENT #020002099  
 BEING GPIN #Q09D-2772-1066 & #Q09D-2629-0907  
 NELSON DISTRICT  
 YORK COUNTY, VIRGINIA  
 SCALE: 1" = 25' DATE: MARCH 8, 2024  
**DAVIS & ASSOCIATES, P.C.**  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY - SUITE "G"  
 YORKTOWN, VIRGINIA 23693

SHEET 1 OF 1

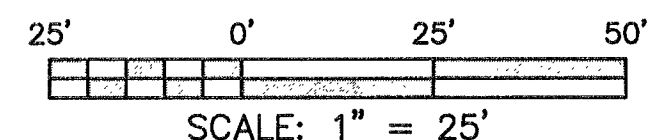
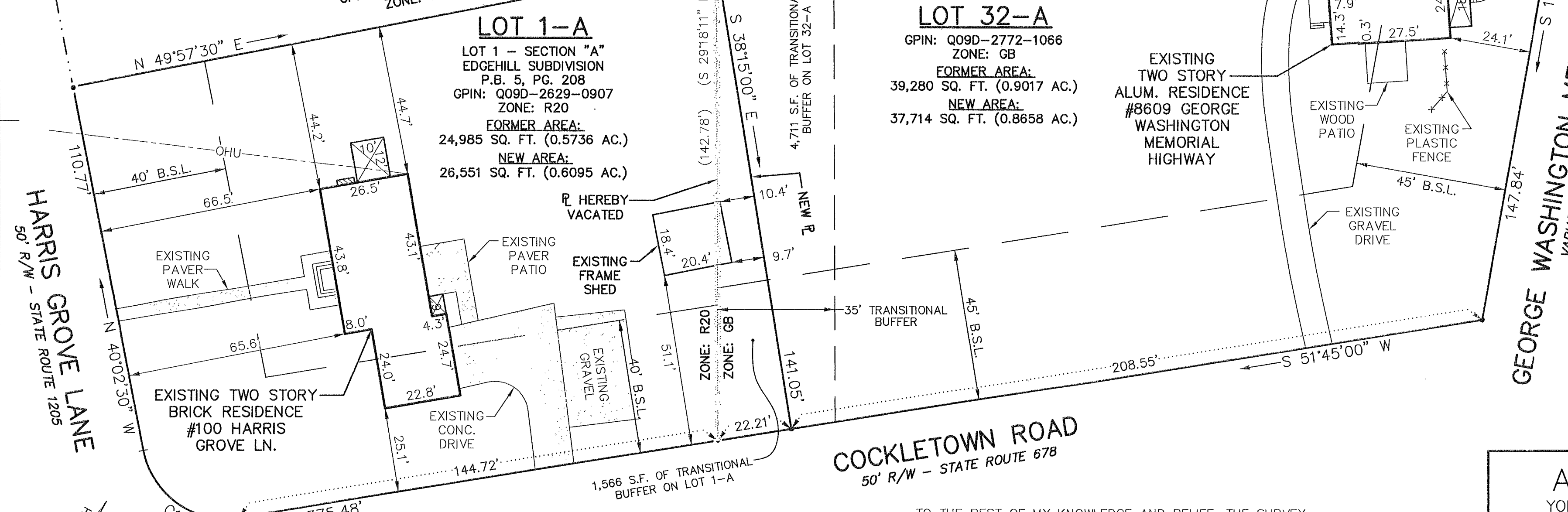
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	25.00'	38.49'	88°12'30"	24.23'	N 84°08'45" W	34.80'

**PRIMARY U.S. GEODETIC CONTROL MONUMENTS**

058 - COORDINATES - U.S. SURVEY FEET -  
 12,067,979.271 (E), 3,601,253.260 (N)  
 ELEVATION = 59.25' (NGVD 1929 DATUM)

059 - COORDINATES - U.S. SURVEY FEET -  
 12,069,041.487 (E), 3,598,848.801 (N)  
 ELEVATION = 52.45' (NGVD 1929 DATUM)

N/F JOANNA S. BAUER & GREGORY K. BAUER  
 INST. #230012095  
 LOT 2  
 SECTION "A" - EDGEHILL SUBDIVISION  
 GPIN: Q09D-2543-1000  
 ZONE: R20



**SYMBOLS:**

- PIPE FOUND
- IRON ROD SET
- IRON ROD FOUND
- CONC. MONUMENT
- PROPERTY LINES
- ZONING LINES

**AREA BREAKDOWN:**

FORMER LOT AREA TABLE	
GPIN# Q09D-2629-0907	GPIN# Q09D-2772-1066
LOT AREA: 24,985 SQ. FT. (0.5736 ACRES)	LOT AREA: 39,280 SQ. FT. (0.9017 ACRES)
NEW LOT AREA TABLE	
GPIN# Q09D-2629-0907	GPIN# Q09D-2772-1066
LOT AREA: 26,551 SQ. FT. (0.6095 ACRES)	LOT AREA: 37,714 SQ. FT. (0.8658 ACRES)
TOTAL AREA	
64,265 SQ. FT. (1.4753 ACRES)	

RECORDED NORTH  
 P.B. 5, PG. 208

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

Elizabeth S. Callaham by  
 Johann C. Ward AIF 7/23/2024  
 ELIZABETH S. CALLAHAM, TRUSTEE OF CALLAHAM LIVING TRUST

**NOTARY:**

NOTARY PUBLIC FOR ELIZABETH S. CALLAHAM  
 BY JOANN C. WARD, AIF  
 PRINT NAME: Elizabeth S. Callaham By JoAnn C. Ward, AIF  
 STATE OF Virginia  
 COUNTY/CITY of York TO WIT:  
 I, Danae M. Solomon, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 23 DAY OF July, 2024.

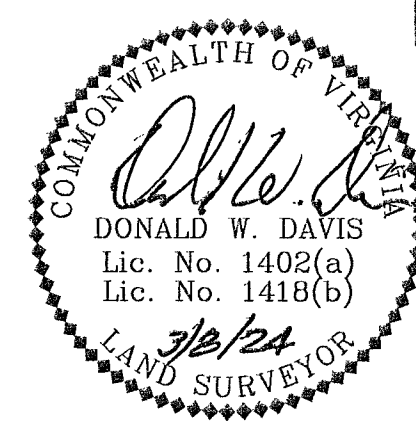
DANA E. MONIQUE SOLOMON  
 NOTARY PUBLIC  
 REGISTRATION # 7095738  
 COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES: March 31, 2028

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY AND PLAT SHOWN HEREON ARE CORRECT, INCLUDING A FIELD RUN BOUNDARY SURVEY WITH A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LANDS EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT PLAT IS IN THE NAME OF:

JOSEPH W. CALLAHAM (DECEASED) AND ELIZABETH S. CALLAHAM, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CALLAHAM FAMILY LIVING TRUST DATED FEBRUARY 5, 2002, AND WAS ACQUIRED FROM JOSEPH W. CALLAHAM AND ELIZABETH S. CALLAHAM BY DEED DATED FEBRUARY 5, 2002, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON FEBRUARY 11, 2002 AS INSTRUMENT NUMBERS 020002098 & 020002099.

Donald W. Davis  
 DONALD W. DAVIS, L.S. 3/8/24 DATE



APPROVED  
 YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kasul  
 PLAT APPROVING AGENT  
 DATE: JULY 25, 2024

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 25 DAY OF July, 2024  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 240009845  
 KRISTEN N. NELSON, CLERK  
 TESTE: Leah Thompson  
 BY: Leah Thompson