

PLAT OF SUBDIVISION SMITH FARM ESTATES PHASE 1A

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

Date: 07/25/2019 Scale: 1" = 40' Proj. No.: W10415-02 Proj. Contacts: MHR/JCA



816 Greenbrier Circle, Suite F
Chesapeake, Virginia 23320
Phone: (757) 410-7435
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 10 OF 11



SEE SHEET 5 FOR SURVEY LEGEND

- EASEMENT LEGEND:**
- ① 5'x10' WATERLINE EASEMENT (TYPICAL, ALL LOTS) TO BE DEDICATED TO THE CITY OF NEWPORT NEWS.
 - ② EXISTING 15' AND 20' DOMINION ENERGY EASEMENT, INSTR. #190015212.
 - ③ 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ④ 12' PEDESTRIAN ACCESS EASEMENT HEREBY CONVEYED TO PUBLIC USE.
 - ⑤ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ⑥ 10' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ⑦ 50' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ⑧ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
 - ⑨ 10' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
 - ⑩ 15' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
 - ⑪ 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
 - ⑫ 20' AND VARIABLE WIDTH UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ⑬ TEMPORARY TURN AROUND EASEMENT TO BE VACATED UPON EXTENSION OF GOFFIGANS TRACE (50' PUBLIC R/W).
 - ⑭ 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY.

50' PUBLIC R/W

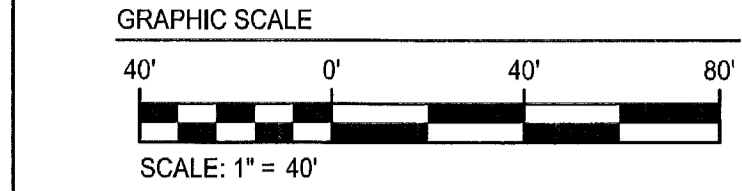
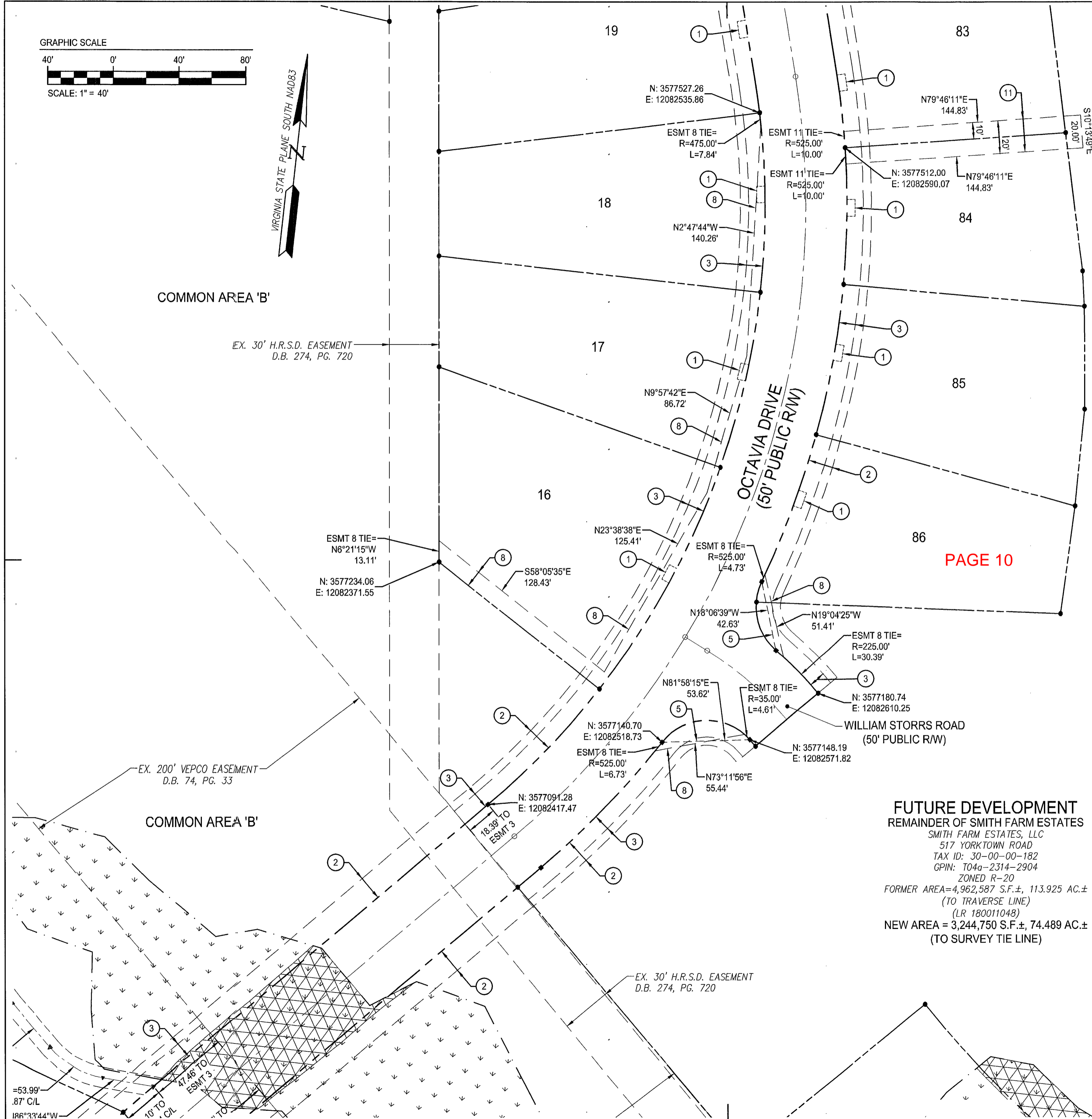
FUTURE DEVELOPMENT
 REMAINDER OF SMITH FARM ESTATES
 SMITH FARM ESTATES, LLC
 517 YORKTOWN ROAD
 TAX ID: 30-00-00-182
 GPIN: T04a-2314-2904
 ZONED R-20
 FORMER AREA=4,962,587 S.F.±, 113.925 AC.±
 (TO TRAVERSE LINE)
 (LR 180011048)
 NEW AREA = 3,244,750 S.F.±, 74.489 AC.±
 (TO SURVEY TIE LINE)

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Steven Karsel, PLAT APPROVING AGENT

DATE: FEBRUARY 18, 2020
 STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 20th DAY OF February, 2020.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 200003165

TESTE: Christina Johnson-Clerk, CLERK
 BY: Douglas M. Hest, Jr.



COMMON AREA 'B'

EX. 30' H.R.S.D. EASEMENT
D.B. 274, PG. 720

EX. 200' VEPCO EASEMENT
D.B. 74, PG. 33

COMMON AREA 'B'

EX. 30' H.R.S.D. EASEMENT
D.B. 274, PG. 720

=53.99'
87' C/L
186°33'44"W

47.46' TO
ESMT 3
10' TO
C/L