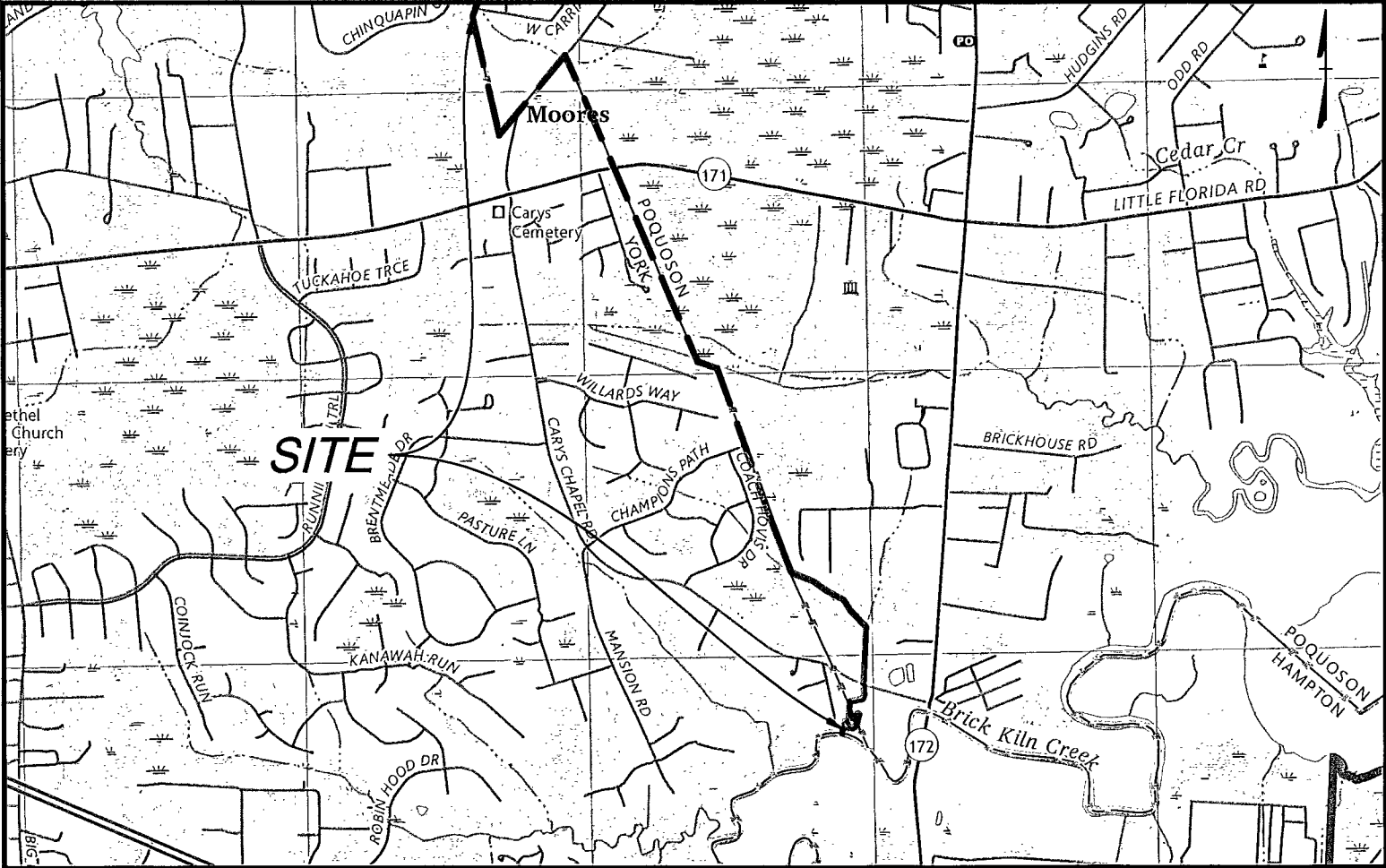


Y:\909\52317-York County On Call\52317.001 York Co_Poq Boundary Line\DWG\52317-909V-PBLA.dwg | Plotted on 11/25/2024 11:05 AM | by Robert Mann



VICINITY MAP
SCALE: 1" = 2000'

SURVEY NOTES:

1. THIS PLAT WAS PREPARED FOR THE PURPOSE OF ADJUSTING THE JURISDICTIONAL BOUNDARY BETWEEN YORK COUNTY AND THE CITY OF POQUOSON. THE ORIGINAL JURISDICTIONAL BOUNDARY LINE WAS ESTABLISHED IN 1951 AS SHOWN ON A PLAT PREPARED BY J. B. SINCLAIR ENTITLED PLAT SHOWING THE AREA AND BOUNDARIES OF THE PROPOSED TOWN OF TOWN OF POQUOSON IN POQUOSON MAGISTERIAL DISTRICT OF YORK COUNTY, VIRGINIA, DATED DECEMBER 11, 1951 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY IN PLAT BOOK 5, PAGE 25.
2. DATUM
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
HORIZONTAL DATUM : NAD83.
UNITS: U.S. SURVEY FEET
HORIZONTAL POSITIONS WERE DETERMINED BY GPS METHODS. A GPS SITE CALIBRATION WAS PERFORMED USING YORK COUNTY AND POQUOSON GEODETIC CONTROL MONUMENTS. COORDINATE VALUES FOR THESE MONUMENTS WERE OBTAINED FROM NATIONAL GEODETIC SURVEY (NGS).
3. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERT D. MANN, L.S., FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON MAY 7, 2024; THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
4. THIS IS NOT A PROPERTY BOUNDARY SURVEY. A FIELD SURVEY WAS CONDUCTED TO RECOVER AND LOCATE EXISTING PROPERTY BOUNDARY CORNER MONUMENTS AT LOCATIONS THAT CORRESPOND WITH THE JURISDICTIONAL BOUNDARY CORNERS. EXISTING CORNER MONUMENTS WERE REPLACED WITH A NEW MONUMENT, A 5/8-INCH REBAR, 18-INCHES IN LENGTH, CAPPED WITH A 3 1/4-INCH BRASS DISK STAMPED "YORK COUNTY - POQUOSON BOUNDARY LINE 2023, IN THE EXACT LOCATION AS THE ORIGINAL MONUMENT. IF NO MONUMENT WAS FOUND A NEW MONUMENT WAS SET. ADDITIONAL PROPERTY CORNER MONUMENTS WERE LOCATED TO ENSURE THE INTEGRITY OF THE JURISDICTIONAL BOUNDARY BUT NO EFFORT HAS BEEN MADE TO RESOLVE DISCREPANCIES, IF ANY, IN PROPERTY BOUNDARIES ADJACENT TO THE JURISDICTIONAL LINE. THE JURISDICTIONAL BOUNDARY LINE IS NOT A PROPERTY BOUNDARY LINE.
5. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SURVEY ACCURACY

THIS SURVEY WAS COMPLETED USING A COMBINATION OF GPS AND TERRESTRIAL SURVEYING METHODS.

A GPS-RTK SITE CALIBRATION WAS PERFORMED USING LEICA GS18 GPS RECEIVERS. THE GEODETIC CONTROL MONUMENTS USED IN THIS SITE CALIBRATION ARE LISTED BELOW. A TABLE HAS BEEN PROVIDED TO ILLUSTRATE THE CALIBRATION RESULTS.

GPS-RTK SITE CALIBRATION NETWORK SCALE FACTOR: 0.999987759696

GS18 GPS RECEIVER ACCURACY: 8mm + 1 ppm OR +/- 0.026 FT.

THE CALCULATED ACCURACY FOR THIS GPS-RTK SURVEY IS +/- 0.123 FT.

TERRESTRIAL SURVEY METHODS WERE USED IN AREAS WHERE SATELLITE VISIBILITY WAS POOR.

GEODETIC CONTROL MONUMENTS				
Control Monument	Published Northing	Published Easting	Residual Northing	Residual Easting
York Co. 119	3569943.87	12097206.99	-0.076	-0.090
POQ 1	3570078.91	12097275.13	0.091	0.035
POQ 2	3575487.27	12096814.45	-0.001	0.055
York Co. 100	3581685.69	12081516.54	-0.027	-0.042
York Co. 101	3581237.95	12085551.42	0.012	0.041

GIS PARCEL AREA TABLE			
YORK COUNT		POQUOSON	
GPIN/PO#	ACRES	MBLU #	ACRES
		17-01-00-0023	0.754
		17-12-00-000B	0.440
		17-12-00-000A	6.450
		17-01-00-0034	0.833
		17-01-00-0033	0.650
		17-11-00-0109	0.469
		17-11-00-0108	0.417
		17-01-00-0032	0.629
		17-01-00-0022-C	11.363
V04D-2943-2020	1.139		
V04D-3054-1881	1.128		
V04D-2924-1839	1.357		
V04D-3292-1564 / POQ3	2.063	NO# (31-33 York County)	2.901
V04D-3134-1497 / POQ4	2.519	NO# (31-33 York County)	1.937
V04D-2994-1388 / POQ2	3.319	NO# (31-33 York County)	0.878
V04D-3628-0897 / POQ10	6.236		
V04D-3472-0627 / POQ11	0.821		
V04D-3780-0624 / POQ12	4.258		
V04D-3937-0466 / POQ13	2.486		
V04D-3737-0257 / POQ15	1.327		
V04D-3774-0152 / POQ16	1.042		
V04D-3832-0019 / POQ14	2.066		
V03B-3924-4711 / POQ17	5.070		
		UNKNOWN	3.509
		27-01-00-0127	3.035
		17-01-00-0022-A	30.580
		27-02-01-00CA-5	1.136
		27-01-00-0008	21.841
		27-17-00-0033	0.345
		27-17-00-0032	0.466
		27-17-00-0018	0.441
		27-17-00-0017	0.615
		27-01-00-0016	4.862
		27-01-00-0018	5.897
		36-02-00-0006	1.466
		36-02-00-0007	1.255
		36-02-00-0008	1.185
		36-01-00-0008	4.040
V03B-4066-4201 / POQ18	6.839		
V03B-4406-3793	0.421		
V03B-4554-3734	0.618		
V03B-4618-3538	1.454		
V03B-4763-3293	0.351		
V03B-4804-3168	0.462		
V03B-4792-3041	0.251		
V03B-4903-2976	0.287		
V03B-4975-2778	0.287		
V03B-4972-2651	0.326		
W03A-0004-2579	0.299		
W03A-0036-2505	0.287		
W03C-0064-2429	0.287		
W03C-0091-2353	0.287		
W03C-0119-2277	0.287		
W03C-0148-2201	0.295		
W03C-0179-2120	0.325		
W03C-0205-2034	0.371		
W03C-0227-1943	0.464		
W03C-0333-1783	0.328		
W03C-0382-1620	0.708		
W03C-0060-1317 / POQ9	5.440		
W03C-0299-1168 / POQ28	2.600		
W03C-0433-1094 / POQ24	?		
W03C-0564-1084 / POQ25	1.428		
W03C-0508-0953 / POQ29	1.491		
W03C-0494-0817 / POQ27	0.970		
W03C-0620-0955 / POQ23	0.522		
W03C-0884-1070 / POQ19	4.000		
W03C-1143-0642 / POQ20	6.528		
W03C-1203-0533	1.130		
W03C-1173-0349	0.447		

NOTE

THE TAX PARCEL AREA TABLE ABOVE REPRESENTS CALCULATED AREAS BASED ON RECORDED PLATS AND/OR GIS PARCEL POLYGONS OBTAINED FROM YORK COUNTY AND THE CITY OF POQUOSON. INDIVIDUAL TAX PARCELS HAVE NOT BEEN SURVEYED.

YORK COUNTY AND CITY OF POQUOSON JURISDICTIONAL LINE		
Point #	Northing	Easting
1	3577833.1800	12091741.4693
2	3577780.8278	12091717.9319
3	3577665.9844	12091745.3027
4	3577632.8548	12091722.8878
5	3577426.4029	12091761.3276
6	3577437.4870	12091799.7612
7	3577435.8864	12091811.0408
8	3576741.1288	12091985.3838
9	3576376.2235	12092052.6050
10	3576531.8475	12092162.1171
11	3576719.9769	12092325.5763
12	3577178.8248	12092687.0956
13	3576943.6421	12093232.3084
14	3576866.6773	12093199.1089
15	3576807.4751	12093336.3545
16	3576729.0243	12093302.5141
17	3576788.2242	12093165.2738
18	3576702.4996	12093128.2957
19	3576150.6892	12093358.9698
20	3576018.8549	12093414.0807
21	3576027.0333	12094059.3698
22	3575455.7910	12094238.8012
23	3575310.5530	12093971.5131
24	3574939.3108	12094100.8593
25	3574937.4303	12094082.0715
26	3574502.6483	12094256.6243
27	3573870.0654	12094470.4050
28	3573837.0630	12094604.2050
29	3573351.7505	12094799.3703
30	3571470.2632	12095508.0796
31	3571438.9686	12095575.6327
32	3571387.7127	12095701.9065
33	3571358.1400	12095788.9184
34	3571194.2897	12096030.0345
35	3571111.0773	12096168.4606
36	3570992.3693	12096222.0897
37	3570995.3606	12096233.5250
38	3570905.9642	12096297.6209
39	3570871.7021	12096370.1229
40	3570857.5904	12096371.2913
41	3570243.3810	12096484.7461
42	3570214.3489	12096427.2613
43	3570168.7115	12096429.6517
44	3570179.8311	12096399.4001
45	3570165.7344	12096399.5160
46	3570106.9991	12096399.9991

LEGEND

- ⊙ JURISDICTIONAL LINE COMPUTED POINT (NOT SET)
- JURISDICTIONAL LINE (ROD AND DISK SET)
- JURISDICTIONAL LINE
- ADJOINING PROPERTY LINE
- PROPERTY INFORMATION OBTAINED FROM GIS

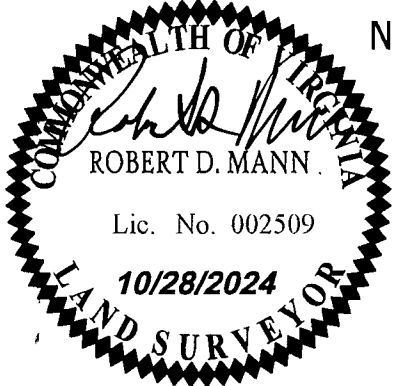
STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 23 DAY OF 4, 2025
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS,

AS INSTRUMENT # 250005907

TESTE: Kristen W. Nelson, CLERK

BY: *Robert D. Mann*



PLAT SHOWING
NEW JURISDICTIONAL BOUNDARY BETWEEN
YORK COUNTY
AND
CITY OF POQUOSON

York County, VA	City of Poquoson, VA
DATE: Oct. 28, 2024	SCALE: AS SHOWN
SHEET 1 OF 4	J.N.: 52317
DRAWN BY: C.McKIBBON	CHECK BY: R.MANN

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

THIS DRAWING PREPARED AT THE
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