

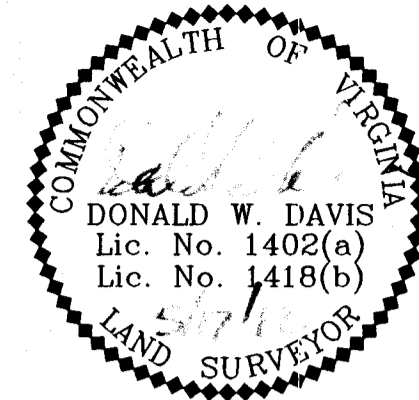
LINE	BEARING	DISTANCE	NOTES
L1	S71°43'18"E	23.41'	
L2	N87°36'05"E	53.33'	
L3	N75°43'20"E	34.22'	
(L4)	(N77°52'14"E)	(49.14')	VOIDED
(L5)	(N12°07'46"W)	(20.00')	VOIDED
(L6)	(N77°52'14"E)	(34.14')	VOIDED

OWNER INFORMATION
(EXISTING PARCELS)

TAX MAP 38-00-00-048A
LARRY M. AVERBECK & KRIS LYNN AVERBECK
709 CARY'S CHAPEL ROAD
GPIN: V03d-3870-1108
ZONE R20
INST. #120007685

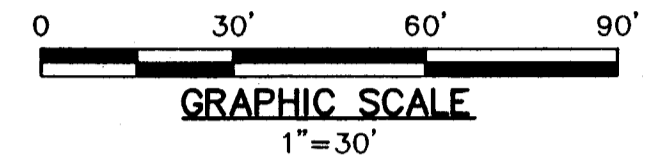
TAX MAP 38-00-00-048
PATRICK S. ANDREWS & YONG SON ANDREWS
711 CARY'S CHAPEL ROAD
GPIN: V03d-3752-1063
ZONE R20
INST. #040018735

NOW OR FORMERLY
SHIELDS ESTATE
TAX MAP: 38-00-00-052
GPIN: V03d-4170-0963
#607 CARY'S CHAPEL ROAD
ZONED: R20

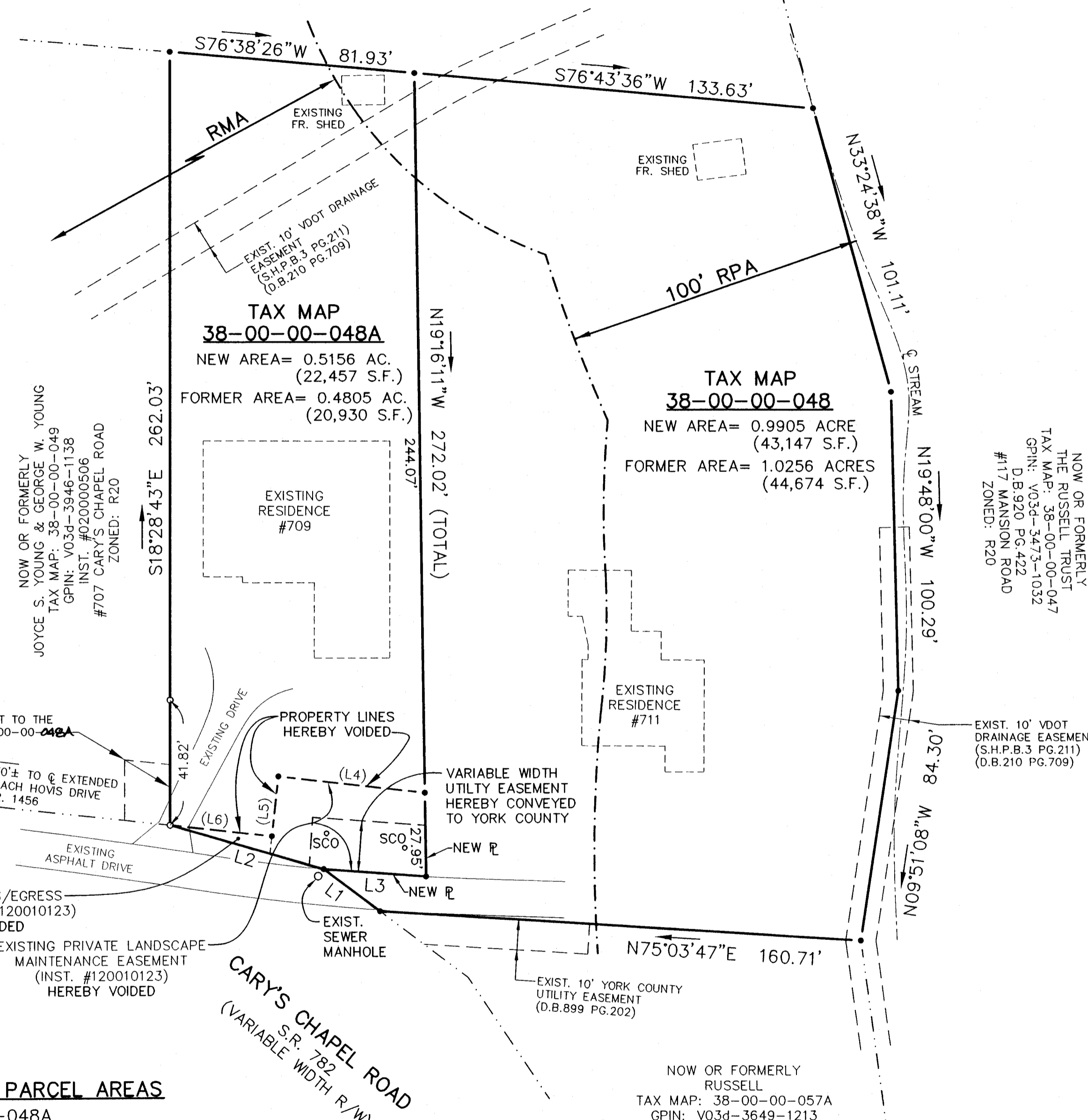


BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
LARRY M. AVERBECK & KRIS LYNN AVERBECK
AND
PATRICK S. ANDREWS & YONG SON ANDREWS
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=30' DATE: MAY 17, 2012
SHEET 2 OF 2

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



- SYMBOLS -**
- 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
 - SCO ○ DENOTES SANITARY SEWER CLEANOUT



EXISTING VARIABLE WIDTH
INGRESS/EGRESS EASEMENT TO THE
BENEFIT OF TAX MAP 38-00-00-048A
(INST. #020000507)

470± TO & EXTENDED
COACH HOVIS DRIVE
S.R. 1456

EXISTING INGRESS/EGRESS
EASEMENT (INST. #120010123)
HEREBY VOIDED

EXISTING PRIVATE LANDSCAPE
MAINTENANCE EASEMENT
(INST. #120010123)
HEREBY VOIDED

PROPERTY LINES
HEREBY VOIDED

VARIABLE WIDTH
UTILITY EASEMENT
HEREBY CONVEYED
TO YORK COUNTY

NEW R
NEW R

CARY'S CHAPEL ROAD
S.R. 782
(VARIABLE WIDTH R/W)

EXIST. 10' VDOT
DRAINAGE EASEMENT
(S.H.P.B.3 PG.211)
(D.B.210 PG.709)

EXIST. 10' YORK COUNTY
UTILITY EASEMENT
(D.B.899 PG.202)

NOW OR FORMERLY
RUSSELL
TAX MAP: 38-00-00-057A
GPIN: V03d-3649-1213
D.B. 72, PG. 880
#715 CARY'S CHAPEL ROAD
ZONED: R20

TOTAL BOUNDARY ADJUSTED PARCEL AREAS

TAX MAP 38-00-00-048A
FORMER AREA= 0.4805 ACRE (20,930 S.F.)
NEW AREA= 0.5156 ACRES (22,457 S.F.)

TAX MAP 38-00-00-048
FORMER AREA= 1.0256 ACRES (44,674 S.F.)
NEW AREA= 0.9905 ACRE (43,147 S.F.)

TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT

AREA= 1.5061 ACRES (65,604 S.F.)

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: U. P. Addicava
PLAT APPROVING AGENT

DATE: 9/12/12

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK
POQUOSON CIRCUIT COURT THIS 13th
DAY OF Sept 2012, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 12CC1548!

TESTE: _____
CLERK

BY: Donald W. Davis

2012 SEP 13 AM 11:04