

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 12, PG. 646-649.
2. LOT LIES IN F.I.R.M. ZONE "AE" , "X" & "X" (SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0055C DATED JUNE 16, 2009.
3. WETLANDS & RPA AREAS WERE NOT RESEARCHED OR SHOWN FOR THIS PLAT.
4. WATER LINE SHOWN IS SHOWN PER FIELD OBSERVATIONS AS WELL AS AERIAL IMAGERY AT APPROXIMATELY LOW TIDE.
5. THIS SURVEY IS BASED ON A MARCH 2012 FIELD SURVEY AS WELL COMPILED FROM EXISTING PLAT OF RECORD AS NOTED HEREON AND AERIAL IMAGERY.
6. PROPERTY CORNERS WERE NOT SET FOR THIS SURVEY.
7. NOT ALL PHYSICAL IMPROVEMENTS HAVE BEEN SHOWN.

ADDRESS:

113LL & 205 CREEK POINT CIRCLE
YORK COUNTY, VIRGINIA

REFERENCES:

P.B. 12,
PG. 646-649
INST. #120003983

YORK COUNTY
APPROVED FOR RECORDATION
BY: *William S. Felts*
CHIEF OF DEVELOPMENT & COMPLIANCE
DATE: 5/10/13

PROPERTY OF
GREGORY J. &
DENISE K. BLACK
INST. #120004361
TAX MAP #03-02-00-000A
GPIN: E21c-1263-2256
ZONED: RR
±4.34 AC.

RECORD MERIDIAN
P.B. 12, PG. 646-649

APPROXIMATE Q
OF SKIMINO CREEK

APPROXIMATE LOW
WATER LINE

PROPERTY LINE IS
MEAN LOW WATER
(P.B. 12, PG. 646-649)

(S 36°51'42" E 3.43')

TIE LINE

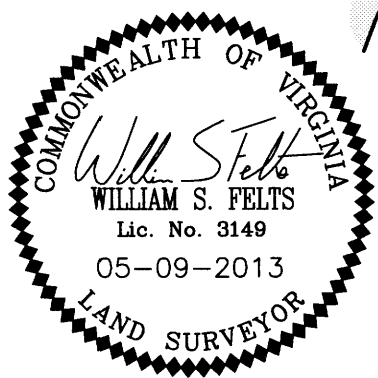
LEGEND

IRF = IRON ROD FOUND

**APPROXIMATE
MEAN LOW WATER LINE**

LINE	BEARING	DISTANCE
L1	N 19°10'26" E	24.90'
L2	N 22°12'47" E	46.28'
L3	N 25°18'45" E	41.59'
L4	N 26°51'16" E	36.72'
L5	N 24°32'38" E	71.05'
L6	N 19°05'38" E	34.65'
L7	N 15°00'20" E	70.15'
L8	N 11°52'25" E	55.60'
L9	N 09°24'00" E	46.04'
L10	N 06°51'01" E	43.53'
L11	N 04°46'36" E	18.49'
L12	N 23°44'37" E	5.84'
L13	N 74°17'16" E	9.50'
L14	S 70°54'53" E	12.40'
L15	S 58°57'24" E	46.92'
L16	S 58°00'59" E	47.32'
L17	S 57°29'37" E	36.87'
L18	S 56°03'05" E	20.03'
L19	N 60°44'06" W	75.88'
L20	N 68°28'37" W	11.40'
L21	N 40°38'34" W	13.72'
L22	N 54°56'38" W	28.71'
L23	N 54°09'21" W	77.30'
L24	N 27°43'18" W	52.57'
L25	N 13°18'23" W	70.56'
L26	N 05°18'26" E	57.76'
L27	N 58°05'32" E	43.79'
L28	N 72°12'40" E	81.79'
L29	N 67°02'48" E	146.59'
L30	N 64°17'44" E	163.93'
L31	N 73°55'07" E	107.62'
L32	N 83°27'46" E	44.41'
L33	S 70°36'29" E	31.96'
L34	S 07°13'23" E	53.30'
L35	S 27°49'34" W	48.48'
L36	S 33°03'19" W	102.22'
L37	S 30°56'10" W	113.16'
L38	S 38°33'34" W	73.53'
L39	S 56°04'48" W	30.47'
L40	S 61°11'27" W	55.21'
L41	S 24°19'25" W	18.93'
L42	S 39°55'23" E	13.55'
L43	S 73°35'45" E	22.41'
L44	S 32°23'15" W	24.63'
L45	S 71°58'28" W	25.45'
L46	N 75°57'37" W	47.99'
L47	N 79°22'46" W	41.73'
L48	S 81°29'54" W	34.96'
L49	S 64°09'05" W	26.64'
L50	S 67°15'17" W	25.90'
L51	N 17°25'29" E	491.23'

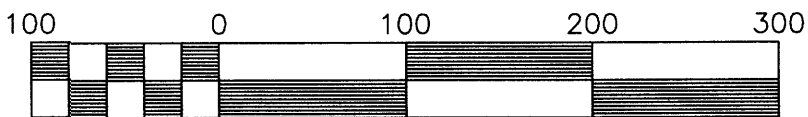
LOT 56
PROPERTY OF
GREGORY J. &
DENISE K. BLACK
INST. #120004361
TAX MAP
#03-02-2A-056
GPIN: E21c-1227-1662
ZONED: RR
OLD AREA:
98,737± S.F.
2.27± AC.
NEW AREA:
287,844± S.F.
6.61± AC.



**PROPERTY LINE VACATION PLAT
LOT 56 & TAX MAP #03-02-00-000A**
BEING A PART OF PHASE 2A,
SKIMINO LANDING ESTATES

YORK COUNTY BRUTON DISTRICT VIRGINIA

DATE: 05/09/13 JOB# 12-049 SCALE: 1"=100'



Scale: 1" = 100'

2013 MAY 13 PM 1:49