

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C24	225.00'	138.91'	35°22'26"	71.75'	136.72'	S45°26'10"E
C25	225.00'	14.22'	3°37'13"	7.11'	14.21'	N29°33'33"W
C26	225.00'	57.89'	14°44'33"	29.11'	57.73'	N38°44'26"W
C27	225.00'	46.78'	11°54'42"	23.47'	46.69'	N52°04'04"W
C28	225.00'	20.03'	5°05'58"	10.02'	20.02'	N60°34'24"W
C29	825.00'	577.91'	40°08'07"	301.38'	566.16'	S7°40'53"E
C30	825.00'	114.60'	7°57'32"	57.39'	114.51'	N23°46'11"W
C31	825.00'	120.54'	8°22'18"	60.38'	120.44'	N15°36'16"W
C32	825.00'	130.30'	9°02'57"	65.28'	130.16'	N6°53'39"W
C33	825.00'	147.76'	10°15'43"	74.08'	147.57'	N2°45'41"E
C34	825.00'	64.71'	4°29'38"	32.37'	64.69'	N10°08'22"E
C35	225.00'	83.17'	21°10'49"	42.07'	82.70'	S22°58'35"W
C36	225.00'	66.93'	17°02'40"	33.72'	66.69'	N20°54'31"E
C37	225.00'	16.24'	4°08'08"	8.12'	16.24'	N31°29'55"E
C38	35.00'	54.26'	88°49'13"	34.29'	48.99'	S10°50'37"E
C39	795.00'	349.77'	25°12'28"	177.76'	346.95'	S42°38'59"E
C40	795.00'	100.64'	7°15'11"	50.39'	100.57'	N51°37'38"W
C41	795.00'	110.09'	7°56'03"	55.13'	110.00'	N44°02'01"W
C42	795.00'	110.09'	7°56'03"	55.13'	110.00'	N36°05'58"W
C43	795.00'	28.95'	2°05'12"	14.48'	28.95'	N31°05'21"W
C44	250.00'	10.77'	2°28'07"	5.39'	10.77'	N28°48'42"W
C45	33.00'	44.94'	78°01'39"	26.74'	41.55'	N66°48'59"W
C46	33.00'	15.98'	27°44'33"	8.15'	15.82'	N49°48'08"E
C47	33.00'	36.71'	63°44'02"	20.51'	34.84'	N4°03'51"E
C48	200.00'	8.62'	2°28'07"	4.31'	8.62'	N28°48'42"W
C49	745.00'	364.86'	28°03'37"	186.17'	361.23'	N44°04'34"W
C50	745.00'	66.27'	5°05'48"	33.16'	66.25'	N32°35'40"W
C51	745.00'	95.17'	7°19'10"	47.65'	95.11'	S38°48'09"E
C52	745.00'	95.17'	7°19'10"	47.65'	95.11'	S46°07'18"E
C53	745.00'	95.17'	7°19'10"	47.65'	95.11'	S53°26'28"E


CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C54	745.00'	13.08'	1°00'20"	6.54'	13.08'	N57°36'13"W
C55	725.00'	308.72'	24°23'53"	156.74'	306.40'	N45°54'26"W
C56	725.00'	158.95'	12°33'42"	79.80'	158.63'	N51°49'32"W
C57	725.00'	85.34'	6°44'40"	42.72'	85.29'	S42°10'20"E
C58	725.00'	64.43'	5°05'30"	32.24'	64.41'	S36°15'15"E
C59	175.00'	38.47'	12°35'40"	19.31'	38.39'	N40°00'20"W
C60	175.00'	5.30'	1°44'11"	2.65'	5.30'	S47°10'15"E
C61	35.00'	61.07'	99°58'49"	41.70'	53.62'	N81°58'15"E
C62	525.00'	106.34'	11°36'20"	53.35'	106.16'	N37°47'01"E
C63	35.00'	32.90'	53°51'31"	17.78'	31.70'	N28°42'05"W
C64	225.00'	36.63'	9°19'40"	18.36'	36.59'	N50°58'00"W
C65	225.00'	49.46'	12°35'40"	24.83'	49.36'	N40°00'20"W
C66	675.00'	204.35'	17°20'45"	102.96'	203.57'	S42°22'52"E
C67	675.00'	73.71'	6°15'23"	36.89'	73.67'	N36°50'11"W
C68	675.00'	130.64'	11°05'22"	65.53'	130.44'	N45°30'34"W
C69	35.00'	58.26'	95°22'46"	38.45'	51.77'	N81°15'22"E
C70	175.00'	64.69'	21°10'49"	32.72'	64.32'	N22°58'35"E
C71	775.00'	542.88'	40°08'08"	283.12'	531.85'	N7°40'53"W
C72	775.00'	51.60'	3°48'53"	25.81'	51.59'	S10°28'44"W
C73	775.00'	105.52'	7°48'05"	52.84'	105.44'	S4°40'16"W
C74	775.00'	105.52'	7°48'05"	52.84'	105.44'	S3°07'49"E
C75	775.00'	105.52'	7°48'05"	52.84'	105.44'	S10°55'54"E
C76	775.00'	105.52'	7°48'05"	52.84'	105.44'	S18°43'59"E
C77	775.00'	69.19'	5°06'55"	34.62'	69.17'	S25°11'29"E
C78	175.00'	108.05'	35°22'31"	55.81'	106.34'	S45°25'50"E
C79	175.00'	78.97'	25°51'14"	40.17'	78.30'	S76°02'42"E
C80	1499.00'	29.86'	1°08'29"	14.93'	29.86'	S63°21'28"W
C81	2085.00'	154.51'	4°14'45"	77.29'	154.47'	S68°08'12"W
C82	2085.00'	94.92'	2°36'30"	47.47'	94.91'	S71°33'50"W

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S27°34'38"E	20.45'
L2	S27°48'10"E	56.08'
L3	S74°10'11"W	78.42'
L4	S14°45'54"E	10.13'
L5	S66°00'50"W	42.88'
L6	N46°25'05"W	19.94'
L7	S62°47'59"W	42.12'
L8	S63°40'25"W	42.35'
L9	N46°25'05"W	84.06'
L10	N43°34'55"E	100.00'
L11	S46°25'05"E	100.00'
L12	S27°58'39"E	14.95'
L13	S27°58'39"E	30.71'
L14	S27°58'39"E	5.50'
L15	N69°55'35"E	15.61'
L16	N69°55'35"E	95.40'
L17	S27°34'38"E	20.50'
L18	S27°48'10"E	81.47'
L19	S27°48'10"E	45.94'
L20	N27°48'10"W	40.54'
L21	N27°34'38"W	20.55'
L22	N41°04'14"W	93.78'
L23	S32°53'57"W	25.38'
L24	S57°13'53"E	20.00'
L25	N32°53'57"E	22.15'
L26	S54°53'53"E	62.76'
L27	S44°20'39"E	187.17'
L28	S33°29'55"E	81.99'
L29	S53°52'52"W	30.34'
L30	S51°27'32"W	42.26'
L31	S46°36'53"W	42.26'
L32	S44°11'34"W	84.50'
L33	S45°48'26"E	100.65'
L34	N67°49'46"W	56.01'
L35	S51°31'32"E	72.09'
L36	N81°15'22"E	46.27'

**PLAT OF SUBDIVISION
SMITH FARM ESTATES
PHASE 2A**

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

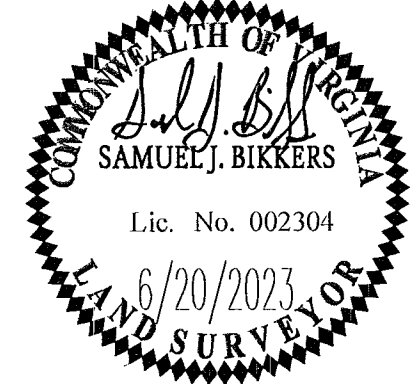
Date: 6/20/2023 | Scale: 1" = 60' | Proj. No.: W10415-02 | Proj. Contacts: SJB / PET



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SHEET 6 OF 6



6/20/2023
LAND SURVEYOR

LEGEND

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

AREA TABULATION - SMITH FARM ESTATES, PHASE 2A

AREA OF LOTS (23 LOTS: LOTS 87-109)	546,002 S.F.	12.534 AC.±
AREA OF PUBLIC RIGHT-OF-WAY (GOFFIGANS TRACE AND WILLIAM STORRS ROAD)	86,462 S.F.	1.985 AC.±
AREA TO BE DEDICATED TO PUBLIC USE FOR (S.R.706) RIGHT-OF-WAY PURPOSES (A PORTION OF TAX MAP PARCEL 30-00-00-182, GPIN: T04a-2314-2904)	5,242 S.F.	0.120 AC.±
AREA TO BE DEDICATED TO PUBLIC USE FOR (S.R.706) RIGHT-OF-WAY PURPOSES (A PORTION OF TAX MAP PARCEL 30-00-00-182C, GPIN: T04d-3038-1547)	2,526 S.F.	0.058 AC.±
AREA OF COMMON AREA D (A PORTION OF TAX MAP PARCEL 30-00-00-182, GPIN: T04a-2314-2904)	364,975 S.F.	8.379 AC.±
AREA OF COMMON AREA E (A PORTION OF TAX MAP PARCEL 30-00-00-182C, GPIN: T04d-3038-1547)	10,102 S.F.	0.232 AC.±
TOTAL SUBDIVIDED AREA - SMITH FARM ESTATES, PHASE 2A	1,015,309 S.F.	23.308 AC.±
TOTAL SUBDIVIDED AREA - SMITH FARM ESTATES, PHASE 1A (INSTR. #200003165)	1,717,837 S.F.	39.436 AC.±
TOTAL SUBDIVIDED AREA - SMITH FARM ESTATES, PHASE 1B (INSTR. #210001489)	315,683 S.F.	7.247 AC.±
REMAINING AREA OF TAX MAP PARCEL: 30-00-00-182, GPIN: T04a-2314-2904 (FUTURE DEVELOPMENT - REMAINDER SMITH FARM ESTATES)	1,926,386 S.F.	44.224 AC.±
TOTAL ORIGINAL AREA OF TAX MAP PARCEL: 30-00-00-182, GPIN: T04a-2314-2904	4,962,587 S.F.	113.925 AC.±
TOTAL ORIGINAL AREA OF TAX MAP PARCEL: 30-00-00-182C, GPIN: T04d-3038-1547	12,628 S.F.	0.290 AC.±
TOTAL AREA OF SMITH FARM ESTATES	4,975,215 S.F.	114.215 AC.±

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Eusan 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 Hutchman, D