

OVERSIZED PLAT MAP

INSTRUMENT # 200005570

TAX MAP NUMBER(S): 50-183, 50-183B & 50-183C

PIN(s):
25720
25691
32445

NAMES: CARMINE PROPERTIES LLC

STREETS/OTHER:

BOUNDARY LINE ADJUSTMENT PLAT

DEED INSTRUMENT # 200005571

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO CARMINE PROPERTIES, L.L.C. BY DEED DATED APRIL 28, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF GLOUCESTER, INSTRUMENT 99-5350.

OWNER'S CERTIFICATE:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND BOUNDARY LINE ADJUSTMENT OF TAX MAP 50 PARCELS 183, 183B & 183C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.

DATE: 10-6-2020 J.P. Carmine
 CARMINE PROPERTIES, L.L.C.
 JEROME P. CARMINE - MANAGING MEMBER

CERTIFICATE OF NOTARIZATION:

STATE OF: Virginia
 CITY/COUNTY OF: Gloucester

I, (PRINT) Jill C. McIntire A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/ COUNTY AFORESAID. GIVEN UNDER MY

NAME THIS 1st DAY OF October, 2020.
 MY COMMISSION EXPIRES 09-13-2022
 REG. NO. 7808769

Jill C. McIntire
 (SIGNATURE)

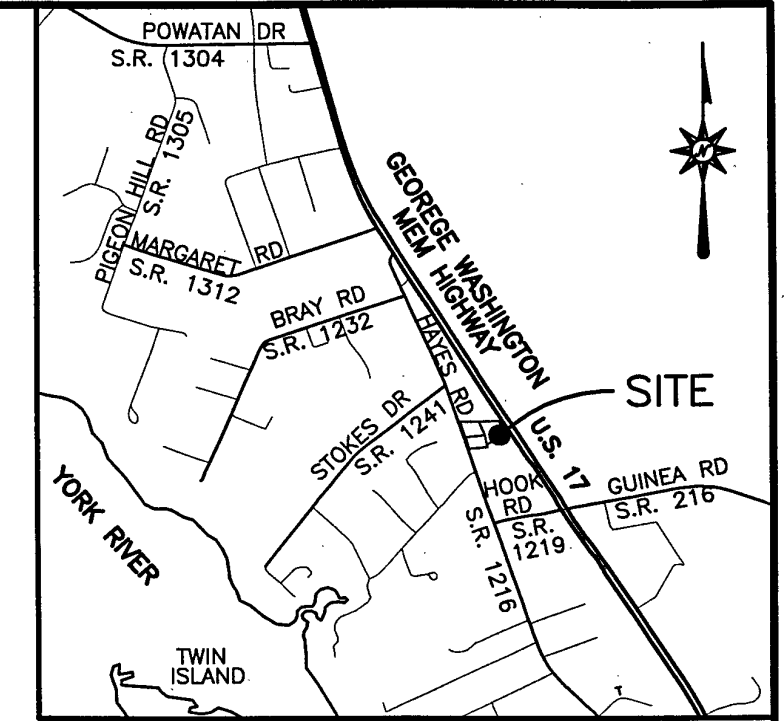


THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR GLOUCESTER COUNTY, VIRGINIA REFERENCE PANEL NO. 51073C-0195 E DATED 11/19/2014.

THE EXISTENCE OF: VEGETATED, AND/OR TIDAL WETLANDS, AND/OR HAZARDOUS WASTES WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND AS SUCH MAY NOT REFLECT ALL TITLE MATTERS AFFECTING THE SUBJECT PROPERTY.
2. NOT ALL PHYSICAL IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
3. FLOOD ZONE SCALED FROM FEMA MAP.
4. PROPERTY IS ZONED: B-1.
5. THE SUBDIVISION AGENT'S APPROVAL OF THE PLAT IS FOR THE CHANGES TO THE PROPERTY LINES ONLY. APPROVAL OF THE BOUNDARY LINE ADJUSTMENT PLAT DOES NOT AUTHORIZE ANY EXISTING IMPROVEMENTS SHOWN ON THE PLAT WHICH WERE DONE WITHOUT REQUIRED APPROVAL OR PERMITS.



VICINITY MAP:
 SCALE 1" = 2,000'

AREA CALCULATIONS:

TAX MAP 50 PARCEL 183
 OLD AREA: 0.6519 ACRE
 PLUS PARCEL X: 0.0375 ACRE
 LESS PARCEL Y: 0.0533 ACRE
 LESS PARCEL Z: 0.0044 ACRE
 NEW AREA: 0.6317 ACRE

TAX MAP PARCEL 183B
 OLD AREA: 0.5566 ACRE
 PLUS PARCEL Y: 0.0533 ACRE
 NEW AREA: 0.6099 ACRE

TAX MAP PARCEL 183C
 OLD AREA: 1.0216 ACRES
 LESS PARCEL X: 0.0375 ACRE
 PLUS PARCEL Z: 0.0044 ACRE
 NEW AREA: 0.9885 ACRE

TOTAL: 2.2301 ACRES

INSTRUMENT 200005570
 RECORDED IN THE CLERK'S OFFICE OF
 GLOUCESTER COUNTY CIRCUIT COURT ON
 OCTOBER 8, 2020 AT 10:35 AM
 MARGARET F. WALKER, CLERK
 RECORDED BY: KAM

CERTIFICATE OF APPROVAL:

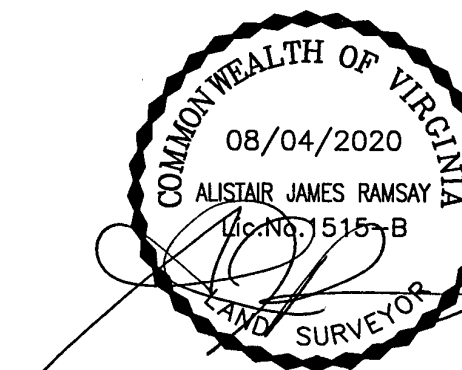
THIS PLAT IS APPROVED IN ACCORDANCE WITH THE GLOUCESTER COUNTY SUBDIVISION ORDINANCE.

DATE: 10/6/2020 Ann Ducey Oaty
 SUBDIVISION AGENT

SURVEYOR'S CERTIFICATE:

THE LAND AS SHOWN ON THIS PLAT, CONTAINING 2.2301 ACRES AND DESIGNATED AS BOUNDARY LINE ADJUSTMENT PLAT OF TAX MAP 50 PARCELS 183, 183B & 183C, SITUATED IN THE GLOUCESTER POINT MAGISTERIAL DISTRICT, IN THE COUNTY OF GLOUCESTER, VIRGINIA HAVING BEEN CONVEYED TO CARMINE PROPERTIES, L.L.C. BY DEED DATED APRIL 28, 1999, AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF GLOUCESTER COUNTY, VIRGINIA ID# 99-5350

DATE: 08/04/2020 AJR
 ALISTAIR J. RAMSAY, L.S.

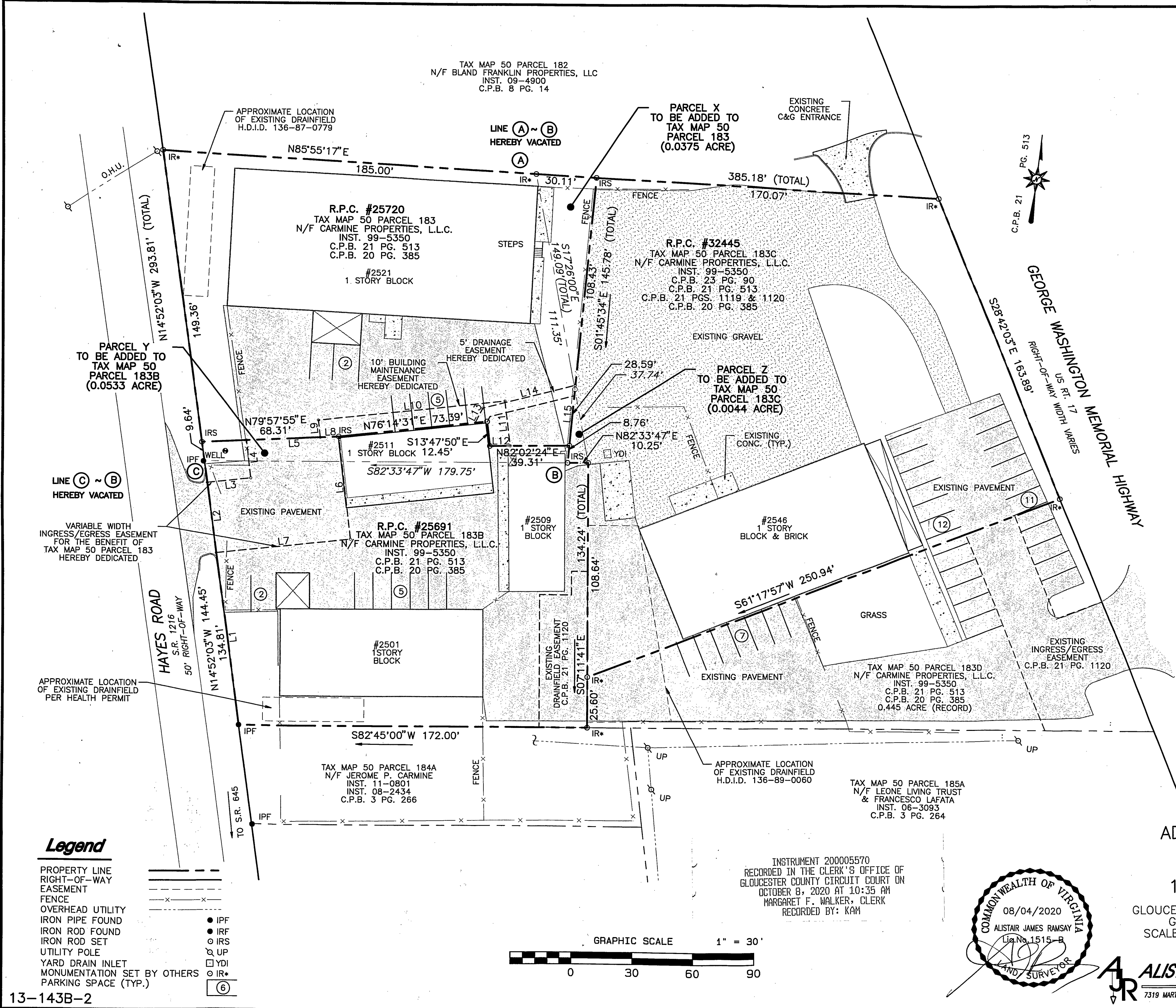


**BOUNDARY LINE
 ADJUSTMENT PLAT OF
 TAX MAP 50
 PARCELS
 183, 183B & 183C**

GLOUCESTER POINT MAGISTERIAL DISTRICT
 GLOUCESTER COUNTY, VIRGINIA
 DATE: 04/21/2020

SHEET 1 OF 2
ALISTAIR J. RAMSAY L.S., P.C.
 7319 MARTIN STREET SUITE 6 GLOUCESTER, VIRGINIA 23061 804-824-9374

LINE	BEARING	DISTANCE
L1	N14°52'17"W	87.71'
L2	N14°52'17"W	36.04'
L3	N76°16'16"E	21.94'
L4	N13°43'44"W	19.25'
L5	N79°57'55"E	45.92'
L6	S13°43'44"E	52.33'
L7	S76°16'16"W	67.04'
L8	S79°57'55"W	9.32'
L9	S13°43'44"E	8.69'
L10	S76°14'31"W	92.68'
L11	S13°47'50"E	22.76'
L12	S82°02'24"W	10.05'
L13	S18°39'33"W	8.21'
L14	S68°08'16"W	47.29'
L15	S01°45'12"E	30.68'



LINE (C) ~ (B)
HEREBY VACATED

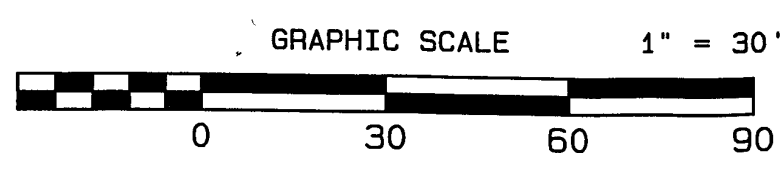
VARIABLE WIDTH
INGRESS/EGRESS EASEMENT
FOR THE BENEFIT OF
TAX MAP 50 PARCEL 183
HEREBY DEDICATED

APPROXIMATE LOCATION
OF EXISTING DRAINFIELD
PER HEALTH PERMIT

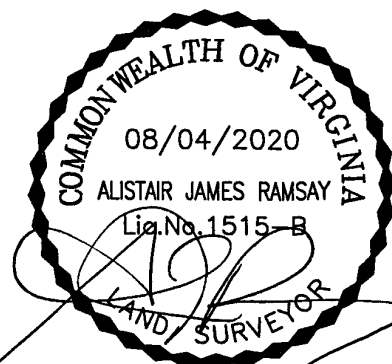
Legend

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- FENCE
- OVERHEAD UTILITY
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE
- YARD DRAIN INLET
- MONUMENTATION SET BY OTHERS
- PARKING SPACE (TYP.)

- IPF
- IRF
- IRS
- UP
- YDI
- IR*
- ⑥



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BOUNDARY LINE
ADJUSTMENT PLAT OF
TAX MAP 50
PARCELS
183, 183B & 183C

GLOUCESTER POINT MAGISTERIAL DISTRICT
GLOUCESTER COUNTY, VIRGINIA
SCALE: 1" = 30' DATE: 04/21/2020
SHEET 2 OF 2

ALISTAIR J. RAMSAY L.S., P.C.

7319 MARTIN STREET SUITE 6 GLOUCESTER, VIRGINIA 23061 804-824-9374