YORK COUNTY GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE

30' 0' 30' 60'

SCALE: 1" = 30'

ROBERT D. MANN
Lic. No. 002509
08/07/17

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	123°31'28"	15.00'	32.34'	27.93'	26.43'	S62°36'12"W
C2	59°26'00"	25.00'	25.93'	14.27'	24.79'	N25°55'04"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N79°21'56"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	S10°38'04"E

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	SIGHT EASEMENT
CMF	CONCRETE MONUMENT FOUND
IRF	IRON ROD FOUND
	CONCRETE MONUMENT SET
	IRON ROD SET
RPA	RESOURCE PROTECTION AREA
WMP	WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT
N/F	NOW OR FORMERLY

RESUBDIVISION OF LOTS 38 THRU 43 WHITTAKER'S MILL SINGLE FAMILY TOWNHOMES SECTION 1, PHASE 1B

BRUTON DISTRICT | COUNTY OF YORK | VIRGINIA

Date: 08-07-17	Scale: 1"=30'	Proj. No.: 7804-08B	Proj. Contacts: TRS/RDM

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

EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NUMBER NAO-2012-1277 (JONES MILL POND)

100' RPA BUFFER

10' RPA BUILDING SETBACK

EX. 100' VEPCO EASEMENT DB 58, PG. 571

S55°38'04"E 590.08'

SECTION 1, PHASE 1B BOUNDARY

S55°38'04"E 656.65'

BOLTON'S MILL PARKWAY
59' PUBLIC R/W
(INSTR. #170007561)

N55°38'04"W 595.38'

NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY

S55°38'04"E 59.00'

C4

C3

N34°21'56"E 54.50'

S55°38'04"E 54.50'

N34°21'56"E 59.00'

Δ=119°06'34" R=200.00, L=66.70

C1

50.06' N75°46'45"W

18.06' N55°38'04"W

G2

32.80' N31°47'56"E

SECTION 1, PHASE 1B BOUNDARY

EX. 100' VEPCO EASEMENT DB 58, PG. 571

NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Susan Kassel PLAT APPROVING AGENT
DATE: AUGUST 18, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 24th DAY OF August, 2017.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170006230 ID: 49 pm
TESTE: Kristen N. Nelson CLERK
BY: Laurel W Phillips D.C.