

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK LINE
- - - DRAINAGE OR UTILITY EASEMENT
- - - UTILITY EASEMENT
- - - CENTERLINE OF ROAD
- - - CENTERLINE OF EASEMENT
- - - 100' RPA BUFFER
- - - LIMITS OF WETLANDS
- IPF IRON PIN FOUND
- IRF IRON ROD FOUND
- MONUMENT SET
- IRON ROD SET
- RPA RESOURCE PROTECTION AREA
- INDICATES DRAINAGE AND/OR RETAINING WALL MAINTENANCE EASEMENTS CONVEYED TO THE TRANQUILITY HOMEOWNERS' ASSOCIATION

PLAT OF SUBDIVISION

TRANQUILITY PHASE IA

BRUTON DISTRICT COUNTY OF YORK VIRGINIA

Date: 09-02-21 Scale: 1"=50' Proj. No.: W10483-04 Proj. Contacts: SJB/TRS

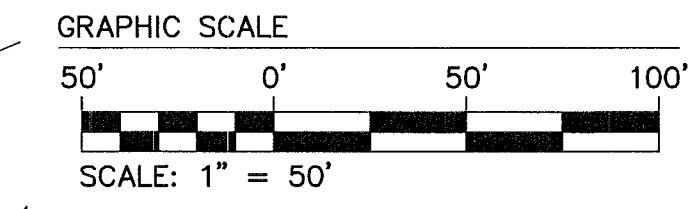
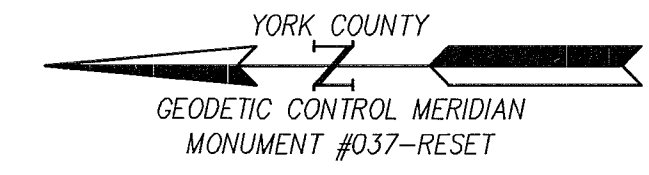
AES CONSULTING ENGINEERS

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

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 3 OF 6

- EASEMENT LEGEND**
- ① 20' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ② VARIABLE WIDTH UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ③ 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ④ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ⑤ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
 - ⑦ 15' DRAINAGE AND RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION IS PERMITTED TO RETAINING WALL LOCATION)
 - ⑧ 10' RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION IS PERMITTED TO RETAINING WALL LOCATION)



NOTE: THE "LIMITS OF WETLANDS" GRAPHICALLY SHOWN ON THE PLAT ARE IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS GENERAL PERMIT (17-SPGP-01) DATED SEPTEMBER 3, 2019 WHICH IS VALID UNTIL MAY 31, 2022. THIS PLAN ALSO CONFORMS TO THE DEQ WETLANDS PERMIT (WP4-19-0163) DATED JUNE 19, 2019 WHICH IS VALID UNTIL AUGUST 1, 2026.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Susan Kassel PLAT APPROVING AGENT
DATE: 8/29/22

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 7th DAY OF September, 2022.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 220018471

TESTE: KRISTEN N. NELSON, CLERK CLERK
BY: Dalene M. Hart, Jr.

***SEE SHEET 6 FOR CURVE TABLES