

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°25'51"W	177.78'
L2	N1°34'09"W	88.91'
L3	S88°25'51"W	50.00'
L4	S1°34'09"E	88.21'
L5	S88°25'51"W	221.32'
L6	S60°58'48"W	143.01'
L7	N66°04'12"W	299.21'
L8	N46°15'25"W	64.86'
L9	N26°31'34"W	119.28'
L10	N11°02'08"W	196.39'
L11	N51°00'36"E	81.51'
L12	N20°30'46"E	20.05'
L13	N17°59'20"E	32.07'
L14	N1°42'04"E	296.85'
L15	S79°56'04"E	318.29'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N44°53'22"E	175.59'
L17	N6°38'30"E	241.52'
L18	N22°05'36"E	282.75'
L19	N10°00'55"E	281.89'
L20	N17°19'44"W	374.43'
L21	N36°22'29"E	91.21'
L22	S69°33'44"E	93.40'
L23	S26°29'28"E	169.33'
L24	S6°54'16"W	219.92'
L25	S18°21'03"E	275.88'
L26	S23°42'00"E	169.70'
L27	S75°16'05"E	266.67'
L28	S40°19'12"E	393.59'
L29	N89°19'59"E	125.19'
L30	S14°44'21"E	1559.43'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S75°15'39"W	194.75'
L32	S29°01'09"W	71.38'
L33	S56°23'59"W	121.62'
L34	S9°41'18"W	58.26'
L35	S9°18'50"E	124.12'
L36	S40°20'47"E	116.87'
L37	S7°28'28"W	115.14'
L38	S13°45'14"W	114.98'
L39	S1°07'05"E	103.01'
L40	S0°12'55"W	37.15'
L41	S0°12'55"W	97.47'
L42	S89°06'54"W	50.00'
L43	S0°53'06"E	24.33'
L45	S87°34'30"W	8.06'
L46	N6°21'15"W	606.07'

2  
N/F  
ROBERT CAROL EMERSON, ET UX  
D.B. 276, PG. 428  
P.B. 5, PG. 29  
TAX ID: 30-00-00-183A  
GPIN: T04d-3318-1713  
ZONED RR

3  
N/F  
ROBERT CAROL EMERSON, ET UX  
INSTR. #000007475  
P.B. 5, PG. 29  
TAX ID: 30-00-00-183  
GPIN: T04d-3316-1939  
ZONED RR

4  
N/F  
McDONALD BLUFFS  
HOMEOWNERS' ASSOCIATION, INC.  
INSTR. #020003640  
COMMON AREA 2  
McDONALD BLUFFS SUBDIVISION  
P.B. 13, PG. 17  
TAX ID: 30-97-00-000A2  
GPIN: T04a-1120-3533  
ZONED R20

5  
LOT 6  
McDONALD BLUFFS SUBDIVISION  
P.B. 13, PG. 17  
TAX ID: 30-97-00-006  
GPIN: T04a-1100-3662  
ZONED R20

PLAT OF SUBDIVISION  
SMITH FARM ESTATES  
PHASE 2A

BETHEL DISTRICT  
YORK COUNTY, VIRGINIA

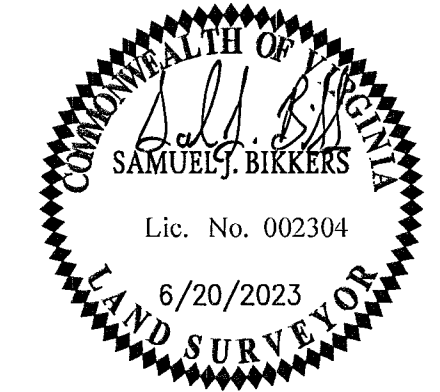
Date: 6/20/2023 Scale: 1"=200' Proj. No.: W10415-02 Proj. Contacts: SJB / PET



5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23186  
Phone: (757) 253-0040  
Fax: (757) 220-8894  
www.aesva.com

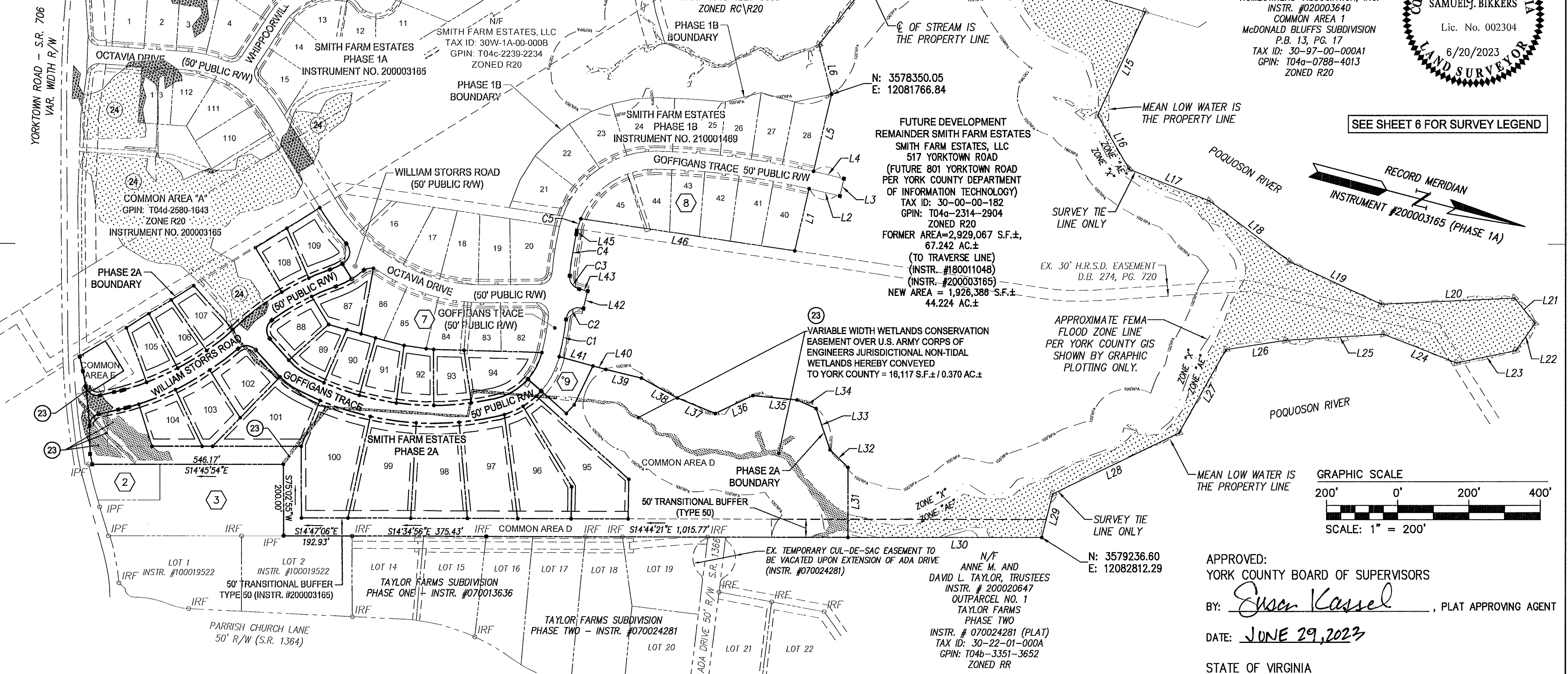
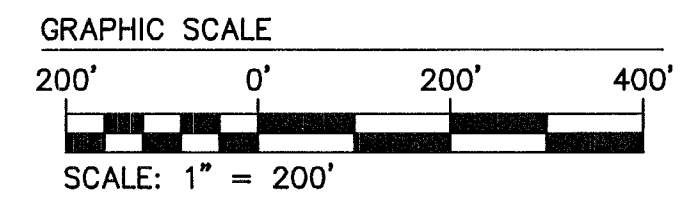
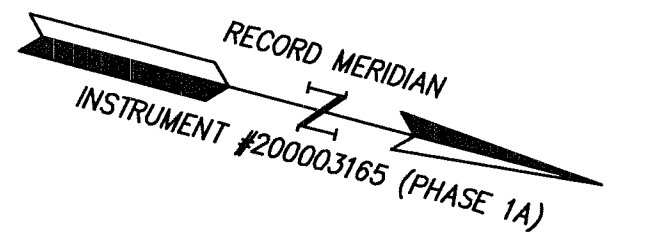
Hampton Roads | Central Virginia | Middle Peninsula

SHEET 2 OF 6



6  
N/F  
McDONALD BLUFFS  
HOMEOWNERS' ASSOCIATION, INC.  
INSTR. #020003640  
COMMON AREA 1  
McDONALD BLUFFS SUBDIVISION  
P.B. 13, PG. 17  
TAX ID: 30-97-00-000A1  
GPIN: T04a-0788-4013  
ZONED R20

SEE SHEET 6 FOR SURVEY LEGEND



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	8°55'25"	692.39'	107.84'	54.03'	107.73'	S85°34'25"W
C2	98°00'12"	35.00'	59.87'	40.27'	52.83'	S49°53'12"E
C3	81°28'26"	35.00'	49.77'	30.14'	45.68'	N39°51'07"E
C4	6°59'10"	961.26'	117.21'	58.68'	117.13'	N84°04'55"E
C5	9°30'57"	225.00'	37.37'	18.73'	37.33'	S86°52'12"E

EXISTING JURISDICTIONAL WETLANDS IMPACTS  
U.S. ARMY CORPS OF ENGINEERS  
PERMIT # WP4-18-0991 (TYP.)  
(SEE INSTRUMENT NO. 200003165)

EXISTING JURISDICTIONAL NON-TIDAL  
WETLANDS, U.S. ARMY CORPS OF  
ENGINEERS PROJECT NO. NAO-2019-00280,  
VALID UNTIL MAY 7, 2023 PER U.S. ARMY  
CORPS OF ENGINEERS, NORFOLK DISTRICT  
LETTER DATED MAY 7, 2018. (TYP.)  
(SEE INSTRUMENT NO. 200003165)

VARIABLE WIDTH WETLANDS CONSERVATION  
EASEMENT OVER U.S. ARMY CORPS OF  
ENGINEERS JURISDICTIONAL NON-TIDAL  
WETLANDS HEREBY CONVEYED TO  
YORK COUNTY

7  
N/F  
SMITH FARM ESTATES, LLC  
SMITH FARM ESTATES  
PHASE 1A  
LOTS 82-86  
ZONED R20

8  
N/F  
SMITH FARM ESTATES, LLC  
SMITH FARM ESTATES  
PHASE 1B  
LOTS 40-45  
ZONED R20

9  
N/F  
YORK COUNTY PUMP STATION  
INSTRUMENT NO. 220008905  
GPIN: T04b-2737-2839  
ZONED R20

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel, PLAT APPROVING AGENT

DATE: JUNE 29, 2023

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF  
YORK-POQUOSON THE 29th DAY OF June, 2023.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
DIRECTS, AS INSTRUMENT NO. 230009343

TESTE: Kristen Nelson, CLERK  
BY: Barbara Hutcheon, DC