

SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

MAGRUDER WOODS

BRUTON DISTRICT
COUNTY OF YORK, VIRGINIA

FEBRUARY 23, 1994

C.K. TUDOR ENGINEERS, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

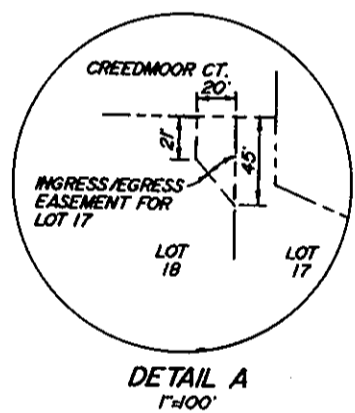
SCALE: 1 = 100
SHEET 2 OF 2

CURVE DATA TABLE

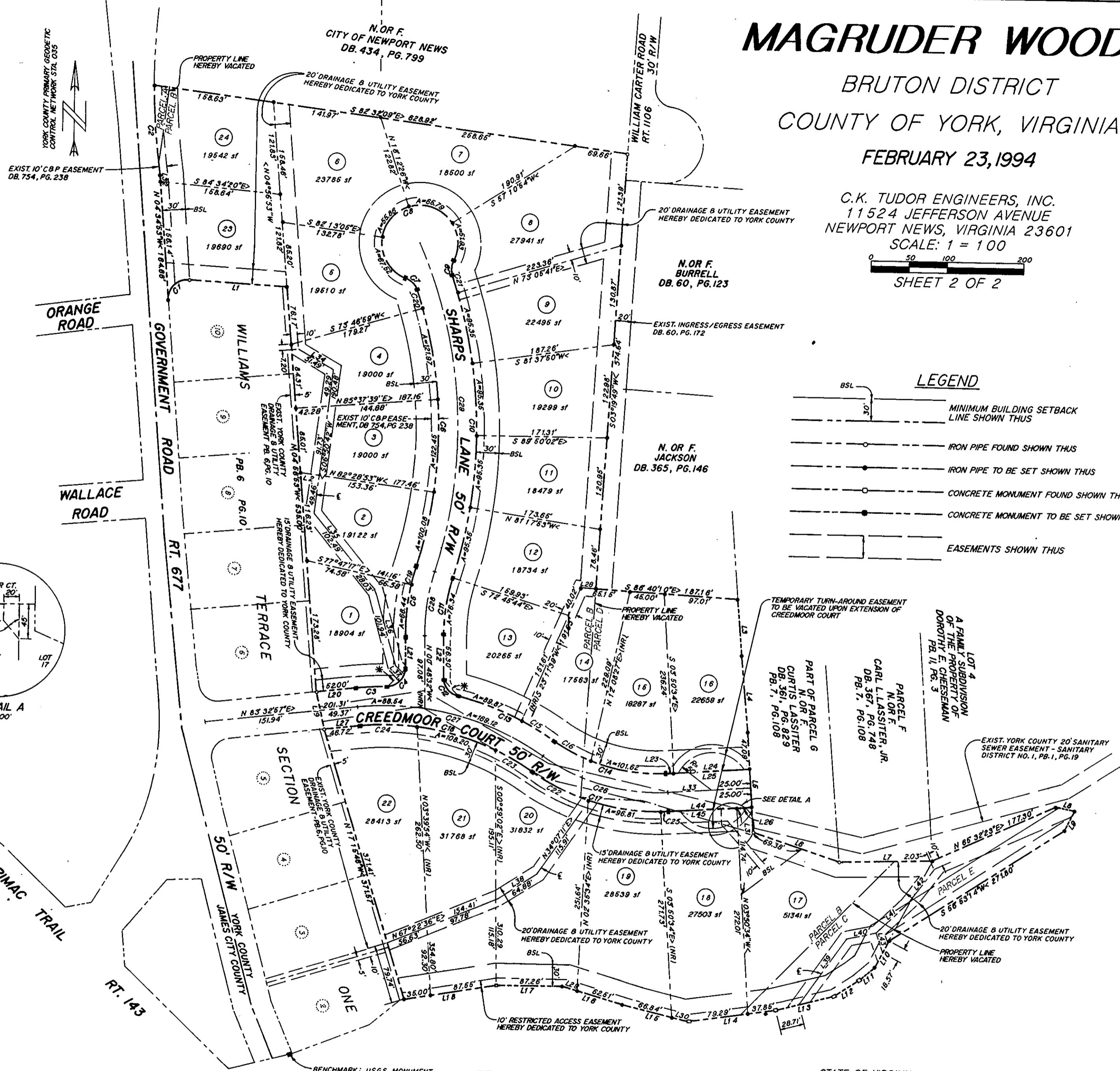
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	97.6823°	25.00	42.75	28.75	37.73	S 44° 24' 54" W
2	7.1938°	928.93	118.93	58.64	118.84	N 0° 4' 26' 17" W
3	5.0252°	385.00	40.64	20.34	40.62	N 88° 34' 22" E
4	90° 24' 20"	25.00	38.45	26.18	35.48	N 44° 23' 53" E
5	18° 02' 48"	292.37	92.09	46.43	91.71	N 08° 12' 51" E
6	35° 51' 40"	590.00	369.28	190.91	363.28	N 00° 41' 34" W
7	50° 57' 54"	25.00	22.24	11.92	21.51	N 44° 06' 21" W
8	27° 16' 23"	50.00	241.09	44.80	66.74	N 88° 32' 54" E
9	45° 44' 01"	25.00	19.96	10.64	19.43	S 03° 49' 05" W
10	36° 17' 12"	640.00	405.33	209.72	398.59	S 00° 54' 20" E
11	18° 02' 48"	242.37	76.34	38.49	76.03	S 08° 12' 51" W
12	75° 27' 53"	25.00	32.93	19.34	30.80	S 38° 32' 28" E
13	20° 49' 50"	385.00	138.97	70.77	139.20	S 85° 51' 24" E
14	35° 23' 59"	235.00	157.50	81.84	154.67	S 74° 38' 34" E
15	7° 27' 21"	385.00	50.10	25.08	50.06	S 59° 10' 15" E
16	13° 37' 28"	235.00	55.88	28.07	55.75	S 62° 18' 19" E
17	35° 23' 59"	285.00	191.01	99.26	187.45	N 74° 38' 34" W
18	41° 00' 29"	335.00	239.77	126.28	234.88	N 75° 56' 49" W
19	5° 01' 33"	292.37	26.65	12.83	26.64	N 14° 43' 13" E
20	2° 24' 23"	590.00	24.78	12.39	24.78	N 17° 26' 12" W
21	2° 08' 57"	640.00	23.94	11.97	23.94	S 17° 58' 38" E
22	16° 49' 07"	285.00	93.66	42.13	83.36	N 63° 51' 08" W
23	9° 12' 26"	335.00	53.78	27.96	55.72	N 60° 12' 48" W
24	12° 57' 40"	335.00	73.78	38.05	73.62	N 89° 58' 14" W
25	2° 07' 10"	285.00	10.54	5.27	10.84	S 87° 13' 01" W
26	35° 23' 59"	285.00	174.86	90.64	171.01	S 74° 38' 34" E
27	41° 00' 29"	380.00	257.88	134.63	252.20	S 75° 56' 49" E
28	18° 02' 48"	287.37	84.21	42.48	83.87	N 08° 12' 51" E
29	41° 17' 48"	615.00	443.27	231.76	433.74	N 03° 24' 38" W

LINE TABLE

LINE	BEARING	DISTANCE
1	N 85° 36' 30" W	128.78
2	N 82° 28' 53" W	24.10
3	S 04° 50' 33" E	77.09
4	S 05° 20' 33" E	100.00
5	S 03° 50' 34" E	130.62
6	S 71° 52' 34" E	118.94
7	N 88° 24' 37" E	121.41
8	S 78° 50' 02" E	251.16
9	S 26° 58' 00" W	29.66
10	S 27° 21' 23" W	40.03
11	S 48° 47' 33" W	26.69
12	S 66° 38' 52" W	39.21
13	S 75° 37' 32" W	77.74
14	S 81° 43' 54" W	117.13
15	N 75° 22' 26" W	88.80
16	N 73° 49' 28" W	82.51
17	S 89° 59' 16" W	87.26
18	S 80° 25' 39" W	122.66
19	N 12° 27' 44" W	60.12
20	N 83° 32' 57" E	52.00
21	N 00° 48' 32" W	43.19
22	S 00° 48' 32" E	56.30
23	N 88° 09' 26" E	9.25
24	N 88° 09' 26" E	100.21
25	S 88° 09' 26" W	109.46
26	S 88° 09' 26" W	20.00
27	S 83° 32' 57" W	48.72
28	S 88° 40' 10" E	20.00
29	S 73° 49' 28" E	20.00
30	S 75° 22' 26" E	21.98
31	N 05° 50' 34" W	33.43
32	S 04° 34' 53" E	8.62
33	N 86° 09' 26" E	109.46
34	S 60° 16' 57" E	51.49
35	S 39° 18' 15" E	130.52
36	S 15° 19' 23" E	101.94
37	S 46° 55' 33" E	17.68
38	N 57° 39' 31" E	64.88
39	N 35° 03' 16" E	109.77
40	N 77° 46' 04" E	39.16
41	N 46° 06' 33" E	51.90
42	N 37° 38' 09" E	61.61
43	N 18° 01' 48" W	29.60
44	N 86° 09' 26" E	109.46
45	N 86° 09' 26" E	89.46

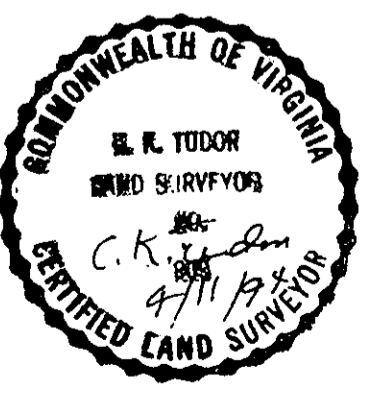


* THE CHORDS OF CURVE NO. 4 ON LOT 1 & CURVE NO. 12 ON LOT 13 DEFINE THE LIMITS OF SIGHT EASEMENTS HEREBY DEDICATED TO YORK COUNTY.



LEGEND

- BSL
- MINIMUM BUILDING SETBACK LINE SHOWN THUS
- IRON PIPE FOUND SHOWN THUS
- IRON PIPE TO BE SET SHOWN THUS
- CONCRETE MONUMENT FOUND SHOWN THUS
- CONCRETE MONUMENT TO BE SET SHOWN THUS
- EASEMENTS SHOWN THUS



C.K. Tudor
C.K. TUDOR
P.E. & C.L.S.
4/11/94
DATE

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Mark Lute
PLAT APPROVING AGENT
DATE: May 20, 1994

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 20 DAY OF May, 1994
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 57
TESTE: Nancy B. Kane
CLERK
BY: Roger L. Kane