

OWNER INFORMATION
(EXISTING PARCELS)

PARCEL 1

JOHN R. HOWARD & CHERYL M. HOWARD
GPIN: M10B-2734-4679
TAX MAP # 17-11-00-001
ZONE R13
D.B. 503, PG. 190

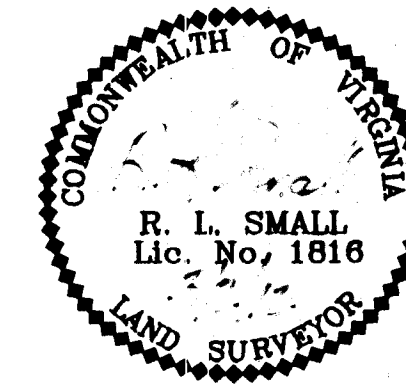
PARCEL 3

POMOCO DEVELOPMENTS, INC.
GPIN: M10B-3144-4947
TAX MAP # 17-11-00-003
ZONE R13
INSTRUMENT NUMBER 100007223.

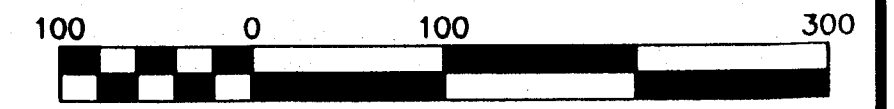
NUMBER	DELTA	RAD	ARC	TAN	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	N 55°56'57" W
C2	35°05'48"	275.00	168.45	86.96	165.83	S 28°29'51" E
C3	107°02'42"	25.00	46.71	33.81	35.36	S 63°54'51" W
C4	21°04'25"	225.00	82.76	41.85	82.29	S 00°08'42" E
C5	16°31'03"	275.00	79.28	46.02	73.61	S 54°18'17" E
C6	51°36'51"	275.00	247.73	132.98	239.44	S 36°45'22" E

BOUNDARY LINE ADJUSTMENT BETWEEN
THE PROPERTIES OF
JOHN R. & CHERYL M. HOWARD
AND
POMOCO DEVELOPMENTS, INC.

NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1" = 100' DATE: 2 MARCH 2012



DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693



Scale 1" = 100 ft

SHEET 2 OF 2

- SYMBOLS -

- 30'± DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RMA DENOTES RESOURCE MANAGEMENT AREA
- RPA DENOTES RESOURCE PROTECTION AREA

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: U. Maddalena
PLAT APPROVING AGENT

DATE: 3/9/12

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK -
POQUOSON CIRCUIT COURT THIS 7th
DAY OF September 2012, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 126614961

TESTE: Lynn S. Mendibus
CLERK

BY: Lalena Lynn Mendibus, DC

INSET:
DENOTES EXISTING 20' INGRESS
& EGRESS EASEMENT TO THE
BENEFIT OF PARCEL 1 & PARCEL 2
(INST. # 100007224)

PORTION OF EXISTING 50'
EASEMENT FOR INGRESS &
EGRESS (P.B. 10, PG. 425)
TO BE VACATED UPON
EXTENSION OF A PUBLIC
RIGHT-OF-WAY

PORTION OF EXISTING 50'
EASEMENT FOR INGRESS &
EGRESS (P.B. 10, PG. 425)
TO REMAIN

EXIST. 10' YORK COUNTY
DRAINAGE & UTILITY EASEMENT
(P.B. 10, PG. 93)

GRAND OAKS
(P.B. 13, PGS. 338-340)

PROPERTY OF
GRAND OAKS HOMEOWNERS
ASSOCIATION, INC.
(INST. # 040025207)
ZONE : R13
TAX MAP PARCEL #
17-15-00-000A1

APPROXIMATE LOCATION OF
SEAWARD EDGE OF RPA

PROPERTY OF
HAMPTON ROADS DEV., L.L.C.
(INST. # 060014746)
ZONE : R13
TAX MAP PARCEL #
17-03-00-001

PROPERTY OF
CITY OF NEWPORT NEWS
(INST. # 010012962)
ZONE : RC
TAX MAP PARCEL #
23-00-00-014

PROPERTY OF
CITY OF NEWPORT NEWS
ZONE : RC
TAX MAP PARCEL #
17-00-00-154A

PARCEL 1

FORMER AREA = 3.2675 ACRES (142,333 S.F.)
NEW AREA = 3.3112 ACRES (144,238 S.F.)

PARCEL 3

FORMER AREA = 5.3454 ACRES (232,844 S.F.)
NEW AREA = 5.3017 ACRES (230,939 S.F.)

**TOTAL AREA WITHIN
BOUNDARY LINE ADJUSTMENT**

AREA = 8.6129 ACRES (375,177 S.F.)

CHESAPEAKE BAY PRESERVATION
AREA NOTE : RESOURCE PROTECTION
AREAS MUST BE CONFIRMED PRIOR
TO BUILDING CONSTRUCTION.