

LINE	BEARING	LENGTH
L1	S85°54'24"E	103.34'
L2	S35°30'58"E	80.52'
L3	S35°17'13"E	15.33'
L4	S33°11'42"E	98.08'
L5	S36°27'30"E	18.49'
L6	S39°58'22"E	66.64'
L7	S27°23'17"E	47.70'
L8	S35°32'39"E	54.60'
L9	N33°16'37"W	66.40'
L10	S54°27'21"W	4.90'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C10	18°39'17"	57.21'	18.63'	9.40'	18.54'	S24°19'59"E
C11	42°18'26"	46.00'	33.97'	17.80'	33.20'	S36°00'58"E
C12	11°11'32"	196.68'	38.42'	19.27'	38.36'	S42°03'50"E
C13	22°55'08"	42.34'	16.94'	8.58'	16.82'	S34°41'03"E
C14	19°12'21"	187.44'	62.83'	31.71'	62.54'	S32°53'23"E
C15	18°45'36"	52.96'	17.34'	8.75'	17.26'	S29°22'12"E
C16	24°11'47"	340.94'	143.98'	73.08'	142.91'	S35°10'29"E
C17	23°13'06"	68.57'	27.79'	14.09'	27.60'	S36°38'31"E
C18	26°37'53"	59.38'	27.60'	14.05'	27.35'	S36°34'34"E
C19	6°53'51"	201.09'	24.21'	12.12'	24.19'	S53°20'27"E
C20	18°35'33"	83.34'	27.04'	13.64'	26.92'	S47°29'34"E
C21	5°13'27"	715.67'	65.25'	32.65'	65.23'	S35°33'56"E

- LEGEND**
- IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - PKNF PK NAIL FOUND
 - PKNs PK NAIL SET
 - NF NAIL FOUND
 - PHF PUNCH HOLE FOUND
 - PHS PUNCH HOLE SET
 - EX. EASEMENT
 - - - PROPOSED EASEMENT
 - RIGHT-OF-WAY
 - PARCEL LINE
 - ADJACENT PROPERTY LINE
 - UGE MARKED ELECTRIC LINE
 - T/TG MARKED TELECOMM LINE
 - BSL BUILDING SETBACK LINE
 - ELECT TRANS. ELECTRIC TRANSFORMER
 - EX. EXISTING

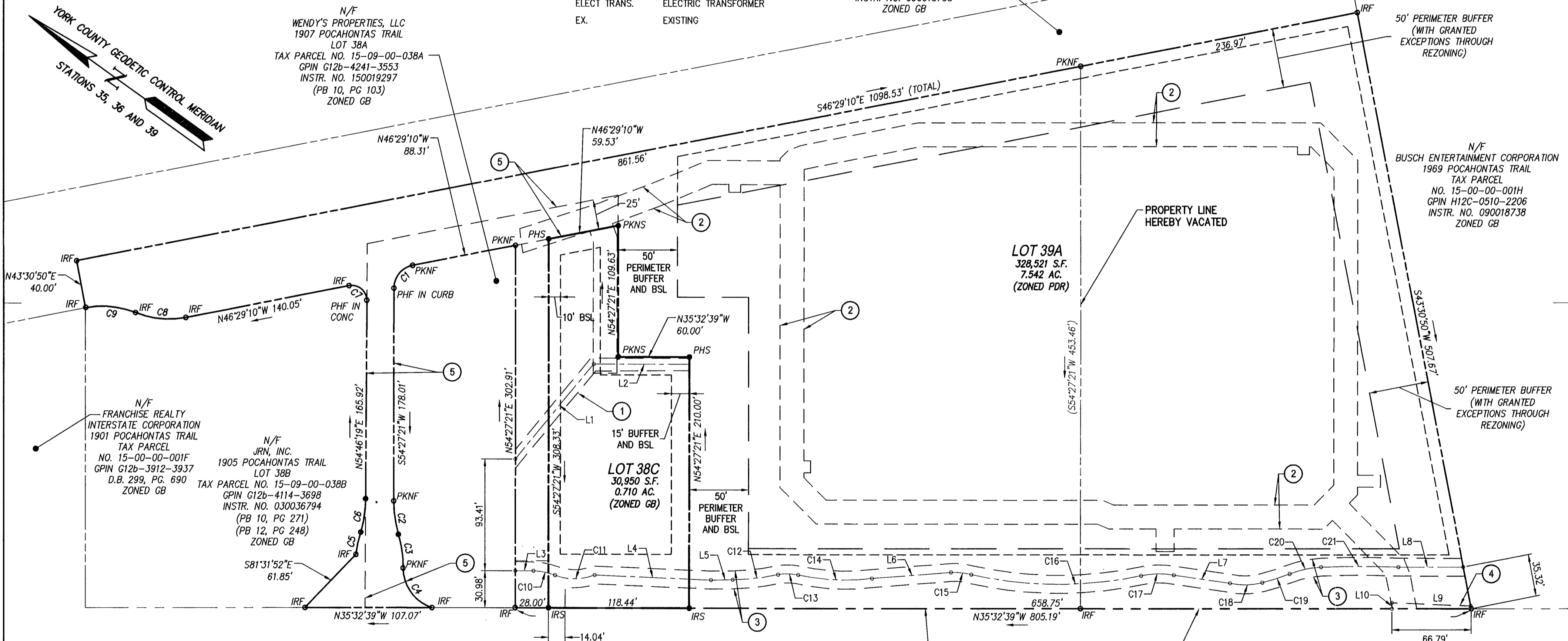
- NEW EASEMENT LEGEND:**
- ① 10' PRIVATE UTILITY EASEMENT HEREBY CONVEYED FOR THE BENEFIT OF PARCELS GPIN G12b-4433-3390 & GPIN G12b-4695-3050
 - ② VARIABLE WIDTH WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF NEWPORT NEWS BY SEPARATE INSTRUMENT.
 - ③ 15' PUBLIC ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ④ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ⑤ 25' AND VARIABLE WIDTH ACCESS EASEMENT HEREBY CONVEYED FOR LOT 38C.

**PLAT OF RESUBDIVISION
LOTS 38 AND 39
BEING THE PROPERTY OF
WILLIAMSBURG SENIOR, LP**

BRUTON DISTRICT YORK COUNTY VIRGINIA
Date: 09/30/20 Scale: 1"=60 Proj. No.: W10406-02 Proj. Contacts: SJB/JFS

AES
CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23108
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

SHEET 3 OF 3

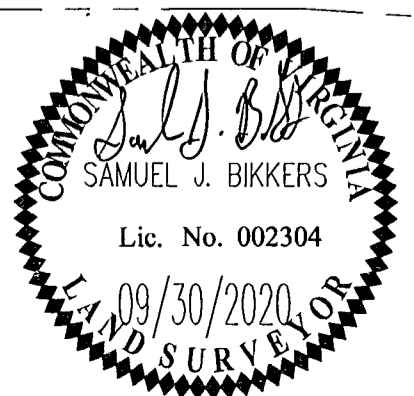


EASEMENT NOTES:

- A 10' WIDE UTILITY, DRAINAGE AND INGRESS/EGRESS EASEMENT IS RESERVED ALONG ALL PROPERTY LINES OF FORMER LOTS 38 AND 39 (NOW LOT 38C AND 39A) EXCEPT ALONG THE PROPERTY LINES BETWEEN FORMER LOTS 38 AND 39 AND BETWEEN FORMER LOT 38 (NOW LOT 38C AND 39A) AND LOT 38A AND BETWEEN FORMER LOT 38 (NOW LOT 38C AND 39A) AND LOT 38B PER D.B. 288, PG. 611, D.B. 334, PG. 482, AND P.B. 12, PG. 248.
- PORTIONS OF THE CITY OF NEWPORT NEWS WATERLINE EASEMENT RECORDED IN P.B. 12, PG. 248 AND IN D.B. 340, PG. 734 WILL BE VACATED UPON DEDICATION OF A NEW WATERLINE EASEMENT TO THE CITY OF NEWPORT NEWS.

**POCAHONTAS TRAIL - U.S. ROUTE 60
(VAR. WIDTH R/W)**

**BUSCH WAY
(PRIVATE R/W)**



UTILITY NOTES

WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE JAMES CITY SERVICE AUTHORITY (JCSA).

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: *Sam Kassel* PLAT APPROVING AGENT
DATE: JANUARY 11, 2021

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 11 DAY OF JANUARY, 2021

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 2100001689

TESTE: *Bristen N. Nelson* CLERK
BY: *John King DC*

