

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. IMPACTS AUTHORIZED UNDER USACOE GENERAL PERMIT NO. 17-SGP-01 AND VA DEQ PERMIT WP4-19-0163 HAVE BEEN COMPLETED.

N/F  
COMMONWEALTH OF VA DEPARTMENT  
OF EMERGENCY MANAGEMENT  
1801 PENNIMAN ROAD  
TAX MAP #12-00-00-003  
GPIN 114c-4290-3622  
LR 010019879  
ZONED ECONOMIC  
OPPORTUNITY/RESOURCE  
CONSERVATION

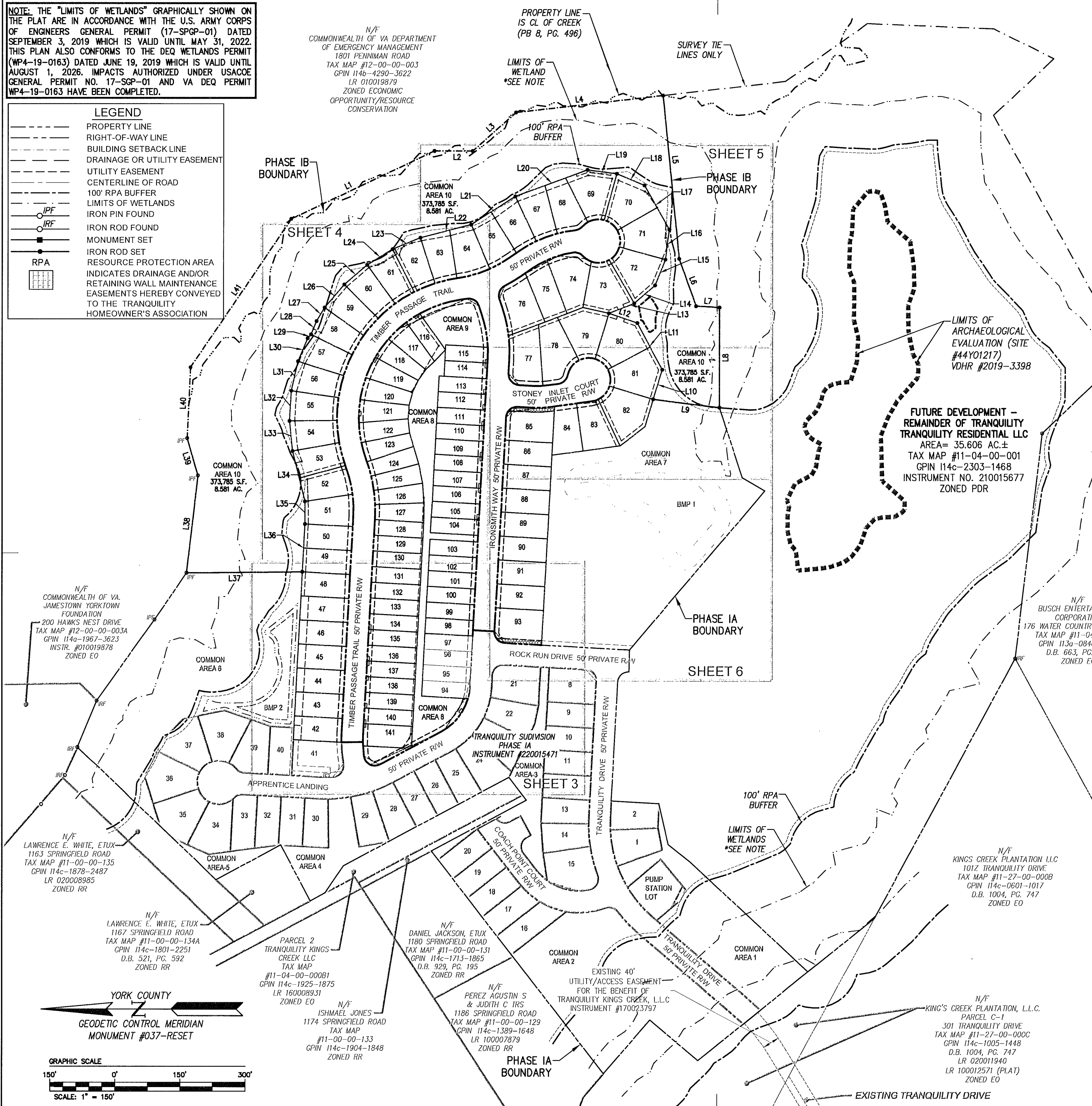
PROPERTY LINE  
IS CL OF CREEK  
(PB 8, PG. 496)

SURVEY TIE  
LINES ONLY

LIMITS OF  
WETLAND  
\*SEE NOTE

**LEGEND**

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



PLAT OF SUBDIVISION  
**TRANQUILITY  
PHASE IB**

BRUTON DISTRICT COUNTY OF YORK VIRGINIA  
Date: 01-11-23 Scale: 1"=150' Proj. No.: W10483-01 Proj. Contacts: SUB/TRS

**AES**  
CONSULTING ENGINEERS  
Hampton Roads | Central Virginia | Middle Peninsula

5348 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

SHEET 2 OF 6

COMMON AREA 10 LINE TABLE

LINE	BEARING	LENGTH
L1	S25°18'05"E	365.02'
L2	S0°00'00"E	88.00'
L3	S41°40'09"E	133.87'
L4	S6°41'38"E	341.69'
L5	S84°15'48"W	376.41'
L6	S70°08'23"W	115.37'
L7	S3°06'10"W	53.93'
L8	N89°54'51"W	230.19'
L9	N6°56'55"E	153.84'
L10	S73°10'06"E	71.21'
L11	N61°52'25"E	121.96'
L12	N18°22'19"E	68.74'
L13	S21°35'55"E	62.62'
L14	S40°48'49"E	63.45'
L15	S67°56'02"E	63.70'
L16	S82°45'22"E	70.00'
L17	N60°19'22"E	115.55'
L18	N22°50'10"E	69.15'
L19	N7°27'31"E	68.18'
L20	N20°12'58"W	177.55'
L21	N32°34'39"W	120.54'
L22	N14°27'18"W	121.22'
L23	N22°22'38"W	69.27'
L24	N31°30'40"W	69.27'
L25	N40°38'43"W	69.27'

LINE TABLE

LINE	BEARING	LENGTH
L26	N49°46'46"W	69.27'
L27	N58°54'49"W	36.14'
L28	N67°34'09"W	33.12'
L29	N49°51'34"W	12.00'
L30	N66°48'32"W	57.45'
L31	N77°10'45"W	69.32'
L32	N86°18'57"W	69.27'
L33	S83°50'48"W	69.21'
L34	S76°01'06"W	119.18'
L35	S89°50'19"W	51.89'
L36	N86°54'51"W	110.00'
L37	N0°30'48"W	267.13'
L38	S83°15'14"E	224.88'
L39	N73°10'16"E	88.16'
L40	S87°16'56"E	163.38'
L41	S55°46'28"E	412.78'

LIMITS OF  
ARCHAEOLOGICAL  
EVALUATION (SITE  
#44Y01217)  
VDHR #2019-3398

**FUTURE DEVELOPMENT -  
REMAINDER OF TRANQUILITY  
TRANQUILITY RESIDENTIAL LLC**  
AREA= 35.606 AC.±  
TAX MAP #11-04-00-001  
GPIN 114c-2303-1468  
INSTRUMENT NO. 210015677  
ZONED PDR

N/F  
BUSCH ENTERTAINMENT  
CORPORATION  
176 WATER COUNTRY PARKWAY  
TAX MAP #11-04-00-002  
GPIN 113a-0846-4200  
D.B. 663, PG. 578  
ZONED EO



APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Ryan Kassel PLAT APPROVING AGENT  
DATE: SEPTEMBER 18, 2023

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY  
OF YORK-POQUOSON THE 26<sup>th</sup> DAY OF September, 23.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
DIRECTS, AS INSTRUMENT NO. 230015056  
TESTE: KRISTEN N. NELSON, CLERK CLERK  
BY: Deborah M. Halt, Jc

YORK COUNTY  
GEODEIC CONTROL MERIDIAN  
MONUMENT #037-RESET

GRAPHIC SCALE  
150' 0' 150' 300'  
SCALE: 1" = 150'