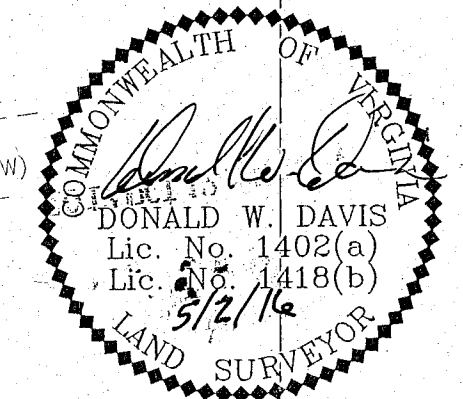
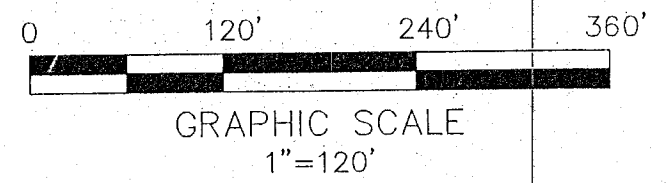
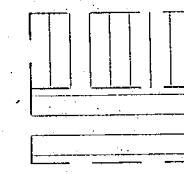


SUBDIVISION PLAT OF
NEW PARCEL ONE
 AND
 PLAT OF PUBLIC RIGHT OF WAY DEDICATION
COMMONWEALTH DRIVE - S.R. 1839
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1"=120' DATE: MAY 2, 2016
 SHEET 2 OF 3
DAVIS & ASSOCIATES, P.C.
 LAND SURVEYORS AND PLANNERS
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
 YORKTOWN, VIRGINIA 23693
 (757)867-8583

- EASEMENT LEGEND**
- 1 - EXISTING 40' YORK COUNTY DRAINAGE EASEMENT (D.B. 359, PG. 469)
 - 2 - EXISTING 20' YORK COUNTY UTILITY EASEMENT (CENTERED OVER SANITARY SEWER LINE) HEREBY CONVEYED TO YORK COUNTY
 - 3 - EXISTING PRIVATE 25' DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF TAX PARCELS #36-00-00-022 & #36-01-00-000A (INST. # 100021723)
 - 4 - EXISTING VARIABLE WIDTH YORK COUNTY PRIVATE DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF TAX PARCELS #36-00-00-022 & #36-01-00-000A (INST. # 140021262)
 - 5 - EXISTING YORK COUNTY TEMPORARY TURN-AROUND EASEMENT (R=60') HEREBY VACATED (D.B.880 PG.466)
 - 6 - EXISTING TEMPORARY TURNAROUND EASEMENT (R=55') TO BE VACATED UPON THE EXTENSION OF COMMONWEALTH DRIVE (INST. # 130005292)
 - 7 - VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT (OVER AND ACROSS JURISDICTIONAL WETLANDS MARKED BY WOLFE ENVIRONMENTAL & ENGINEERING CONSULTANTS USCOE PROJECT #S 95-5485 & 05-R2629) HEREBY CONVEYED TO YORK COUNTY (10.03 ACRES)
 - 8 - EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (16,643 S.F.) (INST. # 130005292)
 - 9 - EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (24,254 S.F.) (INST. # 130005292)
 - 10 - EXISTING 10' VIRGINIA POWER EASEMENT (D.B. 1483, PG. 1302)
 - 11 - VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - 12 - EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (INST. # 150016061)
 - 13 - 15' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - 14 - VARIABLE WIDTH PRIVATE PEDESTRIAN ACCESS EASEMENT (ENCOMPASSING SIDEWALKS AND CROSSWALKS ADJACENT TO PUBLIC RIGHT-OF-WAYS) HEREBY CONVEYED TO COMMONWEALTH GREEN H.O.A.
 - 15 - VARIABLE WIDTH PRIVATE PEDESTRIAN ACCESS EASEMENT (ENCOMPASSING SIDEWALKS AND CROSSWALKS ADJACENT TO PUBLIC RIGHT-OF-WAYS) TO BE CONVEYED TO COMMONWEALTH GREEN H.O.A.
 - 16 - 20' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY



NOW OR FORMERLY
 VILLAGES OF KILN CREEK PROFESSIONAL & BUSINESS
 GPIN: S03c-1111-0506
 TAX MAP # 36-00-00-216D
 D.B. 1038, PG. 762
 ZONE: GB

NOW OR FORMERLY
 JEANETTE J. KEENER, TRUSTEE
 GPIN: S02a-2108-4966
 TAX MAP # 36-00-00-022
 INST. # 050008026
 ZONE: EO

NOW OR FORMERLY
 YORKTOWN HOTEL, LLC
 GPIN: S03c-0949-0074
 TAX MAP # 36-00-00-023
 INST. # 130014202
 ZONE: GB

NOW OR FORMERLY
 HARMON J. COXTON, JR. & WYNEMA S. COXTON
 GPIN: S02b-3096-4278
 TAX MAP # 37-27-00-003
 INST. # 050008332
 ZONE: EO

NOW OR FORMERLY
 DALE LEE & CYNTHIA B. CUPP
 GPIN: S02b-2708-3666
 TAX MAP # 36-00-00-020
 INST. # 140015219
 ZONE: EO

PARCEL C
 NOW OR FORMERLY
 MOYORK, LLC
 GPIN: S02a-1858-3769
 TAX MAP # 36-01-00-000A1
 INST. # 13C-35621
 ZONE: PDMU WITH PROFFERS

- SYMBOLS -

- DENOTES SETBACK LINE
- DENOTES EASEMENT LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES JURISDICTIONAL WETLANDS MARKED BY WOLFE ENVIRONMENTAL & ENGINEERING CONSULTANTS AND FIELD LOCATED BY DAVIS AND ASSOCIATES, P.C. ON DECEMBER 30, 2005 USCOE PROJECT # 05-R2629 USCOE PROJECT # 95-5485

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 PROPERTIES

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kasul*
 PLAT APPROVING AGENT

DATE: OCTOBER 12, 2017

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK
 POQUOSON CIRCUIT COURT THIS 12th
 DAY OF OCTOBER 2017, THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # 170019369

TESTE: *Kristen N. Nelson*
 CLERK

BY: *Danny Logan Jr*

