PLAT INSTRUMENT # 070013636

SUBDIVISION PLAT OF
TAYLOR FARMS
PHASE ONE

BETHEL DISTRICT – COUNTY OF YORK, VIRGINIA

WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23608
PHONE: (757) 898-1057
FAX: (757 898-2862

SCALE 1" = 100' DATE: JANUARY 19, 2007

SHEET 4 OF 5

SCALE: 1"=100'

100 50 0 100

N/F TAYLOR FARMS OF YORKTOWN, LLC TAX ID : 30-00-00-184 GPIN: TO4b-3456-3191 INSTRUMENT NO. 050011299 ZONING CODE: RR

100' R.P.A.

FUTURE 20' EASEMENT FOR INGRESS AND EGRESS TO BENEFIT TAX PARCEL 30-00-00-184A

MATCH LINE

N 49°43'32" E 342.99'

N/F TAYLOR FARMS OF YORKTOWN, TAX ID : 30-00-00-184A GPIN: TO4B-3369-4236 INSTRUMENT NO. 050011299 ZONING CODE:. RR

ZONE X

44Y00145 HISTORIC SITE PRESERVATION EASEMENT

MATCH LINE "B" MATCH LINE "A"

1115.17'(TOTAL)

N 40°00'00" E 82.74'

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

44Y00144 HISTORIC SITE PRESERVATION EASEMENT

NOW OR FORMERLY PATRICIA H. DAVIS TAX ID : 30-22-00-001 DEED BOOK 413, PAGE 699 ZONING CODE: RR

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

302

RECORD NORTH (P.B 10., PG. 13)

N 03°00'41" E 299.46'

FUTURE DEVELOPMENT TAYLOR FARMS OF YORKTOWN, L.L.C. TAX ID : 30-00-00-184 GPIN: TO4b-3456-3191 INST. NO. 050011299 ZONING CODE: RR

S 89°30'00" W 154.61'

50' TEMPORARY DRAINAGE EASEMENT

44Y00142 HISTORIC SITE PRESERVATION EASEMENT

NOW OR FORMERLY JAMES W. CARMINES, ET UX TAX ID : 30-22-00-000A DEED BOOK 251, PAGE 435 ZONING CODE:. RR

204

S 00°29'59" E

COMMONWEALTH OF VIRGINIA ADAM S. WALTERS 6-13-07 No. 1442 LAND SURVEYOR

20' BMP ACCESS EASEMENT HEREBY CONVEYED TO TAYLOR FARMS HOMEOWNERS ASSOCIATION.

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

50' R.M.A.

44Y00120 HISTORIC SITE PRESERVATION EASEMENT

20' IMPOUNDMENT EASEMENT OVER B.M.P. HEREBY CONVEYED TO THE TAYLOR FARMS HOMEOWNERS ASSOCIATION.

THERE SHALL BE NO FENCING, STRUCTURES OR LANDSCAPING LOCATED WITHIN THE IMPOUNDMENT EASEMENT OR ACCESS EASEMENT

10' BMP MAINTENANCE EASEMENT HEREBY CONVEYED TO THE TAYLOR FARMS HOMEOWNERS ASSOCIATION

VARIABLE WIDTH U.S.A.C.O.E. JURISDICTIONAL WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

THERE SHALL BE NO FENCING, STRUCTURES OR LANDSCAPING LOCATED WITHIN THE IMPOUNDMENT EASEMENT OR ACCESS EASEMENT

20' BMP ACCESS EASEMENT HEREBY CONVEYED TO TAYLOR FARMS HOMEOWNERS ASSOCIATION.

N 89°30'00" E 102.72'

N 78°10'54" E 241.83'

87.28' 154.55'

TAYLOR FARMS PHASE ONE

LOT 28 1.00 ACRE 43,584 SQ. FT.

LOT 29 1.12 ACRES 48,782 SQ. FT. (UNDEVELOPABLE AREA 0.001 ACRES, 64 SQ. FT.)

LOT 30 1.33 ACRES 57,978 SQ. FT. (UNDEVELOPABLE AREA 0.06 AC, 2,758 SQ. FT.)

LOT 31 1.17 ACRES 51,125 SQ. FT. (UNDEVELOPABLE AREA 0.02 AC, 868 SQ. FT.)

S 84°43'00" E 228.50'

S 08°38'17" W (1430.89')

N 89°57'36" E 89.91'

S 00°23'47" E 274.44'

S 00°29'59" E 252.43'

S 00°29'59" E 205.92'

SHEET 4

SHEET 3

MATCH LINE

107

105

101

103

200

201

N 87°47'17" E 359.99'

1048.13'(TOTAL)

S 12°41'04" E L=39.52' 39.50'

N 73°00'38" W 11.27'

S 73°00'38" E 64.10'

VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH UTILITY EASEMENT, 10' FROM CENTER OF SEWER LINE HEREBY CONVEYED TO YORK COUNTY

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

JOY COURT 50' R/W

LOT 16 1.01 ACRE 43,838 SQ. FT.

10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

N 88°54'04" E 282.45'

GLEBE SPRING LANE 50' R/W

LOT 37 1.00 ACRE 43,575 SQ. FT.

LOT 36 1.00 ACRE 43,678 SQ. FT.

44Y00152 HISTORIC SITE PRESERVATION EASEMENT

LOT 35 0.82 ACRE 35,846 SQ. FT.

LOT 34 1.00 AC. 43,562 SQ. FT.

LOT 33 1.15 AC. 50,058 SQ. FT.

EXISTING RESIDENCE

EXISTING GARAGE

500.00' M.L.W.

N 14°34'45" E 260.73'

S 02°01'31" E 215.79'

S 02°01'31" E 201.47'

S 02°01'31" E 197.01'

S 00°30'00" E 943.12'(TOTAL) 226.32'

181.13'

LOT 15 1.00 ACRE 43,574 SQ. FT.

MATCH LINE

N 07°28'43" W 143.78'

N 87°39'59" E 235.83'

214.20'

207.31'

LOT 38 1.00 ACRE 43,702 SQ. FT.

S 87°58'29" W 209.47'

202.94'

LOT 39 1.0 ACRE 43,584 SQ. FT.

156.25'

177.50'

LOT 40

LOT 41

PROPERTY LINE HEREBY VOIDED (S 00°29'59" E)

20' BMP ACCESS EASEMENT HEREBY CONVEYED TO TAYLOR FARMS HOMEOWNERS ASSOCIATION.

20' IMPOUNDMENT EASEMENT OVER B.M.P. HEREBY CONVEYED TO THE TAYLOR FARMS HOMEOWNERS ASSOCIATION.

THERE SHALL BE NO FENCING, STRUCTURES OR LANDSCAPING LOCATED WITHIN THE BMP OR ACCESS EASEMENT

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

N/F GEORGE L. SMITH, JR. INST. NO 00000005366 TAX ID:30-00-00-182 ZONING CODE:. RR

20' BMP ACCESS EASEMENT HEREBY CONVEYED TO TAYLOR FARMS HOMEOWNERS ASSOCIATION.

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

N/F TAYLOR FARMS OF YORKTOWN, LLC TAX ID : 30-00-00-184 GPIN: TO4b-3456-3191 INSTRUMENT NO. 050011299 ZONING CODE: RR

N/F TAYLOR FARMS OF YORKTOWN, LLC TAX ID : 30-00-00-184A GPIN: TO4B-3369-4236 INSTRUMENT NO. 050011299 ZONING CODE:. RR

ZONE X

100' R.P.A.

342.99'

44Y00145 HISTORIC SITE PRESERVATION EASEMENT

MATCH LINE "B" MATCH LINE "A"

N 40°43'32" E

FUTURE 20' EASEMENT FOR INGRESS AND EGRESS TO BENEFIT TAX PARCEL 30-00-00-184A

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

44Y00144 HISTORIC SITE PRESERVATION EASEMENT

1115.17'(TOTAL)

NOW OR FORMERLY PATRICIA H. DAVIS TAX ID : 30-22-00-001 DEED BOOK 413, PAGE 699 ZONING CODE: RR

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

POQUOSON RIVER

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena

PLAT APPROVING AGENT

DATE: 6/14/07

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK – POQUOSON , THE 14th DAY OF June , 2007 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 070013636

TESTE: Lynn S. Jenkins CLERK

BY: Allison Byrne D.C.

2007 JUN 14 PM 1:32