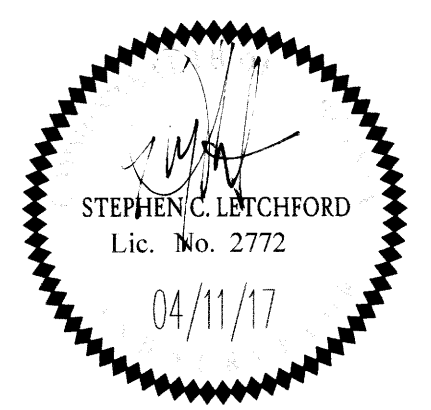


PLAT OF SUBDIVISION
WHITTAKER'S MILL
SINGLE FAMILY TOWNHOMES
SECTION 1, PHASE 1B

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 04-11-17 Scale: 1"=30' Proj. No.: 7804-08B Proj. Contacts: TRS/SCL

AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

SHEET 5 OF 5

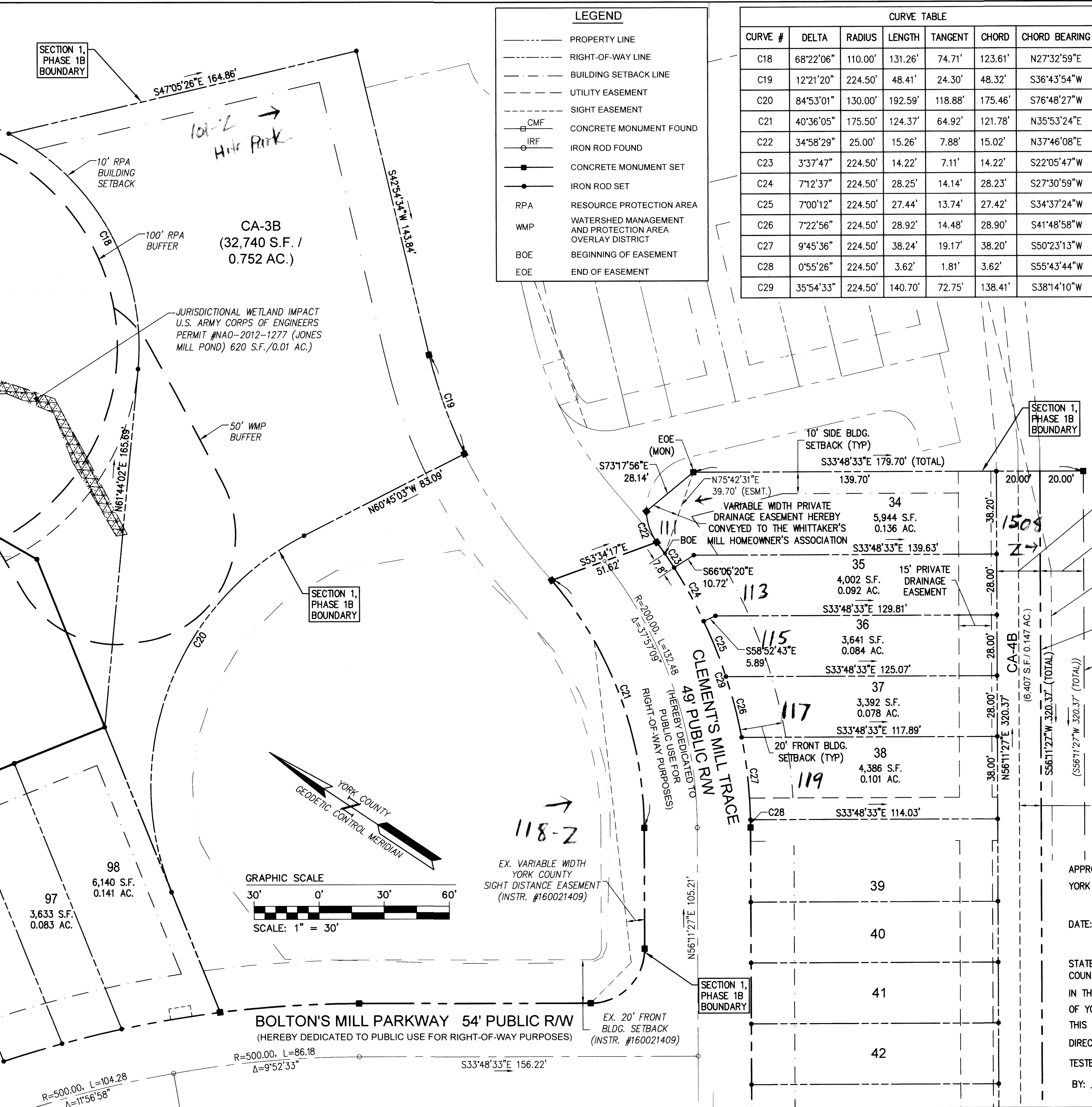


LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- SIGHT EASEMENT
- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- CM CONCRETE MONUMENT SET
- IR IRON ROD SET
- RPA RESOURCE PROTECTION AREA
- WMP WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT
- BOE BEGINNING OF EASEMENT
- EOE END OF EASEMENT

CURVE TABLE

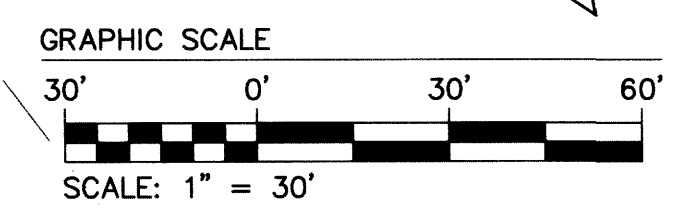
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C18	68°22'06"	110.00'	131.26'	74.71'	123.61'	N27°32'59"E
C19	12°21'20"	224.50'	48.41'	24.30'	48.32'	S36°43'54"W
C20	84°53'01"	130.00'	192.59'	118.88'	175.46'	S76°48'27"W
C21	40°36'05"	175.50'	124.37'	64.92'	121.78'	N35°53'24"E
C22	34°58'29"	25.00'	15.26'	7.88'	15.02'	N37°46'08"E
C23	3°37'47"	224.50'	14.22'	7.11'	14.22'	S22°05'47"W
C24	7°12'37"	224.50'	28.25'	14.14'	28.23'	S27°30'59"W
C25	7°00'12"	224.50'	27.44'	13.74'	27.42'	S34°37'24"W
C26	7°22'56"	224.50'	28.92'	14.48'	28.90'	S41°48'58"W
C27	9°45'36"	224.50'	38.24'	19.17'	38.20'	S50°23'13"W
C28	0°55'26"	224.50'	3.62'	1.81'	3.62'	S55°43'44"W
C29	35°54'33"	224.50'	140.70'	72.75'	138.41'	S38°14'10"W



20' TRANSITIONAL BUFFER
20' WIDE STRIP OF LAND HEREBY DEDICATED TO PUBLIC USE FOR R/W PURPOSES (6,407 S.F./ 0.147 AC.)
EX. VARIABLE WIDTH C&P EASEMENT (DB 209, PG 768)
NEW RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY HEREBY VOIDED
10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
Sharon Kassel
DATE: APRIL 28, 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 April, 2017
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW at 2:58 p.m.
DIRECTS, AS INSTRUMENT NO. 170007561
TESTE: Kristen N. Nelson CLERK
BY: Halifax D.C.



BOLTON'S MILL PARKWAY 54' PUBLIC RW
(HEREBY DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES)

EX. 20' FRONT BLDG. SETBACK
(INSTR. #160021409)