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PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF YORKTOWN CRESCENT, LLC AND MARSHALL A. CROSS

NELSON DISTRICT | YORK COUNTY | VIRGINIA

Date: 1-29-2015	Scale: 1"=100'	Proj. No.: H10028-00	Proj. Contacts: RDM

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SHEET 3 OF 3

CURVE TABLE

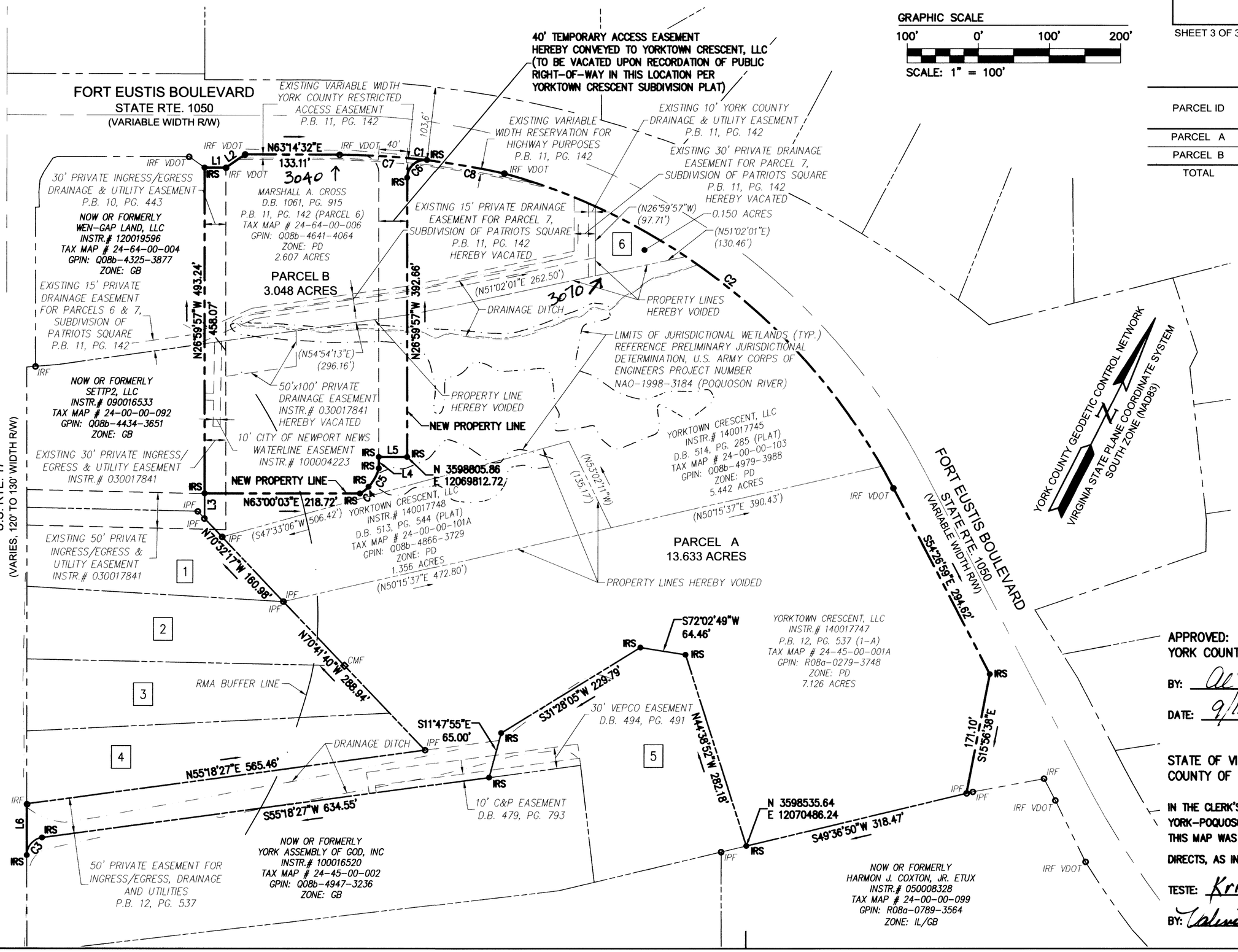
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	12°16'45"	1090.17'	233.64'	117.27'	233.19'	N69°22'55"E
C2	47°12'32"	879.00'	724.25'	384.11'	703.94'	S78°03'15"E
C3	82°18'24"	25.00'	35.91'	21.85'	32.90'	S14°09'15"W
C4	19°18'44"	46.42'	15.65'	7.90'	15.57'	N25°23'17"E
C5	27°50'06"	61.42'	29.84'	15.22'	29.54'	N1°48'52"E
C6	96°43'00"	25.00'	42.20'	28.12'	37.37'	N21°21'32"E
C7	6°28'30"	1090.17'	123.20'	61.67'	123.13'	N66°28'47"E
C8	5°48'15"	1090.17'	110.44'	55.27'	110.39'	N72°37'10"E

LINE TABLE

LINE #	BEARING	LENGTH
L1	N63°03'11"E	30.00'
L2	N28°18'35"E	33.08'
L3	N26°59'57"W	35.17'
L4	N26°59'57"W	15.96'
L5	N63°00'03"E	40.00'
L6	N26°59'57"W	72.31'

PARCEL OWNER INFORMATION

REFERENCE NO.	OWNER	DEED REFERENCE	TAX MAP #	GPIN	ZONE
1	SEVENTEEN PATRIOTS, LLC	INSTR.# 020017679	24-00-00-093	Q08b-4531-3505	GB
2	SUZANNE G. FRIEDMAN & RALPH M. GOLDSTEIN	D.B. 431, PG. 21	24-00-00-094	Q08b-4625-3435	GB
3	CARRIE V. MILES	D.B. 126, PG. 72	24-00-00-095	Q08b-4688-3367	GB
4	MORGAN-MARROW COMPANY	D.B. 534, PG. 193	24-00-00-096	Q08b-4736-3301	GB
5	J. M. MILLS, LLC	D.B. 989, PG. 282	24-45-00-001B	R08a-0286-3567	IL
6	YORKTOWN CRESCENT, LLC	INSTR.# 140017749 P.B. 10, PG. 443	24-56-00-000C	Q08b-4972-4235	PD



AREA TABULATION

PARCEL ID	OLD AREA (SQ. FT.)	OLD AREA (ACRES)	NEW AREA (SQ. FT.)	NEW AREA (ACRES)
PARCEL A	613,082	14.074	593,875	13.633
PARCEL B	113,560	2.607	132,767	3.048
TOTAL	726,642	16.681	726,642	16.681

AREA TABULATION

PARCEL ID	SQUARE FEET	ACRES
24-64-00-006	113,560	2.607
24-56-00-000C	6,530	0.150
24-00-00-103	237,042	5.442
24-00-00-101A	59,084	1.356
24-45-00-001A	310,426	7.126
TOTAL	726,642	16.681

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
01/29/2015
LAND SURVEYOR

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena, PLAT APPROVING AGENT

DATE: 9/15/15

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 18th DAY OF September, 2015. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 150017143.

TESTE: Kristen N. Nelson, CLERK

BY: Valerie Lynn Baldwin DC

8:31 AM