PLAT OF SUBDIVISION

YORKSHIRE DOWNS PHASE 4

SECTION A

COUNTY OF YORK, VIRGINIA

DATE: JULY 31,1993 | SHEET 3 OF 4 | SCALE: 1"=50'

SLEDD, RUNEY & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(804) 873-3386

* DENOTES VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

P.B.10, PG.452

MONTGOMERY INVESTMENT GROUP XIX LIMITED PARTNERSHIP
D.B. 573, PG. 318

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8

LOT 9 | ZONE AE | LOT 10 | LOT 11 | LOT 12

(50' R/W)

PRINCE ARTHUR DRIVE (50' R/W)

ASCOT DRIVE

BENTLEY COURT (50' R/W)

ST. GEORGE DRIVE (50' R/W)

EXISTING 200' VIRGINIA POWER CO. RIGHT-OF-WAY D.B.74, PG.295

N43°40'57"W 879.48' (TOTAL)

N40°20'34"E 45.12'

20' DRAINAGE AND UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

COMMON AREA
144,229 S.F.

10' DRAINAGE & UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

N52°24'04"W 132.00'

SHADY BANKS ASSOCIATES, INC. D.B. 605, PG. 126

S43°27'49"W 174.09'

S62°04'10"W 50.00'

L=2.67'

S35°12'51"E 40.09' (TIE)

S62°04'10"W 141.04'

52' R

TEMPORARY TURN-AROUND EASEMENT TO BE VACATED UPON EXTENSION OF ASCOT DRIVE

N58°57'18"E 167.78'

20' DRAINAGE AND UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK, TO BE ABANDONED UPON FUTURE DEVELOPMENT OF PROPERTY

MATCHLINE SEE THIS SHEET

N59°50'36"E 111.85'

N63°09'19"E 138.37'

N62°35'10"E 101.75'

N50°42'17"E 142.83'

N85°51'45"E 69.65'

N67°49'39"E 46.25'

OTHER PROPERTY OF SHADY BANKS ASSOCIATES A VIRGINIA CORPORATION D.B.720, PG.693

N59°52'24"E 108.41'

N59°45'50"E 127.00'

N59°47'32"E 112.59'

N49°39'25"E 55.06'

MATCHLINE SEE THIS SHEET

LOT 34
10,159 S.F.

LOT 33
7,705 S.F.

LOT 32
9,867 S.F.

LOT 35
8,335 S.F.

LOT 31
9,802 S.F.

LOT 30
11,355 S.F.

LOT 29
13,887 S.F.

LOT 28
15,003 S.F.

LOT 27
9,677 S.F.

LOT 26
9,867 S.F.

LOT 25
7,705 S.F.

LOT 24
9,435 S.F.

LOT 23
7,410 S.F.

LOT 22
8,129 S.F.

LOT 21
7,610 S.F.

LOT 20
7,170 S.F.

LOT 19
9,590 S.F.

LOT 18

S40°54'14"W 63.82' 67.00' 192.82' 62.00'

S08°59'12"E 52.09'

N74°35'38"E 35.35'

6.74'

5.00'

10' DRAINAGE AND UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK (SHADED AREA)

30' MINIMUM BLDG. SETBACK (TYP.)

N49°05'46"W 115.00'

N40°54'14"E 67.00' 152.52'

S54°53'22"W 104.27'

7.25'

40.06'

47.31'

N47°09'13"W

N64°26'02"W 40.08'

47.68'

86.49' (TOTAL)

46.41'

S17°57'41"W 82.39'

25.50'

S64°48'57"W 66.68'

92.18'

95.99'

S69°34'47"W

121.74'

N28°59'40"E

104.47'

N23°03'58"W

121.01'

S52°48'47"W

161.08'

N75°07'35"W

27.96'

S11°40'24"E 98.30'

126.28'

S37°25'50"E 63.03'

79.34'

48.04'

64.35'

S37°25'50"E

118.36'

S48°35'17"W 50.00'

70.51'

N44°19'41"W

20.00'

S45°40'19"W

52' R

20' DRAINAGE & UTILITIES EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

TEMPORARY TURN-AROUND EASEMENT TO BE VACATED UPON EXTENSION OF ST. GEORGE DRIVE

S40°54'14"W 62.00' 67.00' 213.99' 84.99'

N07°12'49"E 35.35'

N85°54'14"E 26.46'

L=5.69'

S49°05'46"E 81.52'

N49°05'46"W 115.00'

87.00'

62.00'

109.99'

N40°54'14"E

85.52'

S40°54'14"W 152.52'

66.74'

60.67'

122.67'

109.95'

N41°33'55"E

38.74'

VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

S40°54'14"W 5.03'

S54°36'28"W (TOTAL) 151.49'

S04°32'07"E 14.09'

N04°05'46"W 26.46'

82.49'

LIMITS OF 100 YEAR FLOOD PLAIN ELEVATION 9.0

107.01'

S40°54'14"W

107.13'

S40°54'14"W (N.R.)

S49°05'46"E 68.48'

L=5.69'

122.67'

54.19'

S44°19'41"E

293.55'

68.85'

S49°05'46"E

S37°55'41"E 7.29'

205.55' (TOTAL)

218.34' (TOTAL)

12.79'

MATCHLINE - SEE SHEET 4

30' MINIMUM BLDG. SETBACK (TYP.)

GRAPHIC SCALE

0 25 50 100

SCALE: 1"= 50'

COMMONWEALTH OF VIRGINIA
GARRETT S. RUNEY, II
No. 1429-B
12/3/93
LAND SURVEYOR

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: J. Mark Carter
PLAT APPROVING AGENT

DATE: January 25, 1994

STATE OF VIRGINIA

COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 27th DAY OF January 1994. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 3.

TESTE: NANCY B. KANE, CLERK
CLERK

BY: Esther Sanders, D.C.