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: SJB/TRS

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
8/31/2023
LAND SURVEYOR

AES CONSULTING ENGINEERS
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Hampton Roads | Central Virginia | Middle Peninsula

77 9,239 S.F. 0.212 AC.
0.221 AC.
N86°54'51"W 31.30'
N85°53'03"E 141.42'
101
33.56' C46 24.89' C47
S3°05'09"W C45 S7°49'43"E C48
C43 C44
20' FRONT BLDG. SETBACK (TYP)
7.5' SIDE BLDG. SETBACK (TYP)
S28°07'35"E 110.00'
121.96'
59.13'
100' RPA BUFFER
10' RPA BLDG. SETBACK (TYP)
81 9,268 S.F. 0.213 AC.
108
R50'
C53
C54
S16°49'54"W 105.00'
71.21'
135.99'
COMMON AREA 10 (SEE SHEET 2 FOR METES AND BOUNDS) 373,785 S.F. 8.581 AC.
230.19'
N89°54'51"W
PHASE IB BOUNDARY
153.84'
S6°56'55"W
N86°54'51"W 81.30'
S3°05'09"W 83.56'
R=200.00 L=38.10 S7°49'43"E 23.55
R=100.00 L=48.70 S35°43'52"E 28.58
50' PRIVATE R/W
STONEY INLET COURT
N3°05'09"E
C56 33.56'
N7°49'43"W 95.59'
51.14'
L76 35.45'
C55
106
82 9,940 S.F. 0.228 AC.
64.78'
N73°10'06"W
15' REAR BLDG. SETBACK (TYP)
12.41'
C57
L77 9.00'
100
85 8,547 S.F. 0.196 AC.
53.00'
83.77'
112.02'
102
84 6,792 S.F. 0.156 AC.
104
83 7,591 S.F. 0.174 AC.
S82°10'17"W 110.00'
S64°30'20"W 117.92'
72.66'
N37°55'55"W
LIMITS OF WETLANDS
S3°05'09"W 110.00'
N86°54'51"W
86 6,050 S.F. 0.139 AC.
114
55.00'
28.25'
72.35'
N7°49'43"W 158.76'
86.41'
15' REAR BLDG. SETBACK (TYP)
S3°05'09"W 110.00'
26.75'
MATCHLINE SHEET 5
168.73'
S71°52'37"W
87 6,050 S.F. 0.139 AC.
112
55.00'
S3°05'09"W 110.00'
COMMON AREA 7
PHASE IA BOUNDARY
60.51'
S30°06'54"W
88 6,050 S.F. 0.139 AC.
110
15' REAR BLDG. SETBACK (TYP)
20' FRONT BLDG. SETBACK (TYP)
S3°05'09"W 110.00'
492.10'
N86°54'51"W
435.85' (TOTAL)
TRANQUILITY SUBDIVISION PHASE IA INSTRUMENT #220015471
89 6,050 S.F. 0.139 AC.
108
S3°05'09"W 110.00'
BMP #1
90 6,050 S.F. 0.139 AC.
106
S3°05'09"W 110.00'
7.5' SIDE BLDG. SETBACK (TYP)
91 6,050 S.F. 0.139 AC.
104
S3°05'09"W 110.00'
92 6,050 S.F. 0.139 AC.
102
S3°05'09"W 110.00'
MATCHLINE SHEET 4
IRONSMITH WAY 50' PRIVATE R/W
S86°54'51"E 636.94
N86°54'51"W 542.07'
MATCHLINE SHEET 3
20' FRONT BLDG. SETBACK (TYP)
100
93 8,567 S.F. 0.197 AC.
54.10'
79.10'
435.85'
S86°54'51"E
102
C58
N3°09'19"E 50.00'
S3°05'09"W 85.00'
ROCK RUN DRIVE 50' PRIVATE R/W
N3°05'09"E 195.55'
R=275.00 L=7.43
N49°30'26"W 479.99'

NOTE: THIS RIGHT-OF-WAY WAS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY

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

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
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.
7. 15' INGRESS/EGRESS AND 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)
19. 10' RESTRICTED ACCESS EASEMENT ALONG ROCK RUN DRIVE (50' PRIVATE R/W) (LOT 93 ONLY) HEREBY CONVEYED TO YORK COUNTY.
21. 10' RESTRICTED ACCESS EASEMENT ALONG STONEY INLET COURT (50' PRIVATE R/W) (LOT 85 ONLY) HEREBY CONVEYED TO YORK COUNTY.

SEE SHEET 3 FOR EASEMENT LINE TABLE
SEE SHEETS 4 AND 5 FOR CURVE TABLES FOR THIS SHEET

YORK COUNTY
GEODETIC CONTROL MERIDIAN
MONUMENT #037-RESET

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

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
- RPA RESOURCE PROTECTION AREA
- INDICATES DRAINAGE AND/OR RETAINING WALL MAINTENANCE EASEMENTS HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNER'S ASSOCIATION
- INDICATES RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Lynn 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: KRISTEN N. NELSON, CLERK CLERK
BY: Darlene M Hrdt, DC