

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	961.26'	117.21'	6°59'10"	58.68'	117.13'	S84°04'55"W
C2	225.00'	305.28'	77°44'16"	181.35'	282.39'	N52°45'32"W
C3	1975.00'	424.70'	12°19'15"	213.17'	423.89'	N7°43'47"W
C4	2025.00'	435.46'	12°19'15"	218.57'	434.62'	S7°43'47"E
C5	275.00'	373.48'	77°48'50"	221.95'	345.43'	S52°47'49"E
C6	1011.26'	121.07'	6°51'34"	60.61'	120.99'	N84°08'43"E
C7	225.00'	37.37'	9°30'57"	18.73'	37.33'	N86°52'12"W
C8	225.00'	186.39'	47°27'51"	98.92'	181.11'	N58°22'48"W
C9	225.00'	81.52'	20°45'29"	41.21'	81.07'	N24°16'08"W
C10	1975.00'	44.74'	1°17'52"	22.37'	44.74'	N13°14'28"W
C11	1975.00'	91.87'	2°39'55"	45.94'	91.86'	N11°15'35"W
C12	1975.00'	97.39'	2°49'32"	48.71'	97.38'	N8°30'51"W
C13	1975.00'	97.39'	2°49'32"	48.71'	97.38'	N5°41'20"W
C14	1975.00'	93.31'	2°42'25"	46.66'	93.30'	N2°55'21"W
C15	2025.00'	79.15'	2°14'22"	39.58'	79.14'	S2°41'20"E
C16	2025.00'	88.55'	2°30'20"	44.28'	88.54'	S5°03'41"E
C17	2025.00'	88.55'	2°30'20"	44.28'	88.54'	S7°34'00"E
C18	2025.00'	133.34'	3°46'22"	66.69'	133.31'	S10°42'21"E
C19	2025.00'	45.87'	1°17'52"	22.94'	45.87'	S13°14'28"E
C20	275.00'	83.43'	17°23'00"	42.04'	83.11'	S22°34'54"E


CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C21	275.00'	85.54'	17°49'22"	43.12'	85.20'	S40°11'05"E
C22	275.00'	85.54'	17°49'22"	43.12'	85.20'	S58°00'27"E
C23	275.00'	85.54'	17°49'22"	43.12'	85.20'	S75°49'49"E
C24	275.00'	30.34'	6°19'20"	15.19'	30.33'	S87°54'11"E
C25	275.00'	3.07'	0°38'24"	1.54'	3.07'	N88°36'57"E
C26	35.00'	51.24'	83°52'34"	31.45'	46.78'	S57°20'47"E

****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.

**PLAT OF SUBDIVISION
SMITH FARM ESTATES
PHASE 1B**

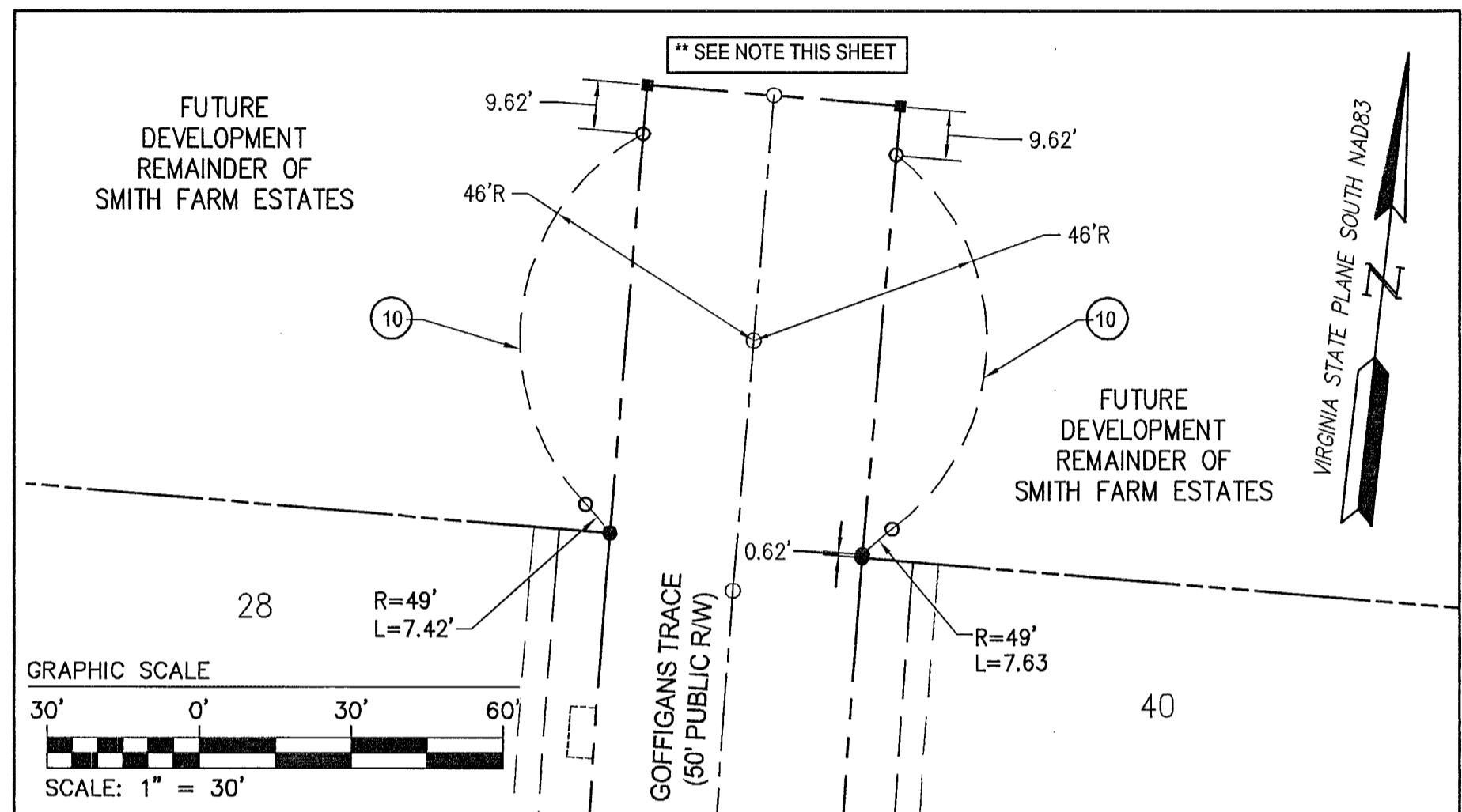
BETHEL DISTRICT
YORK COUNTY, VIRGINIA

Date: 09/10/2020 Scale: NOTED Proj. No.: W10415-02 Proj. Contacts: SJB / PET

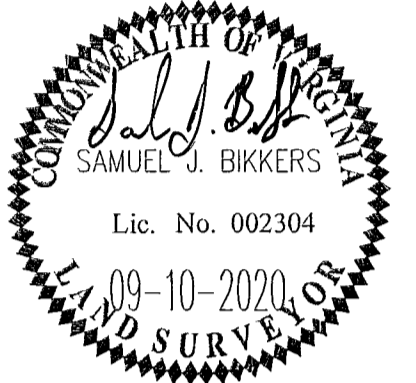
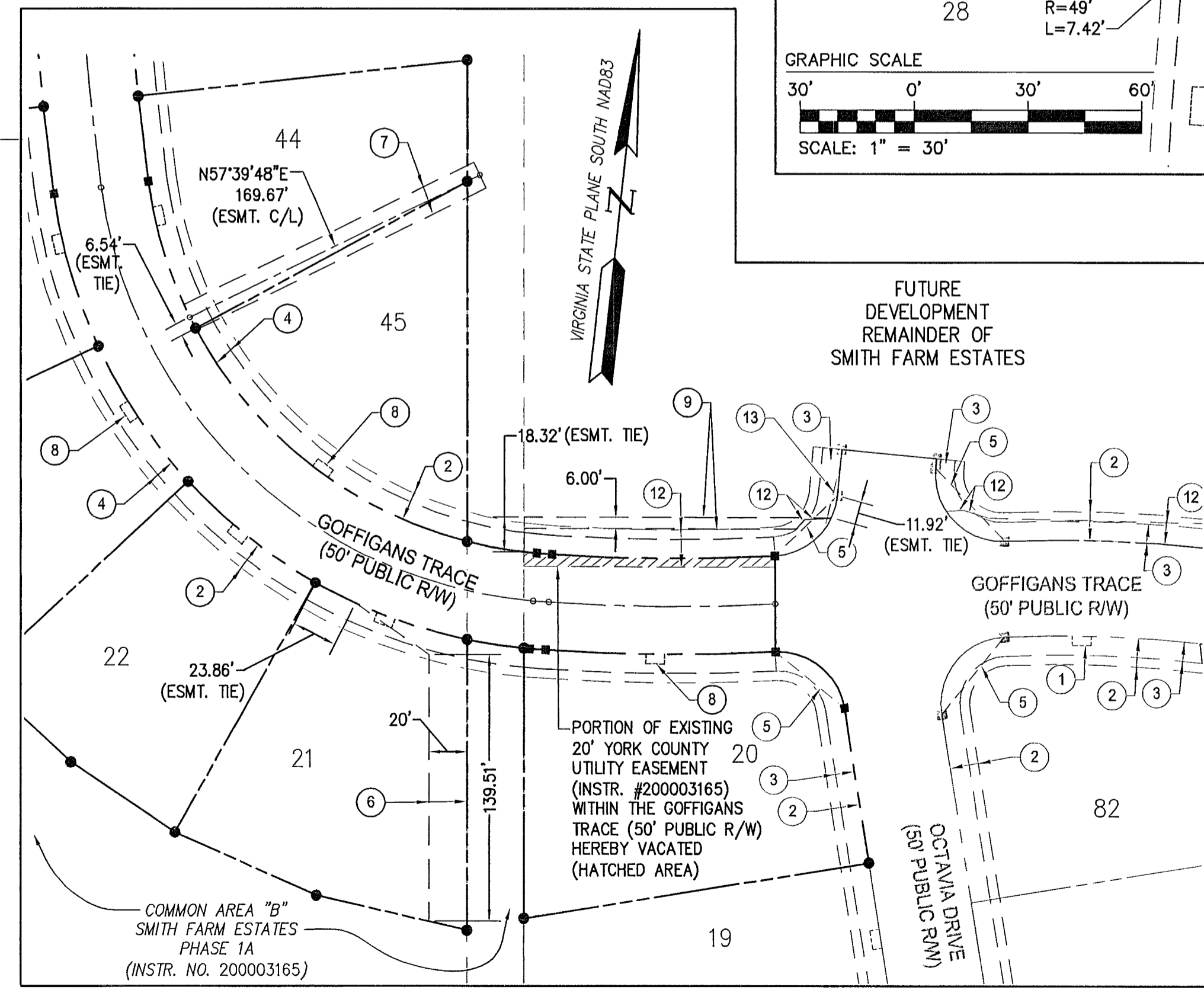


5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 226-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula



SHEET 4 OF 4

- EASEMENT LEGEND:**
- EXISTING 5x10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (TYPICAL, ALL LOTS IN SMITH FARM ESTATES, PHASE 1A), INSTR. #200010125 & INSTR. #200010126
 - EXISTING 15' AND 20' DOMINION ENERGY EASEMENT, INSTR. #190015212.
 - EXISTING 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165.
 - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - EXISTING VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165.
 - 20' AND VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
 - 15' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
 - 5x10' WATERLINE EASEMENT (TYPICAL, ALL LOTS IN SMITH FARM ESTATES, PHASE 1B) TO BE DEDICATED TO THE CITY OF NEWPORT NEWS.
 - 6' AND VARIABLE WIDTH UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - TEMPORARY TURN AROUND EASEMENT TO BE VACATED UPON EXTENSION OF GOFFIGANS TRACE (50' PUBLIC R/W).
 - EXISTING 20' AND VARIABLE WIDTH YORK COUNTY UTILITY EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165
 - EXISTING VARIABLE WIDTH SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- BUFFER LINE
- EASEMENT LINE
- U.S. ARMY CORPS OF ENGINEERS (USACOE) WETLANDS DELINEATION
- JURISDICTIONAL WETLANDS IMPACT AREAS (JWI)
- PHASE 1A PROPERTY MONUMENT
- PHASE 1A RW MONUMENT
- IRF / PF IRON ROD / PIPE FOUND
- IRON ROD SET
- CONCRETE MONUMENT SET
- RPA RESOURCE PROTECTION AREA
- N/F NOW OR FORMERLY
- P.B. / D.B. / P.C. PLAT BOOK / DEED BOOK / PAGE

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]*, PLAT APPROVING AGENT

DATE: JANUARY 21, 2021

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 21 DAY OF JANUARY, 2021.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 210001469

TESTE: _____, CLERK

BY: *[Signature]*

S:\05\1041502 - Smith Farms\1041502 - Smith Farms\1041502-Sub-Plan-PH1B-Sub-4.dwg, 10/14/2020 10:02:10 AM, ltrankins