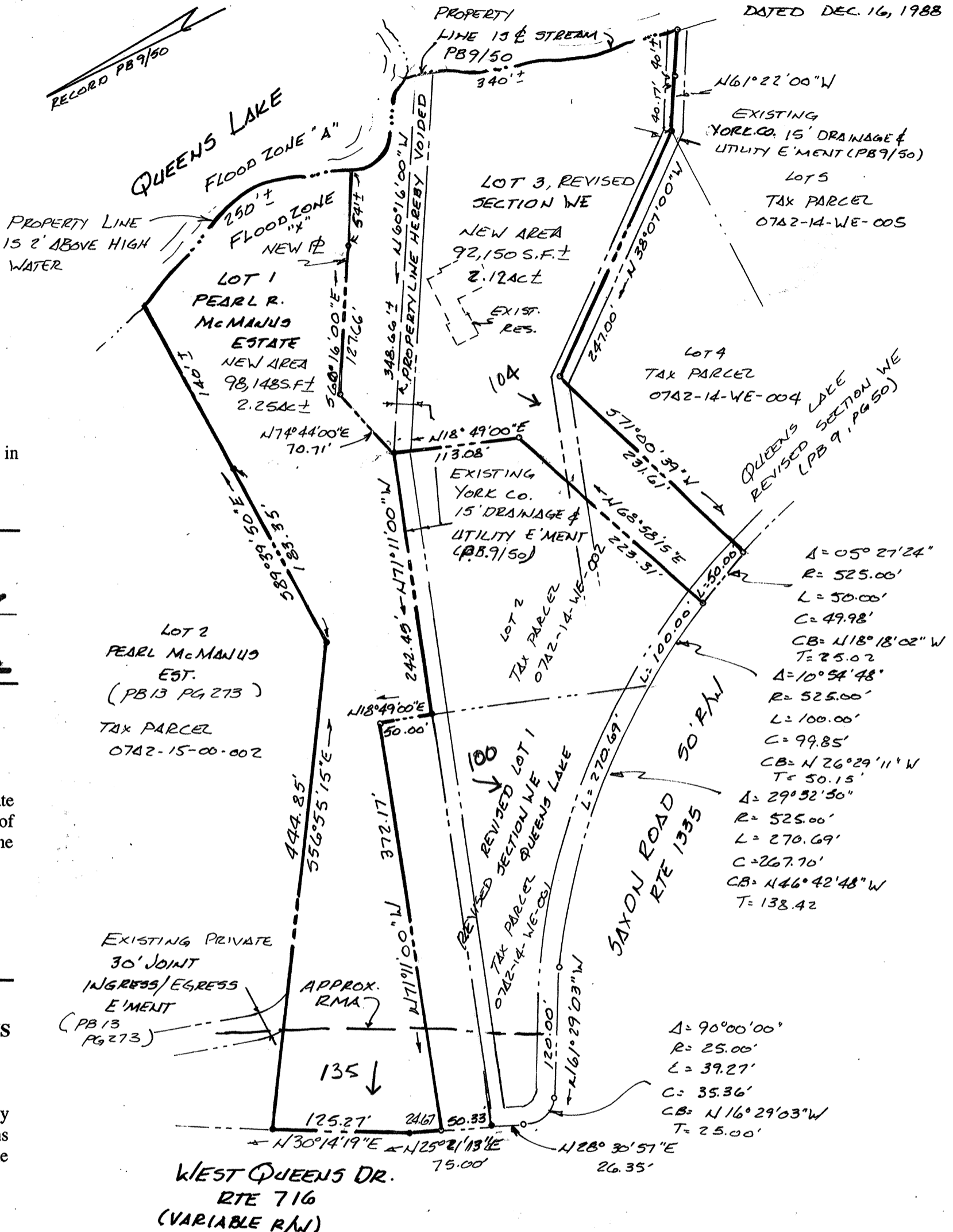


▲ Primary Geodetic Control Monument No. 028

X = 12014544.127
 Y = 3631542.194
 Elev. = 70.67

BASED ON FIRM MAPS FOR YORK COUNTY, VA., THE FLOOD PLAIN LIMITS APPEAR TO BE AT THE HIGH WATER MARK OF QUEENS LAKE. COMMUNITY PANEL NO. 510 1820030B DATED DEC. 16, 1988



Boundary Line Adjustment Between Lot 1, Properties of Pearl R. McManus Estate and Lot 3, Revised Section WE, Queens Lake

Bruton District, York County, Virginia
 Scale- 1"=100'
 July 19, 2001

EVANS SURVEYING, LLC
 236B Merrimac Trail, Williamsburg, Virginia 23185
 100' 0' 100' 200' 300'

NOTES:

The property shown hereon is zoned RR (Rural Residential)
 The purpose of this boundary adjustment is to adjust the property lines between Lot 1, Pearl R. McManus Estate and Lot 3, Revised Section WE, Queens Lake.
 The land proposed to be conveyed or exchanged by deed recorded contemporaneously herewith shall not for any purpose be or become a separate or independent lot, tract or parcel but for all purposes shall become and be considered a part of the adjacent lot, tract or parcel already owned by Earle T. Hale and Meta A. Hale at the time of this conveyance or exchange.

Total subdivided area is 4.37 ac. +/-

Tax parcel Nos. 7A2-14-WE-003 & 7A2-15-00-001
 GPIN Nos. G15a-1302-2507 & G15a-1075-2797

Building Setbacks:

Front	50'
Side	20'
Rear	50'

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and Section 24.1-372 of the York County Zoning Ordinance.

LOT TABULATIONS

FORMER AREAS:		
Lot 1, Pearl R. McManus Estate	111,989 S.F. +/-	2.57 ac +/-
Lot 3, Revised Section WE, Queens Lake	78,400 S.F. +/-	1.80 ac +/-
NEW AREAS:		
Lot 1, Pearl R. McManus Estate	98,148 S.F. +/-	2.25 ac +/-
Lot 3, Revised Section WE, Queens Lake	92,150 S.F. +/-	2.12 ac +/-

APPROVED:

York County Board of Supervisors

By: *Al Maddalena*
 Plat Approving Agent

Date: 4/11/02

State of Virginia
 County of York
 In the Clerk's office of the Circuit Court for the County of York, the 15 day of April, 2002, this map was presented and admitted to record as the law directs in Plat Book _____, Page _____, Instr. # 08000018

Teste: *Lynn S. Jenkins*
 Clerk 3:25 pm

By: *Natalie C. Owens, O.C.*

OWNERS CERTIFICATE

The boundary adjustment of land as shown on this plat is with the free consent and in accordance with desires and wishes of the undersigned owners or executors.

David Holland 2/26/02
 David Holland, Executor for the Estate of Pearl R. McManus Date
Earle T. Hale 1/31/02
 Earle T. Hale- Owner lot 3, Revised Section WE, Queens Lake Date
Meta A. Hale 1/31/02
 Meta A. Hale- Owner Lot 3, Revised Section WE, Queens Lake Date

NOTARY PUBLIC- EXECUTOR PEARL R. McMANUS ESTATE

State of Virginia
 City/County of York
 I, *Beverly N. Black*, a notary public in and for the city/county and state aforesaid do hereby certify that *David Holland*, Executor for the Estate of Pearl McManus, whose name is signed to the above certificate has acknowledged the same before me in my city/county aforesaid.
 Given under my hand and seal this 26th day of February 20 02.

My commission expires April 30, 2004

Beverly N. Black
 Notary Public Date

NOTARY PUBLIC- OWNERS OF LOT 3, REVISED SECTION WE, QUEENS LAKE

State of Virginia
 City/County of James City
 I, *Jessie A. Steward*, a notary public in and for the city/county of James City, Virginia, do hereby certify that the named persons whose names are signed to the foregoing writing have acknowledged the same before me in my city/county and state aforesaid.

Given under my hand and seal this 31st day of January, 20 02

My commission expires January 31, 2004

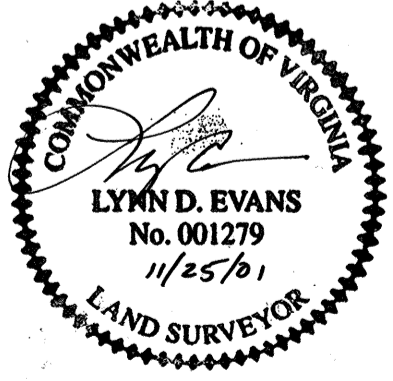
Jessie A. Steward 1-31-02
 Notary Public Date

SURVEYORS CERTIFICATE

To the best of my knowledge and belief, all of the requirements set forth in the ordinance for the approving of plats of subdivision in the County of York, Virginia have been complied with, including a closure of not less than 1"/20,000'.

This is to certify that Lot 1, Pearl R. McManus Estate, was acquired by Vincent D. and Pearl R. McManus, husband and wife, in Deed Book 97, Page 393, dated March 15, 1955, and Deed Book 99 Page 317, Dated April 27, 1955, from R. C. Benschoten, et al; and Lot 3, Revised Section WE, Queens Lake was acquired by Earle T. and Meta A. Hale, husband and wife, from Frank B. and Barbara B. McLaughlin in Deed Book 582 Page 439, dated April 26, 1990, as recorded in the Circuit Court of York County, Virginia. I certify that all pins as shown on this plat will be set on or before December 15, 2001.

Lynn D. Evans 11/25/01
 Lynn D. Evans, Land Surveyor Date



UTILITY NOTES:

Water: All lots shown on this plat will be served by public water provided by Sydnor Hydronamics.
 Sewer: All lots shown on this plat will be served by individual septic systems as approved by the York County Health Department.