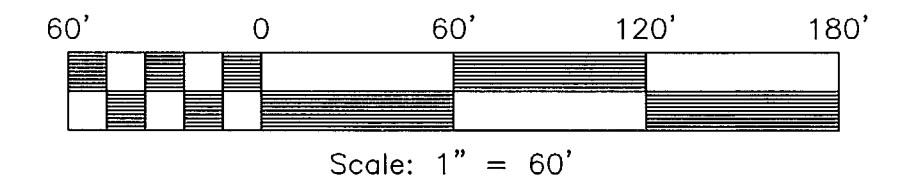


**DAWSON LANDING**

BEING A SUBDIVISION OF  
LOT 2  
PROPERTY OF SIDNEY W. DAWSON, JR. ETALS

GRAFTON DISTRICT, YORK COUNTY, VIRGINIA  
DATE: 04/22/2021 SCALE: 1"=60' JOB #: 17-435

**LandTech Resources, Inc.**  
Engineering & Surveying Consultants  
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188  
Telephone: 757-565-1677 Fax: 757-565-0782  
Web: landtechresources.com  
SHEET 4 OF 4



YORK CO. SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
E1	N 51°53'19" E	18.75'
E2	S 86°17'44" E	165.87'

12.5' UTILITY EASEMENT  
HEREBY CONVEYED  
TO YORK COUNTY

10' LANDSCAPE  
PRESERVATION  
EASEMENT HEREBY  
CONVEYED TO  
YORK COUNTY

EXISTING 20' PRIVATE  
DRAINAGE EASEMENT  
FOR THE BENEFIT OF  
GPIN: T07b-2942-2586  
INST. #120006588

VA STATE PLANE  
SOUTH ZONE  
(NAD 1983)

**EASEMENT DETAIL**

LEGEND

- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 2C, 2D, 2E & 2F
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 2A & 2B
- FOREST/OPEN SPACE BMP



PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
E4	N 03°41'29" E	173.77'
E5	N 86°18'30" W	35.78'
E6	N 03°41'30" E	103.24'
E7	N 86°17'44" W	35.70'
E8	N 03°59'24" E	100.47'
E9	S 03°59'24" W	85.31'
E10	N 86°17'44" W	36.30'
E11	N 03°41'30" E	103.22'
E12	N 86°18'30" W	36.22'
E13	S 03°41'29" W	173.77'
E14	S 51°34'27" W	170.57'
E15	S 51°34'27" W	156.19'
E16	N 04°20'36" E	63.43'
E17	N 85°39'24" W	16.91'
E18	S 04°20'36" W	12.78'
E19	S 00°19'48" W	17.25'
E20	N 00°19'48" E	7.00'
E21	S 64°56'26" W	186.36'
E22	S 64°45'18" W	185.97'
E23	S 04°20'36" W	10.38'
E24	N 85°39'24" W	15.64'
E25	N 04°20'36" E	23.48'
E26	N 04°20'36" E	182.14'
E27	N 85°39'24" W	42.55'
E28	N 04°20'36" E	138.57'
E29	N 85°39'24" W	142.10'
E30	S 85°39'24" E	142.10'
E31	N 13°48'55" W	84.04'
E32	S 13°48'55" E	83.72'
E33	N 18°33'46" W	32.66'
E34	S 18°33'46" E	32.05'
E35	N 20°48'26" W	2.48'
E36	S 20°48'26" E	1.79'
E37	N 26°32'10" W	3.29'
E38	S 26°32'10" E	2.50'
E39	S 29°51'49" E	70.30'
E40	N 29°51'49" W	76.47'
E41	N 89°13'18" E	130.45'
E42	S 89°13'18" W	136.33'

EXISTING 20' YORK COUNTY  
DRAINAGE EASEMENT  
INST. #120006588

20' PRIVATE SANITARY  
SEWER EASEMENT  
HEREBY CONVEYED TO  
THE BENEFIT OF LOT 2C

EXISTING 10' YORK  
COUNTY LANDSCAPE  
PRESERVATION EASEMENT  
INST. #200014865

**RAILWAY ROAD**

20' UTILITY EASEMENT HEREBY  
CONVEYED TO YORK COUNTY

EXISTING 16'  
VA POWER EASEMENT  
SHPB 3, PG. 140

10' RESTRICTED ACCESS  
EASEMENT HEREBY CONVEYED  
TO YORK COUNTY

10' LANDSCAPE  
PRESERVATION  
EASEMENT HEREBY  
CONVEYED TO  
YORK COUNTY

15' PRIVATE  
UTILITY EASEMENT  
HEREBY CONVEYED TO  
THE BENEFIT OF LOT 2E

10' RESTRICTED ACCESS  
EASEMENT HEREBY CONVEYED  
TO YORK COUNTY

**APPROVED:**  
**YORK COUNTY BOARD OF SUPERVISORS**

BY: *Jason Farrell*  
PLAT APPROVING AGENT

DATE: *MARCH 10, 2022*

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 MARCH  
2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD  
AS THE LAW DIRECTS AS INST. NO. 2200041916.

TESTE: *Kristen N. Nelson*  
CLERK

BY: *Pauline Wobber*

PRIVATE DRAINAGE EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC4	20.00'	24.75'	23.20'	S 50°11'48" E	70°55'12"
EC5	10.00'	12.31'	11.55'	N 50°23'15" W	70°32'18"

YORK CO. SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
E3	N 39°17'07" E	43.79'
E4	N 50°42'53" W	20.00'
E5	S 39°17'07" W	23.85'