

BOUNDARY SURVEY OF
2 PARCELS OF LAND OWNED BY
ANNE C. BLANTON & MYRA C. McCAIN

GRAFTON DISTRICT
COUNTY OF YORK, VIRGINIA
MAY 18, 2010 SCALE: 1"=100'

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

PLAT INSTRUMENT # 160016721

N. OR F.
H.R. ASHE
D.B. 463, PG. 664
P.B. 8, PG. 30
ZONING: RR
TAX MAP: 26-00-00-005

N. OR F.
TRANQUIL HARBOR
LAND COMPANY
D.B. 878, PG. 714
ZONING: RC
TAX MAP: 26-00-00-006
PLAT ()



SHEET 1 OF 1

THIS IS TO CERTIFY THAT ON JANUARY 12, 2010, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND FOUND THE PROPERTY LINES TO BE CORRECT AS SHOWN HEREON. THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS THE LINES EXCEPT AS SHOWN. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.

THIS SURVEY WAS DONE WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

DAVID P. CAMPBELL, C.L.S. 1419B



LEGEND

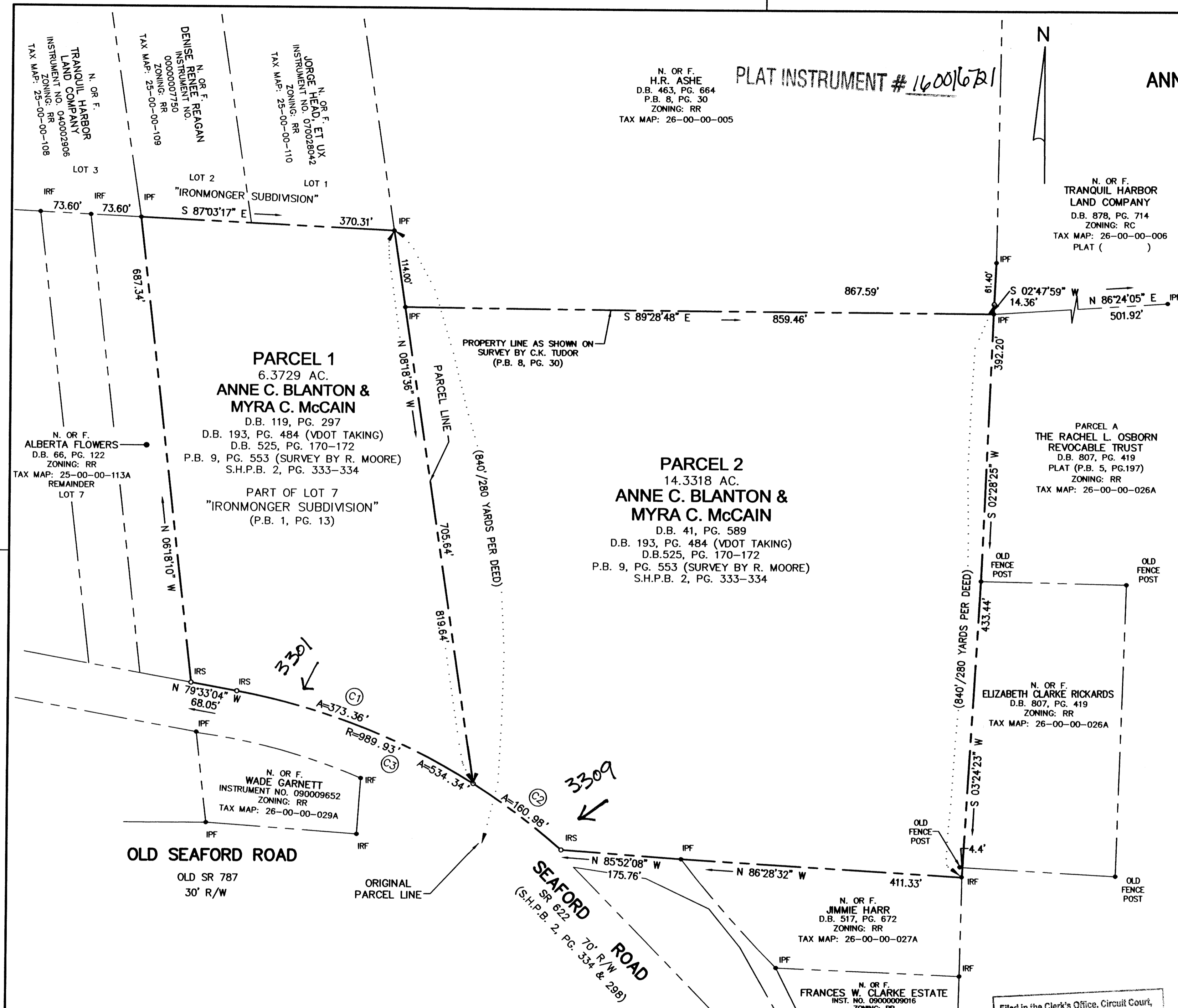
- I.P.F. IRON PIPE FOUND
- I.R.S. IRON ROD SET
- PROPERTY LINE

REFERENCES

- P.B. 1, PG. 13
- P.B. 8, PG. 30
- P.B. 9, PG. 553
- D.B. 193, PG. 484
- D.B. 463, PG. 664
- D.B. 525, PG. 170-172

Filed in the Clerk's Office, Circuit Court,
York County - Poquoson, VA
the 19th day of September, 2010
Teste: Kristen N. Nelson, Clerk 11:18am
By: *David Campbell* D.C.

SITE ADDRESS: # 3301 SEAFORD ROAD
TAX MAP NO.: 26-00-00-029
G.P.I.N.: V09C-0259-0170
ZONING: RR - RURAL RESIDENTIAL
FLOOD ZONE DESIGNATION: AE (ELEV. 7.7)
F.I.R.M. 5101820210 D DATED 6/16/09



PARCEL 1
6.3729 AC.
ANNE C. BLANTON & MYRA C. McCAIN
D.B. 119, PG. 297
D.B. 193, PG. 484 (VDOT TAKING)
D.B. 525, PG. 170-172
P.B. 9, PG. 553 (SURVEY BY R. MOORE)
S.H.P.B. 2, PG. 333-334
PART OF LOT 7
"IRONMONGER SUBDIVISION"
(P.B. 1, PG. 13)

PARCEL 2
14.3318 AC.
ANNE C. BLANTON & MYRA C. McCAIN
D.B. 41, PG. 589
D.B. 193, PG. 484 (VDOT TAKING)
D.B. 525, PG. 170-172
P.B. 9, PG. 553 (SURVEY BY R. MOORE)
S.H.P.B. 2, PG. 333-334

PARCEL A
THE RACHEL L. OSBORN
REVOCABLE TRUST
D.B. 807, PG. 419
PLAT (P.B. 5, PG.197)
ZONING: RR
TAX MAP: 26-00-00-026A

N. OR F.
ELIZABETH CLARKE RICKARDS
D.B. 807, PG. 419
ZONING: RR
TAX MAP: 26-00-00-026A

N. OR F.
JIMMIE HARR
D.B. 517, PG. 672
ZONING: RR
TAX MAP: 26-00-00-027A

N. OR F.
FRANCES W. CLARKE ESTATE
INST. NO. 0900009016
ZONING: RR
TAX MAP: 26-00-00-028

N. OR F.
WADE GARNETT
INSTRUMENT NO. 090009652
ZONING: RR
TAX MAP: 26-00-00-029A

N. OR F.
ALBERTA FLOWERS
D.B. 66, PG. 122
ZONING: RR
TAX MAP: 25-00-00-113A
REMAINDER
LOT 7

OLD SEAFORD ROAD
OLD SR 787
30' R/W

SEAFORD ROAD
SR 622
(S.H.P.B. 2, PG. 334 & 298)
70' R/W

CURVE DATA

CURVE	DELTA	RAD	ARC	TAN	CHORD	CHORD BEARING
C1	21°36'35"	989.93'	373.36'	188.92'	371.15'	N 68°44'46" W
C2	9°19'02"	989.93'	160.98'	80.67'	160.80'	N 53°16'58" W
C3	30°55'37"	989.93'	534.34'	273.85'	527.88'	N 64°05'16" W