

# PLAT OF SUBDIVISION TOWNHOMES AT MARTIN FARM

GRAFTON DISTRICT YORK COUNTY VIRGINIA

DATE: 5/02/16 SCALE: 1"=30' DRAWN: JFS



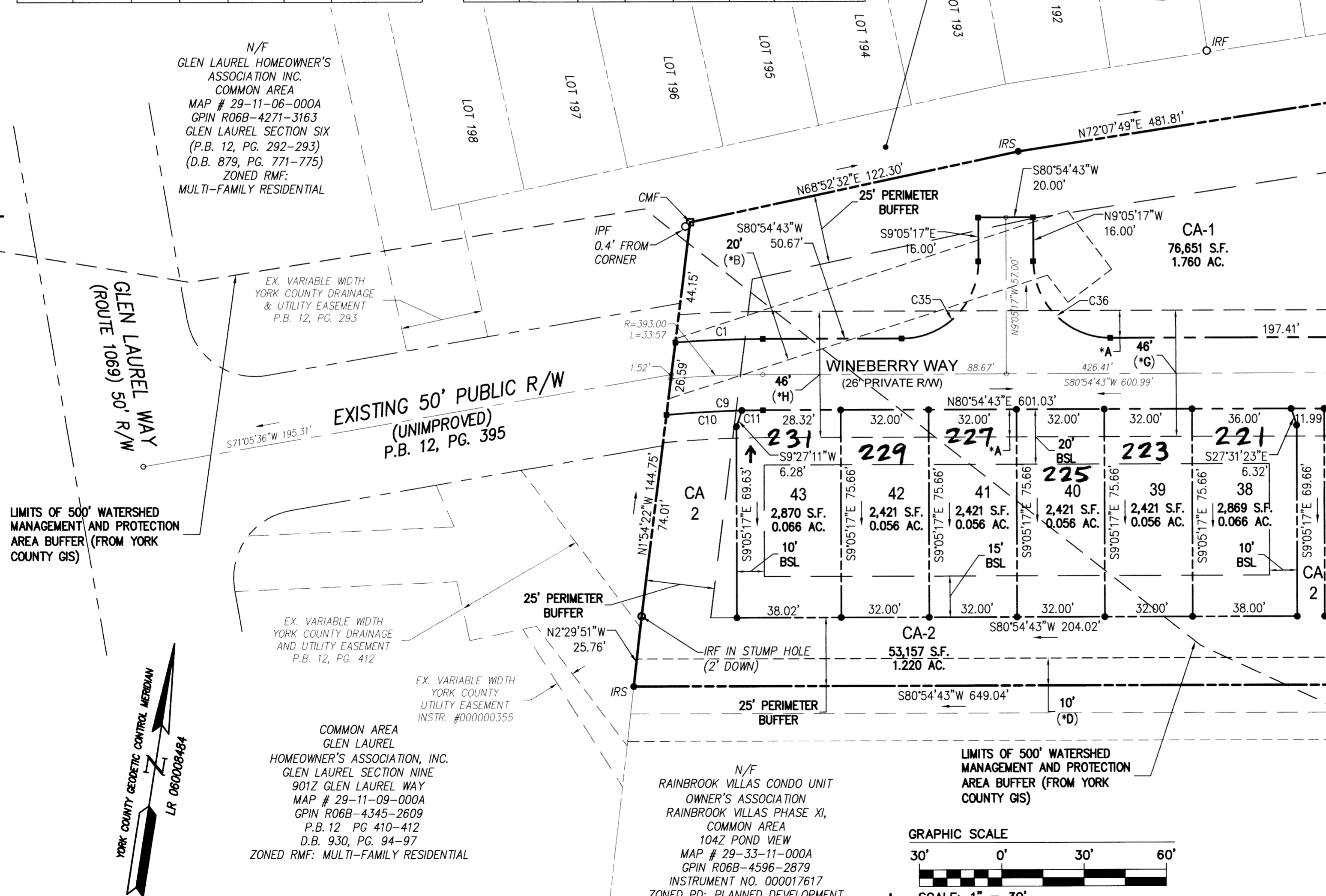
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Williamsburg, Virginia 23188  
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Hampton Roads | Central Virginia | Middle Peninsula

JOB NO. W10375 SHEET 5 OF 7

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	4°30'05"	406.00'	31.90'	15.96'	31.89'	S78°39'41"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S35°54'43"W
C3	49°27'51"	25.00'	21.58'	11.52'	20.92'	S56°10'47"W
C4	40°32'09"	25.00'	17.69'	9.23'	17.32'	S11°10'47"W
C5	81°21'14"	73.00'	103.65'	62.74'	95.16'	S31°35'20"W
C6	32°37'22"	71.00'	40.43'	20.78'	39.88'	S88°34'38"W
C7	37°33'16"	41.00'	26.87'	13.94'	26.39'	S86°06'41"W
C8	23°05'40"	270.00'	108.83'	55.16'	122.09'	S3°20'29"W
C9	5°18'48"	380.00'	35.24'	17.63'	35.23'	N78°15'19"E
C10	4°09'04"	380.00'	27.53'	13.77'	27.52'	N77°40'27"E
C11	1°09'44"	380.00'	7.71'	3.85'	7.71'	N80°19'51"E
C12	65°40'33"	79.00'	90.55'	50.99'	85.68'	N47°43'33"E
C13	10°40'13"	79.00'	14.71'	7.38'	14.69'	N75°13'43"E
C14	7°10'54"	79.00'	9.90'	4.96'	9.90'	N66°18'09"E
C15	15°54'41"	79.00'	21.94'	11.04'	21.87'	N54°45'22"E
C16	19°20'23"	79.00'	26.67'	13.46'	26.54'	N37°07'50"E
C17	12°34'23"	79.00'	17.34'	8.70'	17.30'	N21°10'28"E
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	N59°53'19"E

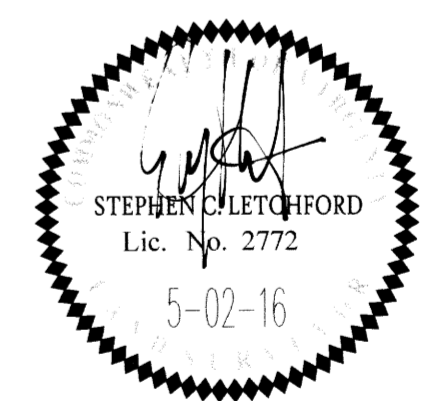
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C19	49°27'51"	25.00'	21.58'	11.52'	20.92'	N39°37'15"E
C20	40°32'09"	25.00'	17.69'	9.23'	17.32'	N84°37'15"E
C21	37°33'16"	41.00'	26.87'	13.94'	26.39'	S56°20'03"E
C22	90°00'00"	25.00'	39.27'	25.00'	35.36'	N54°05'17"W
C23	81°21'14"	47.00'	66.73'	40.39'	61.27'	N31°35'20"E
C24	49°58'02"	47.00'	40.99'	21.90'	39.70'	N15°53'44"E
C25	31°23'12"	47.00'	25.75'	13.21'	25.43'	N56°34'21"E
C26	32°37'22"	76.00'	43.27'	22.24'	42.69'	N88°34'38"E
C27	9°50'22"	76.00'	13.05'	6.54'	13.04'	N77°11'08"E
C28	22°47'00"	76.00'	30.22'	15.31'	30.02'	S86°30'11"E
C29	90°00'00"	25.00'	39.27'	25.00'	35.36'	S30°06'41"E
C30	40°32'09"	25.00'	17.69'	9.23'	17.32'	S54°50'37"E
C31	49°27'51"	25.00'	21.58'	11.52'	20.92'	S9°50'37"E
C32	65°40'30"	53.00'	60.75'	34.21'	57.48'	S47°43'34"W
C33	20°39'21"	53.00'	19.11'	9.66'	19.00'	S25°13'00"W
C34	45°01'09"	53.00'	41.64'	21.96'	40.58'	S58°03'15"W
C35	90°00'00"	28.00'	43.98'	28.00'	39.60'	S35°54'43"W
C36	90°00'00"	28.00'	43.98'	28.00'	39.60'	N54°05'17"W



- EASEMENT LEGEND**
- \*A - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
  - \*B - DRAINAGE EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
  - \*C - 10' X 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
  - \*D - VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - \*F - VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION AND YORK COUNTY
  - \*G - WATERLINE EASEMENT TO BE CONVEYED TO THE CITY OF NEWPORT NEWS
  - \*H - UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY

ALL ROADS WITHIN THE TOWNHOMES AT MARTIN FARM SUBDIVISION ARE TO BE NON-EXCLUSIVE INGRESS/EGRESS ACCESS EASEMENTS HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION

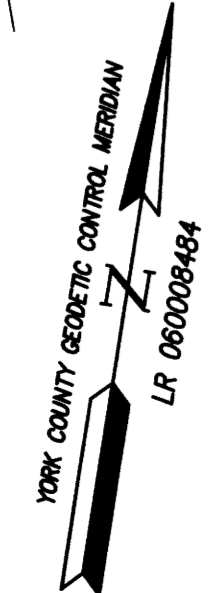
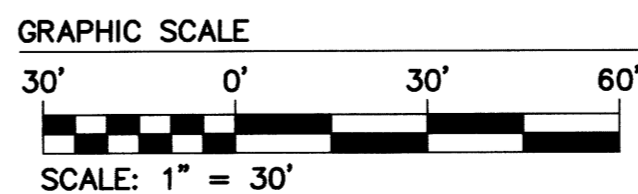
NOTE: SEE SHEETS 6 AND 7 FOR EASEMENT DIMENSIONS AND TIES



SEE SHEET 4

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Susan Kassel* PLAT APPROVING AGENT  
 DATE: *MARCH 22, 2017*

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE *28th* DAY OF *March*, 2017.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. *170005526* 3:23 pm  
 TESTE: *Kristen N. Nelson* CLERK  
 BY: *Valeria Lynn Tablin*



COMMON AREA  
 GLEN LAUREL  
 HOMEOWNER'S ASSOCIATION, INC.  
 GLEN LAUREL SECTION NINE  
 901Z GLEN LAUREL WAY  
 MAP # 29-11-09-000A  
 GPIN R06B-4345-2609  
 P.B. 12 PG 410-412  
 D.B. 930, PG. 94-97  
 ZONED RMF: MULTI-FAMILY RESIDENTIAL

N/F  
 RAINBROOK VILLAS CONDO UNIT  
 OWNER'S ASSOCIATION  
 RAINBROOK VILLAS PHASE XI,  
 COMMON AREA  
 104Z POND VIEW  
 MAP # 29-33-11-000A  
 GPIN R06B-4596-2879  
 INSTRUMENT NO. 000017617  
 ZONED PD: PLANNED DEVELOPMENT