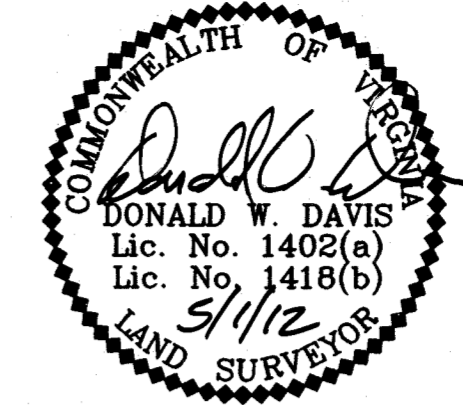
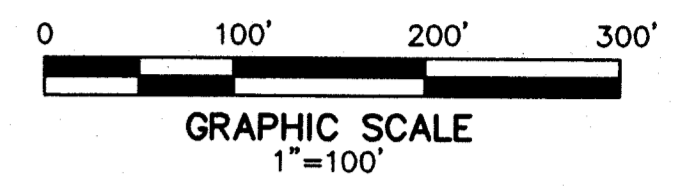


BASIS: P.B.13 PG.175



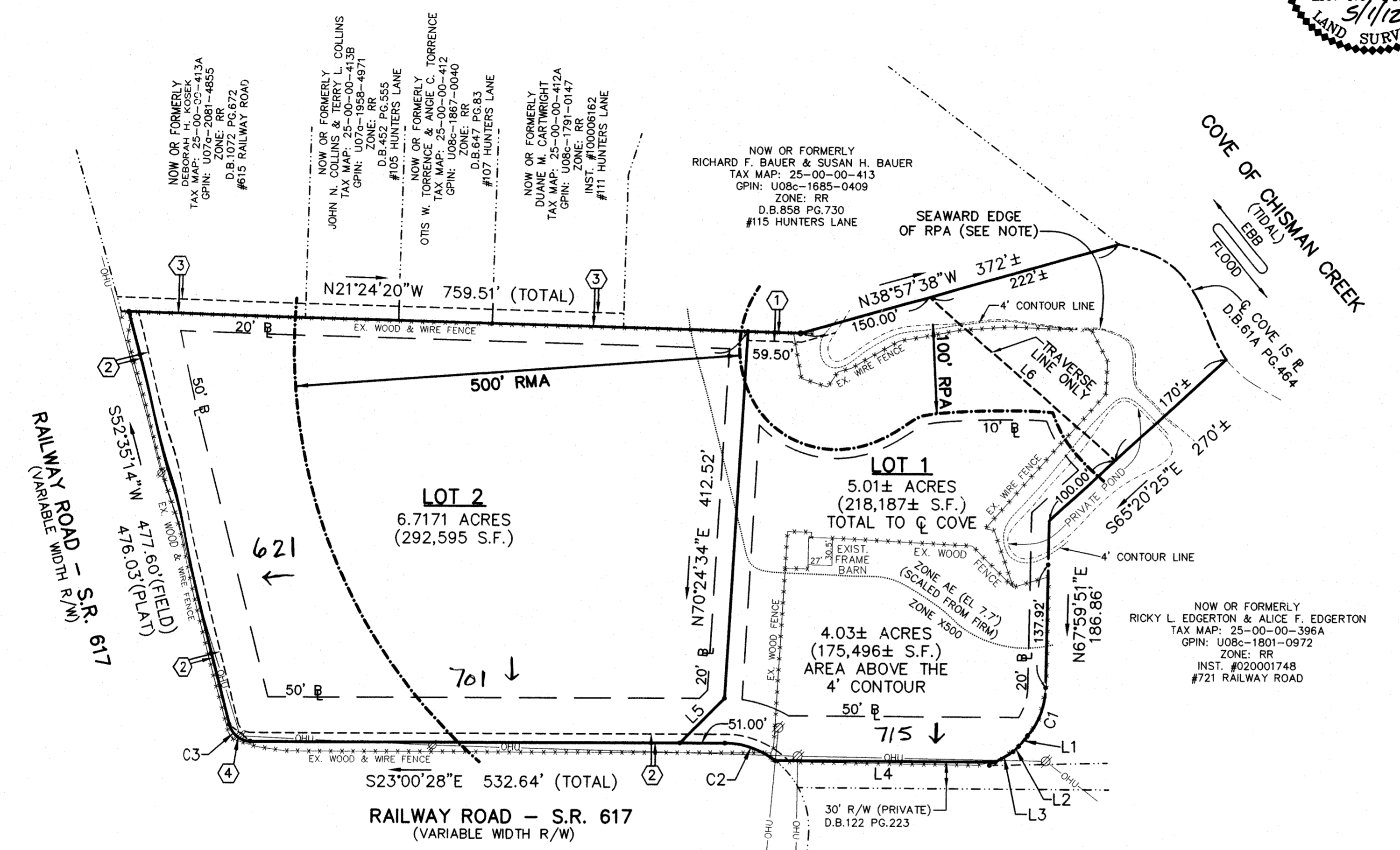
SUBDIVISION OF THE PROPERTY OF  
**NANCY E. NUNN**  
 GRAFTON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1"=100' DATE: MAY 1, 2012  
 SHEET 2 OF 2

**DAVIS & ASSOCIATES, P.C.**  
 LAND SURVEYORS AND PLANNERS  
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY  
 YORKTOWN, VIRGINIA 23693  
 (757)867-8583



**- SYMBOLS -**

- 50' B- DENOTES MINIMUM BUILDING SETBACK LINES
- 20' B- 10' B- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- ⊕-OHU DENOTES POWER POLE WITH OVERHEAD UTILITIES
- RMA DENOTES RESOURCE MANAGEMENT AREA
- RPA DENOTES RESOURCE PROTECTION AREA



NOTE:  
 THE CHESAPEAKE BAY PRESEVATION RESOURCE PROTECTION AREA (RPA) AND RESOURCE MANAGEMENT AREA (RMA) AS SHOWN HEREON VERIFIED BY YORK COUNTY ON SEPTEMBER 21, 2010.

LINE	BEARING	DISTANCE
L1	S73°21'04"E	15.54'
L2	S66°13'11"E	8.84'
L3	S53°23'16"E	23.18'
L4	S22°49'53"E	246.72'
L5	S67°44'04"E	71.05'
L6	N18°15'08"E	278.99'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	38°39'00"	86.02'	58.02'	30.16'	56.93'	N87°19'21"E
C2	36°55'38"	95.58'	61.60'	31.91'	60.54'	S04°32'39"E
C3	75°35'42"	25.00'	32.98'	19.39'	30.64'	S14°47'23"W

NOW OR FORMERLY  
 WILLIAM V. NUNN, JR. & NANCY E. NUNN  
 TAX MAP: 25-00-00-410  
 GPIN: U08c-2302-0982  
 ZONE: RR  
 INST. #020000294  
 #725 RAILWAY ROAD

NOW OR FORMERLY  
 RICKY L. EDGERTON & ALICE F. EDGERTON  
 TAX MAP: 25-00-00-396A  
 GPIN: U08c-1801-0972  
 ZONE: RR  
 INST. #020001748  
 #721 RAILWAY ROAD

**EASEMENT LEGEND**

- ① - 10' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOT 2
- ② - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
- ③ - EXISTING 16' EASEMENT OF INGRESS AND EGRESS - HUNTERS LANE (PRIVATE) (D.B.136 PG.543)
- ④ - VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY

**REFERENCES**

- P.B.13 PG.175
- P.B.12 PG.266
- INST. #000012919
- D.B.122 PG.223
- D.B.61A PG.464
- INST. #020001748
- D.B.1072 PG.672
- D.B.452 PG.555
- D.B.647 PG.83
- D.B.252 PG.215 (PLAT)
- INST. #100006162
- D.B.253 PG.649 (PLAT)
- D.B.858 PG.730
- D.B.136 PG.545 (PLAT)
- INST. #020000294

**APPROVED**  
 YORK COUNTY BOARD OF SUPERVISORS

BY: W. Maddalena  
 PLAT APPROVING AGENT

DATE: 12-18-12

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE YORK -  
 POQUOSON CIRCUIT COURT THIS 19th  
 DAY OF December 2012, THIS MAP WAS  
 PRESENTED AND ADMITTED TO RECORD AS  
 THE LAW DIRECTS AS INSTRUMENT # 120023728  
 10:10 AM

TESTE: Lynn S. Melidibue  
 CLERK

BY: Calvin S. Baldwin Jr.

DEC 19 AM 10:10