

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	80°11'43"	25.00'	34.99'	21.05'	32.20'	N85°27'09"E
C2	17°38'45"	275.00'	84.69'	42.68'	84.36'	N54°10'40"E

NOW OR FORMERLY
YORKTOWN CRESCENT, LLC
INSTR. #150017143 (PLAT)
INSTR. #150017144
REMAINDER OF TAX MAP #24-45-00-001A
GPIN: R08a-0279-3748
ZONE: PDMU

REMAINDER PARCEL A
(FUTURE DEVELOPMENT)
400,126 S.F.±
9.186 AC±

PHASE 1
COMMON
AREA 1
(CA-1)
58,918 S.F.±
1.307 AC±

APPROX. LOCATION OF
15' VEPCO EASEMENT
INSTR. #160007687

TEMPORARY TURN AROUND
EASEMENT TO BE VACATED UPON
EXTENSION OF BRACEWELL LANE
(20' ONE WAY ALLEY)
3,614 S.F.±
0.083 AC±

10' CITY OF
NEWPORT NEWS
WATERLINE EASEMENT
INSTR. #160008088

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N31°36'59"E	19.07'
L2	N84°51'21"W	15.04'

10' PRIVATE SANITARY SEWER
EASEMENT HEREBY CONVEYED
TO THE BENEFIT OF
TAX MAP #24-45-00-001B

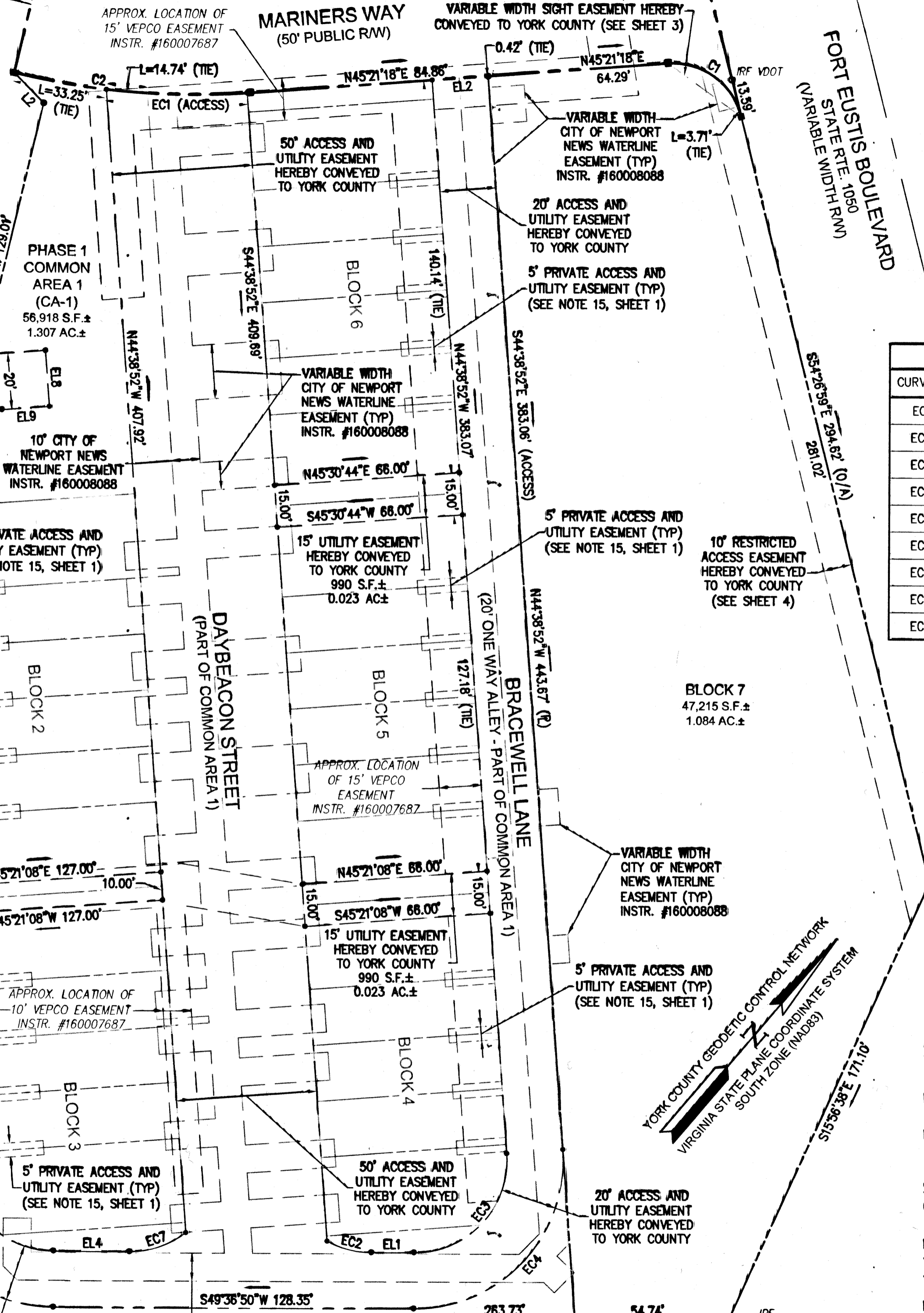
NOW OR FORMERLY
J. M. MILLS, LLC
D.B. 989, PG. 282
TAX MAP #24-45-00-001B
GPIN: R08a-0286-3567
ZONE: IL

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
EL1	N49°36'50"E	15.18'
EL2	N45°21'18"E	20.00'
EL3	N45°21'08"E	20.00'
EL4	N49°36'50"E	28.97'
EL5	N44°38'52"W	4.34'
EL6	S45°21'08"W	17.00'
EL7	N44°38'52"W	20.00'
EL8	S44°38'52"E	20.00'
EL9	S45°21'08"W	17.00'
EL10	S44°38'52"E	4.34'

NOW OR FORMERLY
YORKTOWN INDUSTRIES, INC
D.B. 260, PG. 650
TAX MAP #24-00-00-097
GPIN: R08a-0110-3137
ZONE: GB

10' CITY OF NEWPORT NEWS
WATERLINE EASEMENT
INSTR. #160008088

NOW OR FORMERLY
HARMON J. COXTON, JR. ETUX
INSTR. #050008328
TAX MAP #24-00-00-099
GPIN: R08a-0789-3564
ZONE: IL/GB



PLAT OF SUBDIVISION
YORKTOWN CRESCENT
PHASE 1

NELSON DISTRICT YORK COUNTY VIRGINIA

Date: 11/11/2016 Scale: 1"=30' Proj. No.: H10028-00 Proj. Contacts: RDM

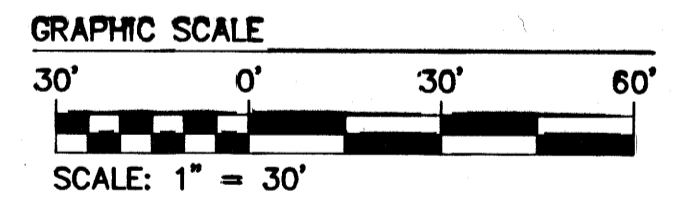
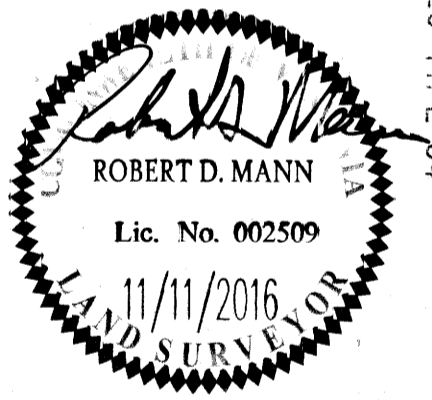
AES
CONSULTING ENGINEERS

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Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 5 OF 5

EASEMENT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
EC1	10°28'48"	275.00'	50.30'	25.22'	50.23'	N50°50'00"E
EC2	28°31'07"	33.00'	16.43'	8.39'	16.26'	N63°52'23"E
EC3	94°15'42"	33.00'	54.29'	35.55'	48.37'	N2°28'59"E
EC4	94°15'42"	53.00'	87.19'	57.10'	77.69'	S2°28'59"W
EC5	85°44'18"	53.00'	79.31'	49.20'	72.11'	N87°31'01"W
EC6	85°44'18"	33.00'	49.38'	30.63'	44.90'	S87°31'01"E
EC7	37°32'35"	33.00'	21.62'	11.22'	21.24'	N30°50'30"E
EC8	90°00'00"	33.00'	51.84'	33.00'	46.67'	N89°38'52"W
EC9	90°00'00"	33.00'	51.84'	33.00'	46.67'	S0°21'08"W



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Sham Kasul, PLAT APPROVING AGENT
DATE: FEBRUARY 15, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 15th DAY OF February, 2017.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS, AS INSTRUMENT NO. 170002214

TESTE: Kristen W. Nelson, CLERK
BY: Waltera Helt