BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
KING'S CREEK PLANTATION, L.L.C.
BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 7/3/13 SCALE: 1"=100'
SHEET 2 OF 4

Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544

N=3627545.2716
E=12024476.1100

PARCEL "A"
KING'S CREEK PLANTATION, L.L.C.
TAX MAP NO. 11-27-00-000A
GPIN NO. H14D-4827-2196
INSTR. NO. 080000691
ZONE EO
FORMER AREA=6.2481 AC.
NEW AREA=0.0000 AC.

PARCEL "B"
KING'S CREEK PLANTATION, L.L.C.
TAX MAP NO. 11-27-00-000B
GPIN NO. I14C-0601-1017
INSTR. NO. 100012571 (PLAT)
ZONE EO
FORMER AREA=51.4610 AC.
NEW AREA=57.7091 AC.
(PROPERTY IMPROVED, IMPROVEMENTS NOT SHOWN)

PARCEL "C"
KING'S CREEK PLANTATION, L.L.C.
TAX MAP NO. 11-27-00-000C
GPIN NO. I14C-1005-1448
INSTR. NO. 100012571 (PLAT)
ZONE EO
AREA=17.4496 AC.

PARCEL "D"
KING'S CREEK PLANTATION, L.L.C.
TAX MAP NO. 11-27-00-000D
GPIN NO. I14C-0668-2083
INSTR. NO. 060003268
ZONE EO

N/F
JOHN WILL HOLMES
TAX MAP NO. 11-00-00-118
GPIN NO. H14B-4700-2612
D.B. 193, PG. 495
ZONE RR

N/F
BUSCH ENTERTAINMENT CORP.
TAX MAP NO. 11-04-00-002
GPIN NO. I13A-0846-4200
D.B. 663 PG. 578
ZONE EO

PROPERTY LINE HEREBY VOIDED

EXISTING 10' YORK COUNTY UTILITY EASEMENT INSTR. NO. 090026360

EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT INSTR. NO. 070016766

EXISTING 15' BUSCH PROPERTIES, INC. (TAX MAP NO. 11-04-00-001) UTILITIES EASEMENT P.B. 13 PG. 10

EXISTING 25' BUSCH PROPERTIES, INC (TAX MAP NO. 11-22-00-001C) (P.B. 13, PG. 10 AND INSTR. NO. 100012571-PLAT) INGRESS/EGRESS EASEMENT AND UTILITIES EASEMENT

EXISTING 25' BUSCH PROPERTIES, INC. (TAX MAP NO. 11-04-00-001) INGRESS/EGRESS AND UTILITIES EASEMENT P.B. 13 PG. 10

EXISTING VARIABLE WIDTH BUSCH PROPERTIES, INC. INGRESS/EGRESS AND UTILITIES EASEMENT (P.B.13, PG. 10) HEREBY DEDICATED TO BENEFIT PARCEL "C" TAX MAP NO. 11-22-00-001C

EXISTING 10' YORK COUNTY UTILITY EASEMENT P.B. 12, PGS. 697-698

EXISTING 10' YORK COUNTY UTILITY EASEMENT P.B. 12, PGS. 697-698

EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT PB.13, PG. 167

FIELD DELINEATED WETLANDS 11/2004

FIELD DELINEATED WETLANDS 2-5/1998

FIELD DELINEATED WETLANDS 2-5/1998

RPA LINE

100' RPA

VIRGINIA STATE PLANE SOUTH ZONE (NAD 83)

C2 TOTAL
PENNIMAN ROAD
RTE. 641
VARIABLE WIDTH R/W

MARQUIS CENTER PARKWAY
RTE. 199
VARIABLE WIDTH R/W

TRANQUILITY DRIVE (PRIVATE)

S82°12'25"E 199.87'
S61°46'08"E 298.72'
N26°46'21"W 92.36'
S26°16'51"E 47.43'
S31°57'26"E 201.51'
S37°42'56"E 280.28'
S52°47'00"E 160.01'
S37°13'00"W 167.13'
S35°38'05"W 113.53'
S44°47'18"W 99.79'
N58°11'36"W 457.31'
S26°48'44"W 238.46'
N67°47'36"W 912.49'
S41°02'03"W 116.08'
N67°49'36"W 339.83'
N=3625958.7590
E=12024377.5893

(190.23') (N70°51'45"W)
(292.30') (N57°56'29"W)
(391.41') (N46°46'04"W)
(201.92')

N73°10'05"E 167.79'
N80°39'21"E 89.09'
S52°46'59"E 87.91'
S51°01'51"E 328.64'

77.60'
82.41'
100'

L40 L39 L38 L37 L36 L35 L34 C3 L33 L32 L31 L30 L29 C1
L52 L51 L50 L49 L48 L47 L46 L45 L44 L43 L42 L41

MONF
IPF
IRF
4RF

MATCHLINE SEE SHEET 3

LEGEND

RPA LINE	RESOURCE PROTECTION AREA
ZONE X500 / ZONE AE	FLOOD ZONE
IRS ○	IRON ROD TO BE SET
IRF ●	IRON ROD FOUND
MONF ■	MONUMENT FOUND
IPF ●	IRON PIPE FOUND

COMMONWEALTH OF VIRGINIA
STEPHEN A. ROMEO
Lic. No. 1448-B
LAND SURVEYOR

100 0 100 200
SCALE IN FEET
1 INCH = 100 FT.

2013 DEC 12 AM 8:43

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: _____
PLAT APPROVING AGENT
DATE: 12.4.13

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 12th DAY OF December 2013, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT NO. _____
TESTE: _____ CLERK
BY: _____

P:\33306.06\1970093-014.01 KCP BLA FOR 2009 FINANCING\DWG\2012-BLA-FINANCING.DWG