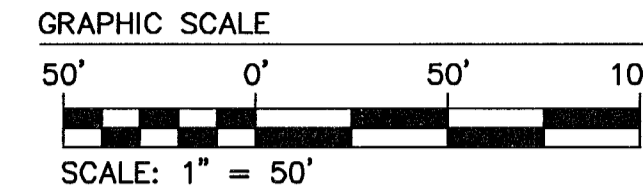
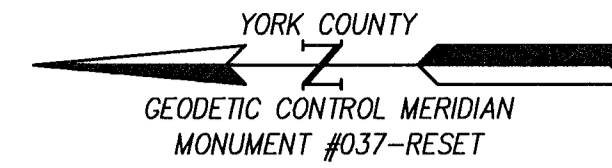


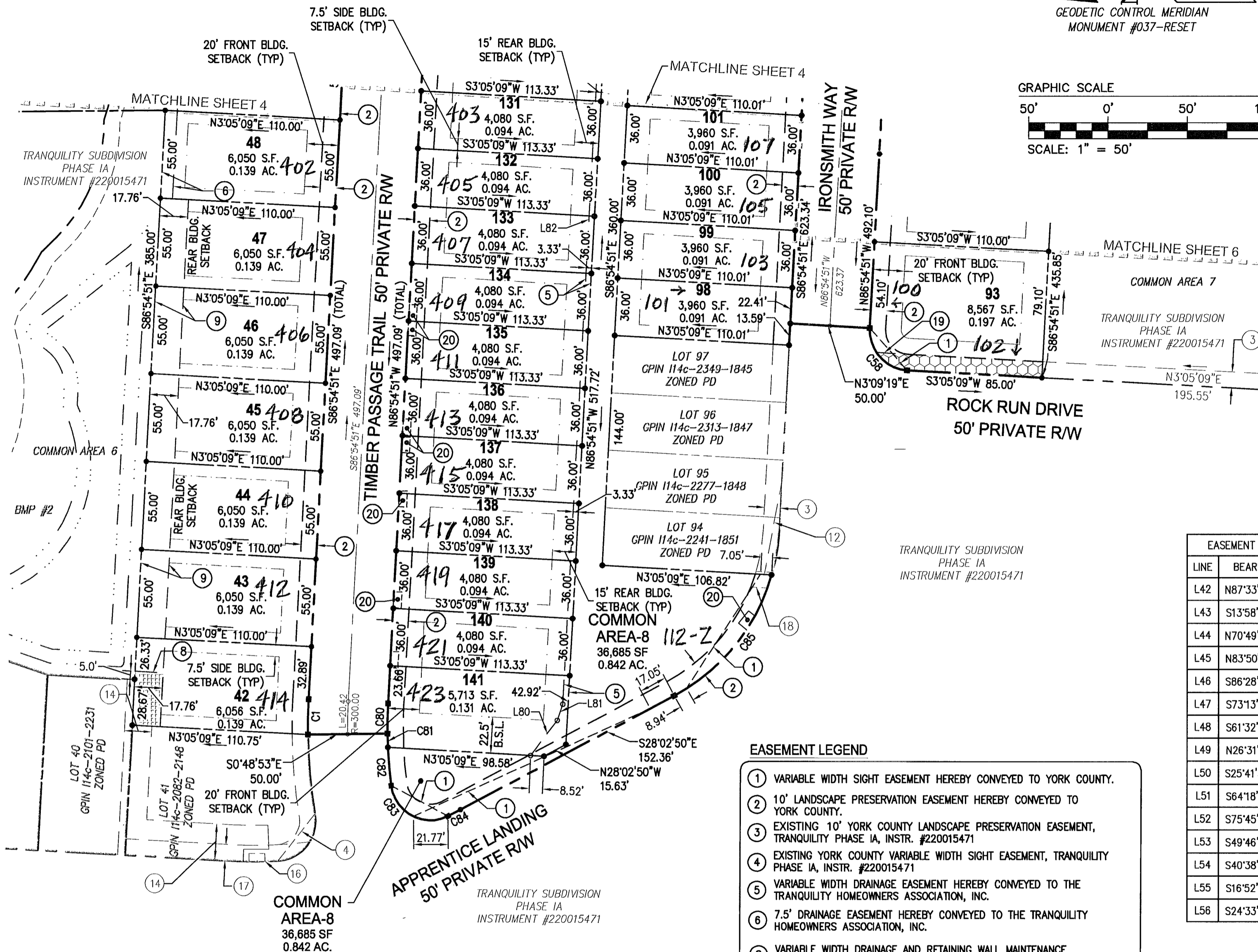
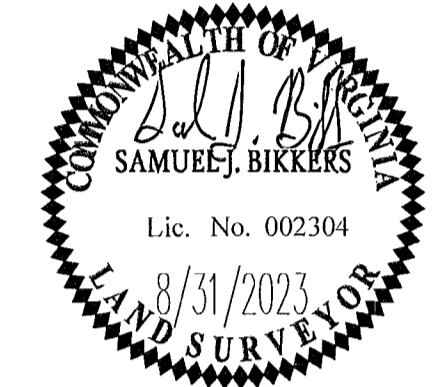
PLAT OF SUBDIVISION
TRANQUILITY
PHASE IB



BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 01-11-23 Scale: 1"=50' Proj. No.: W10483-01 Proj. Contacts: SUB/TRS



SHEET 3 OF 6

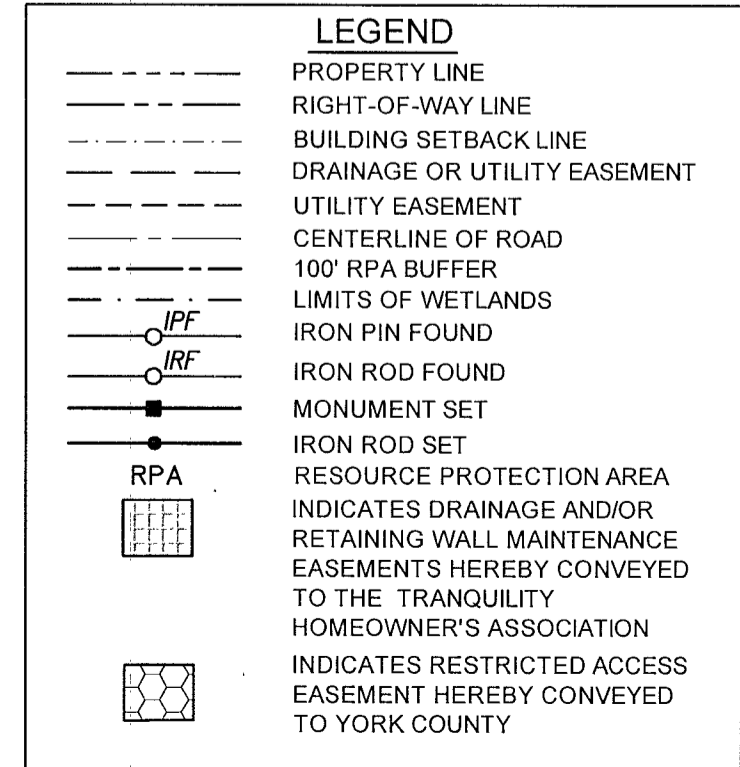


EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L42	N87°33'46"E	49.63'	L57	S31°21'03"E	24.92'	L72	S78°47'57"W	21.36'
L43	S13°58'54"E	15.00'	L58	S70°25'29"E	15.62'	L73	S67°56'02"E	29.23'
L44	N70°49'04"E	27.60'	L59	S43°35'00"E	8.16'	L74	N6°20'37"E	64.03'
L45	N83°50'19"E	67.26'	L60	S21°29'02"E	19.46'	L75	N28°16'19"W	94.05'
L46	S86°28'33"E	67.25'	L61	S13°12'52"E	22.47'	L76	N4°20'55"W	59.98'
L47	S73°13'28"E	67.13'	L62	S10°18'16"E	67.88'	L77	N6°50'32"W	87.49'
L48	S61°32'26"E	66.36'	L63	S14°27'19"E	54.95'	L78	S54°19'43"W	86.29'
L49	N26°31'10"E	19.53'	L64	S28°21'57"E	56.44'	L79	N59°24'52"W	123.12'
L50	S25°41'56"W	19.98'	L65	S36°07'37"E	64.87'	L80	S52°33'39"E	27.69'
L51	S64°18'04"E	52.30'	L66	S20°15'10"E	173.34'	L81	S70°43'39"E	10.59'
L52	S75°45'24"E	23.78'	L67	S7°27'31"W	55.81'	L82	S86°54'51"E	542.69'
L53	S49°46'46"E	45.87'	L68	S22°50'10"W	65.92'			
L54	S40°38'43"E	68.08'	L69	S38°21'47"W	7.94'			
L55	S16°52'59"E	22.13'	L70	S55°25'14"W	38.73'			
L56	S24°33'24"E	13.73'	L71	N88°04'01"W	33.71'			

- EASEMENT LEGEND**
- ① VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ② 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ③ EXISTING 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT, TRANQUILITY PHASE IA, INSTR. #220015471
 - ④ EXISTING YORK COUNTY VARIABLE WIDTH SIGHT EASEMENT, TRANQUILITY PHASE IA, INSTR. #220015471
 - ⑤ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
 - ⑥ 7.5' DRAINAGE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
 - ⑧ VARIABLE WIDTH DRAINAGE AND RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATIONS ARE PERMITTED TO INTERIOR AREA BEHIND RETAINING WALL AFTER INSTALLATION)
 - ⑨ VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
 - ⑫ EXISTING TRANQUILITY HOMEOWNERS ASSOCIATION, INC. VARIABLE WIDTH DRAINAGE EASEMENT, TRANQUILITY PHASE IA, INSTR. #220015471
 - ⑭ EXISTING VARIABLE WIDTH TRANQUILITY HOMEOWNERS ASSOCIATION, INC. DRAINAGE AND RETAINING WALL MAINTENANCE EASEMENT, TRANQUILITY PHASE IA, INSTR. #220015471. (NO EXCAVATION OR GRADE ALTERATION IS PERMITTED TO RETAINING WALL LOCATION)
 - ⑮ EXISTING 5' X 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT, INSTR. #230000184
 - ⑰ EXISTING YORK COUNTY 10' RESTRICTED ACCESS EASEMENT, TRANQUILITY PHASE IA, INSTR. #220015471.
 - ⑱ EXISTING YORK COUNTY 10' X 10' UTILITY EASEMENT, TRANQUILITY PHASE IA, INSTR. #220015471.
 - ⑲ 10' RESTRICTED ACCESS EASEMENT ALONG ROCK RUN DRIVE (50' PRIVATE R/W) (LOT 93 ONLY) HEREBY CONVEYED TO YORK COUNTY.
 - ⑳ 5' X VARIABLE LENGTH WATERLINE EASEMENT TO BE CONVEYED TO THE CITY OF NEWPORT NEWS

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	3°54'03"	325.00'	22.13'	11.07'	22.12'	N88°51'52"W
C58	90°00'00"	25.00'	39.27'	25.00'	35.36'	S48°05'09"W
C80	3°54'03"	275.00'	18.72'	9.36'	18.72'	N88°51'52"W
C81	1°48'17"	275.00'	8.66'	4.33'	8.66'	S88°16'58"W
C82	5°00'19"	275.00'	24.02'	12.02'	24.02'	S84°52'40"W
C83	108°35'02"	25.00'	47.38'	34.78'	40.60'	S28°04'59"W
C84	1°50'19"	275.00'	8.82'	4.41'	8.82'	S27°07'41"E
C85	45°53'37"	125.00'	100.12'	52.92'	97.47'	S50°59'39"E



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Shawn 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 28th DAY OF September, 23.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 230015056

TESTE: CHRISTEN N NELSON, CLERK CLERK
BY: Maureen M. Hatt, etc