

PLAT SHOWING
OPEN SPACE EASEMENT
TO BE ACQUIRED FROM
CITY OF NEWPORT NEWS (D.B. 51, P. 2)
GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 300' NOVEMBER 8, 1994
REVISED 2-13-95

ROUSE-SIRINE ASSOCIATES, LTD.
SURVEYORS AND MAPPING CONSULTANTS
333 OFFICE SQUARE LANE
VIRGINIA BEACH, VIRGINIA 23462

GRAPHIC SCALE

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CURVE DATA
R=900.00'
Δ=16°20'13"
A=256.62'
T=129.19'
C=255.75'
CB=557°02'02"E

CURVE DATA
R=425.00'
Δ=27°44'27"
A=205.77'
T=104.94'
C=203.77'
CB=579°04'22"E

CURVE DATA
R=900.00'
Δ=11°14'25"
A=176.56'
T=88.57'
C=176.28'
CB=587°19'23"E

(INTERNATIONAL FOOT)
N 3598797.102
E 12064216.216
N 3598789.904
E 12064192.086
(U.S. SURVEY FOOT)

OPEN SPACE EASEMENT 'A'
(196.178 ACRES)

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EXISTING PERMANENT SCENIC EASEMENT
(D.B. 280, P. 414 YORK CO.)
(S.H.P.B. 4, P. 250-263)

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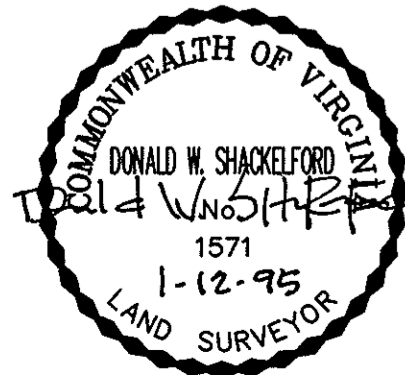
TOTAL CURVE DATA
R=2801.79'
Δ=11°20'44"
A=554.80'
T=278.31'
C=553.90'
CB=560°44'28"W

ADDITION TO EDGEHILL SECTION 3
(P.B. 9, P. 221)

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OPEN SPACE EASEMENT 'B'
(178.822 ACRES)

- NOTES: 1. MERIDIAN SOURCE IS BASED ON VIRGINIA COORDINATE SYSTEM OF 1983 (SOUTH ZONE).
2. PROPERTY LINE INFORMATION SHOWN HEREON WAS COMPILED USING VARIOUS PLATS AND DEEDS OF RECORD.
3. THIS PLAT IS INTENDED TO DESIGNATE THE LIMITS OF OPEN SPACE EASEMENTS TO BE ACQUIRED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. EASEMENTS ARE TO BE ACQUIRED BY DEED.
5. THIS PLAT IS NOT INTENDED TO SHOW ANY PHYSICAL IMPROVEMENTS.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY.
7. AREAS: OPEN SPACE EASEMENT 'A' = 8,545,500 SQ.FT. / 196.178 ACRES
OPEN SPACE EASEMENT 'B' = 7,789,500 SQ.FT. / 178.822 ACRES



STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 22ND DAY OF March, 1995, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 221.

TESTE: Nancy S. Kane, CLERK
BY: Carol D. ..., D.C.
Deed Bk 838 Page 146