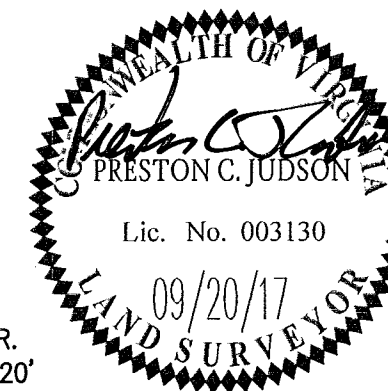


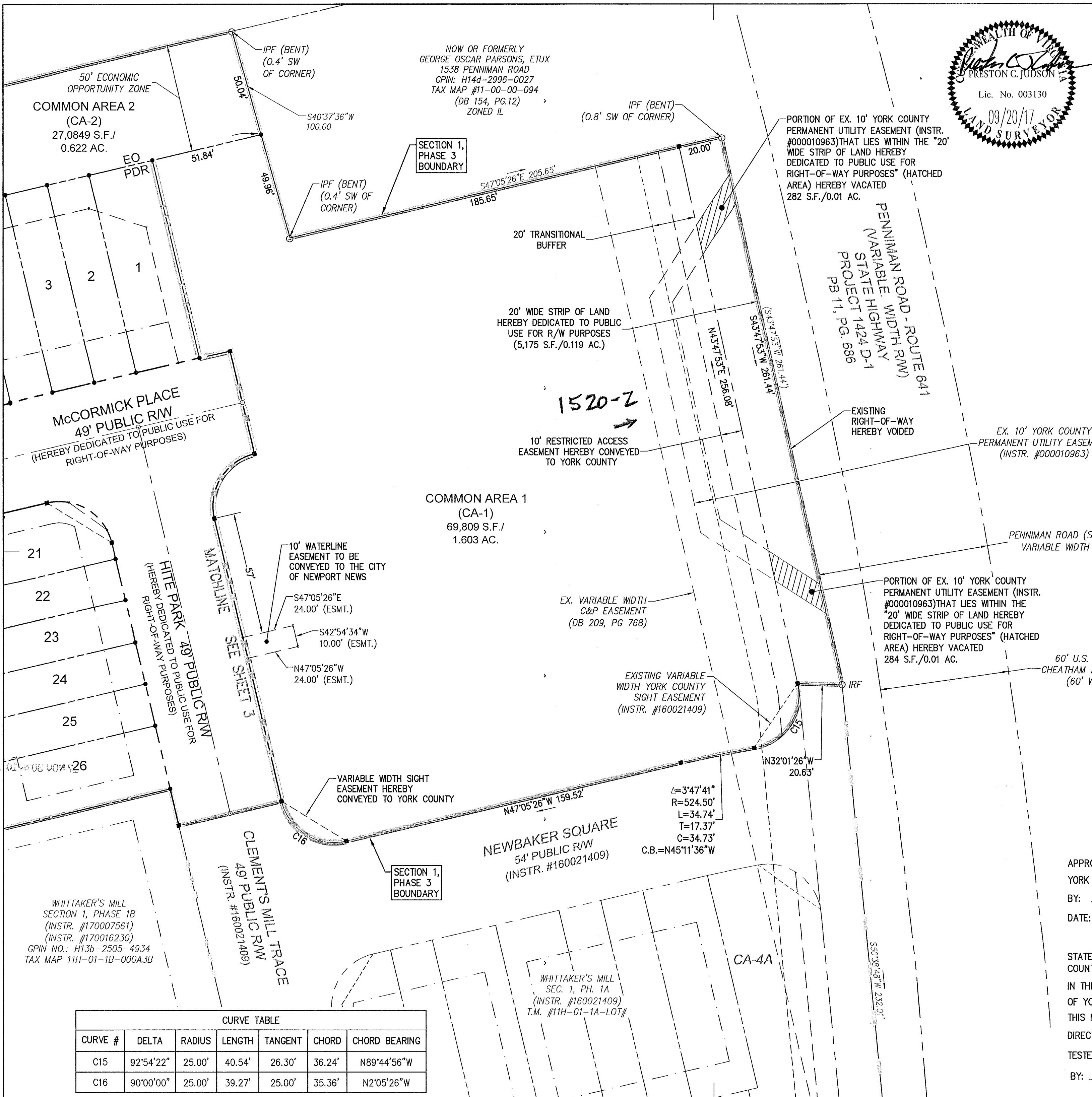
PLAT OF SUBDIVISION  
WHITTAKER'S MILL  
SINGLE FAMILY TOWNHOMES  
SECTION 1, PHASE 3



BRUTON DISTRICT COUNTY OF YORK VIRGINIA  
Date: 09-20-17 Scale: 1"=30' Proj. No.: 7804-08 Proj. Contacts: TRS/PCJ

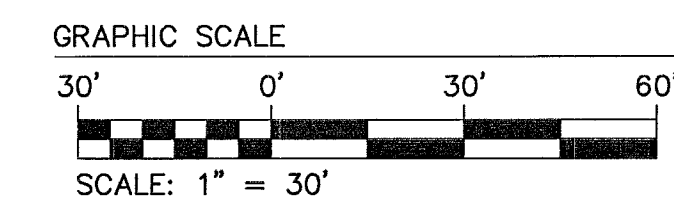
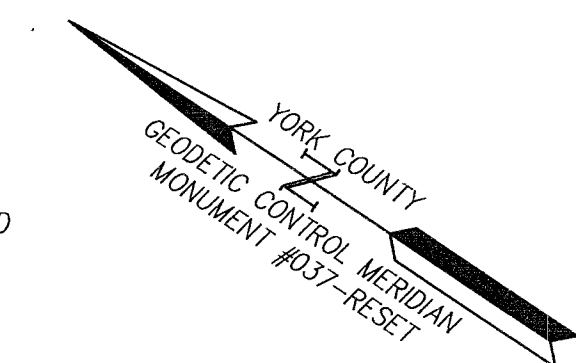
**AES**  
CONSULTING ENGINEERS  
5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

SHEET 4 OF 4



**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- SIGHT / ACCESS EASEMENT
- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- CONCRETE MONUMENT SET
- IRON ROD SET
- BOE BEGINNING OF EASEMENT
- EOE END OF EASEMENT



APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Jason Kassel PLAT APPROVING AGENT  
DATE: NOVEMBER 30, 2017

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 30<sup>th</sup> DAY OF November, 2017.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170022671  
TESTE: Christen N. Nelson CLERK  
BY: Johnny Logan DC

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C15	92°54'22"	25.00'	40.54'	26.30'	36.24'	N89°44'56"W
C16	90°00'00"	25.00'	39.27'	25.00'	35.36'	N2°05'26"W

NOW OR FORMERLY  
GEORGE OSCAR PARSONS, ETUX  
1538 PENNIMAN ROAD  
GPIN: H14d-2996-0027  
TAX MAP #11-00-00-094  
(DB 154, PG.12)  
ZONED IL

COMMON AREA 1  
(CA-1)  
69,809 S.F./  
1.603 AC.

WHITTAKER'S MILL  
SEC. 1, PH. 1A  
(INSTR. #160021409)  
T.M. #11H-01-1A-LOT#

50' ECONOMIC OPPORTUNITY ZONE  
COMMON AREA 2  
(CA-2)  
27,0849 S.F./  
0.622 AC.

MCCORMICK PLACE  
49' PUBLIC R/W  
(HEREBY DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES)

HITE PARK 49' PUBLIC R/W  
(HEREBY DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES)

CLEMENTS MILL TRACE  
49' PUBLIC R/W  
(INSTR. #160021409)

NEWBAKER SQUARE  
54' PUBLIC R/W  
(INSTR. #160021409)

PORTION OF EX. 10' YORK COUNTY PERMANENT UTILITY EASEMENT (INSTR. #000010963) THAT LIES WITHIN THE "20' WIDE STRIP OF LAND HEREBY DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES" (HATCHED AREA) HEREBY VACATED 282 S.F./0.01 AC.

PENNIMAN ROAD - ROUTE 641  
VARIABLE WIDTH R/W  
STATE HIGHWAY PROJECT 1424 D-1  
PB 11, PG. 686

EX. 10' YORK COUNTY PERMANENT UTILITY EASEMENT (INSTR. #000010963)

PORTION OF EX. 10' YORK COUNTY PERMANENT UTILITY EASEMENT (INSTR. #000010963) THAT LIES WITHIN THE "20' WIDE STRIP OF LAND HEREBY DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES" (HATCHED AREA) HEREBY VACATED 284 S.F./0.01 AC.

60' U.S. GOVERNMENT CHEATHAM ANNEX RAILROAD (60' WIDTH R/W)

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

20' WIDE STRIP OF LAND HEREBY DEDICATED TO PUBLIC USE FOR R/W PURPOSES (5,175 S.F./0.119 AC.)

EX. VARIABLE WIDTH C&P EASEMENT (DB 209, PG 768)

EXISTING VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT (INSTR. #160021409)

10' WATERLINE EASEMENT TO BE CONVEYED TO THE CITY OF NEWPORT NEWS

S47°05'26"E 24.00' (ESMT.)

S42°54'34"W 10.00' (ESMT.)

N47°05'26"W 24.00' (ESMT.)

VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY

Δ=3°47'41"  
R=524.50'  
L=34.74'  
T=17.37'  
C=34.73'  
C.B.=N45°11'36"W

WHITTAKER'S MILL SECTION 1, PHASE 1B (INSTR. #170007561) (INSTR. #170016230) GPIN NO.: H13b-2505-4934 TAX MAP 11H-01-1B-000A3B