

PARCEL AREA TABULATION

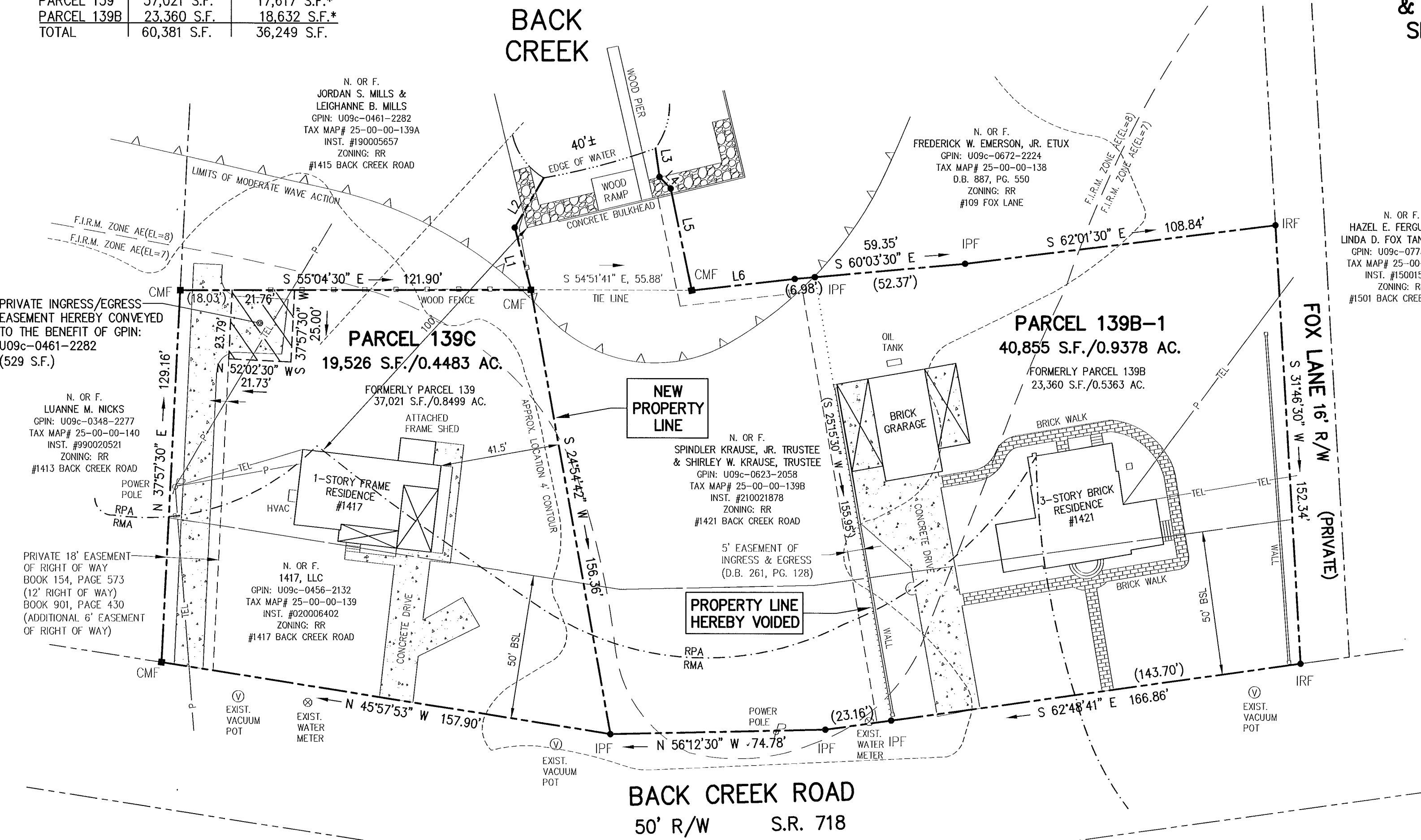
NEW PARCEL AREA

PARCEL No.	TOTAL AREA	DEVELOPABLE AREA
PARCEL 139C	19,526 S.F.	17,510 S.F.*
PARCEL 139B-1	40,855 S.F.	18,739 S.F.*
TOTAL	60,381 S.F.	36,249 S.F.

FORMERLY PARCEL AREA

* AREAS ABOVE 4' CONTOUR

PARCEL No.	TOTAL AREA	DEVELOPABLE AREA
PARCEL 139	37,021 S.F.	17,617 S.F.*
PARCEL 139B	23,360 S.F.	18,632 S.F.*
TOTAL	60,381 S.F.	36,249 S.F.



BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF
1417, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY
 AND
**SPINDLER KRAUSE, JR. TRUSTEE OF THE
 SPINDLER KRAUSE, JR. REVOCABLE TRUST**
 DATED JUNE 16, 1992
 & **SHIRLEY W. KRAUSE, TRUSTEE OF THE
 SHIRLEY W. KRAUSE REVOCABLE TRUST**
 DATED JUNE 16, 1992
 GRAFTON MAGISTERIAL DISTRICT
 YORK COUNTY, VIRGINIA
 DECEMBER 16, 2020 SCALE: 1"=30'

CAMPBELL LAND SURVEYING, INC.
 P.O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837
 SHEET 2 OF 2

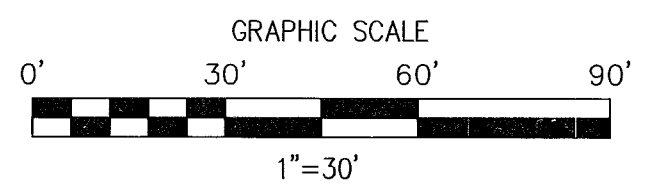
LEGEND

	PROPERTY LINE
	IRON PIPE/ROD FOUND
	CONCRETE MONUMENT FOUND
	IRON ROD SET
	BUILDING SETBACK LINE
	EXISTING DRAINAGE & UTILITY EASEMENT
	F.I.R.M. ZONE BOUNDARY
	RESOURCE PROTECTION AREA
	RESOURCE MANAGEMENT AREA
	4' CONTOUR

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Susan Kassel*
 PLAT APPROVING AGENT
 DATE: 10/17/22

LINE DATA

NO.	CHORD BRG.	CHORD
L1	N 20°24'30" E	22.35'
L2	N 65°24'30" E	20'±
L3	N 27°00'00" E	10±'
L4	N 09°10'00" W	5.60'
L5	N 23°27'30" E	36.10'
L6	S 61°21'30" E	36.10'



NUMBER OF LOTS: 2
 AREA OF LOTS: 60,381 S.F. / 1.3862 AC.
 TOTAL AREA OF BOUNDARY LINE ADJUSTMENT = 60,381 S.F. / 1.3862 AC.



STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
 COUNTY OF YORK-POQUOSON, THIS 17th DAY OF October,
 2022, THIS MAP WAS PRESENTED AND ADMITTED TO
 RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER
220017829
KRISTEN N. NELSON, CLERK
 TESTE: _____
 CLERK
 BY: *Barbara J. Hutchman, DC*