

L70	166.10'	N60°29'22"E
L71	8.71'	N14°06'36"W
L72	20.24'	N84°41'35"E
L73	20.84'	S14°6'36"E
L74	186.20'	S60°29'22"W
L75	20.58'	S15°50'13"E

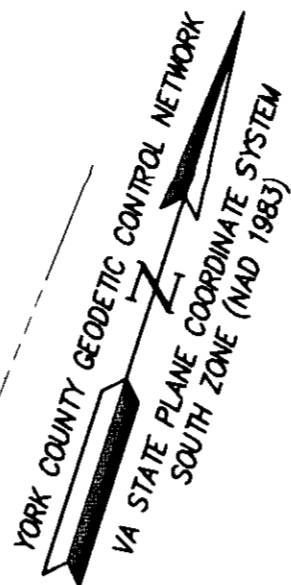
L76	161.54'	N14°06'36"W
L77	20.00'	N75°53'24"E
L78	164.64'	S14°06'36"E
L79	20.24'	S84°41'35"W

LINE	LENGTH	BEARING
L80	57.49'	S06°48'03"E
L81	16.58'	N39°42'41"W
L82	24.49'	N45°00'32"E
L83	61.85'	S34°44'45"E
L84	15.00'	S69°17'25"W
L85	60.00'	N20°42'35"W
L86	16.33'	N61°43'42"E
L87	43.46'	S12°04'53"W
L88	30.00'	N06°32'14"W
L89	5.30'	N20°42'35"W

CURVE	DELTA	RADIUS	LENGTH
C1	01°00'31"	1717.02'	30.22'

**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - EASEMENT  
 - - - - - EXISTING EDGE OF PAVEMENT

**NOTE:**  
 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.



SUBDIVISION OF  
THE PROPERTY OF  
**BULIFANTS, L.P.**  
PARCEL B

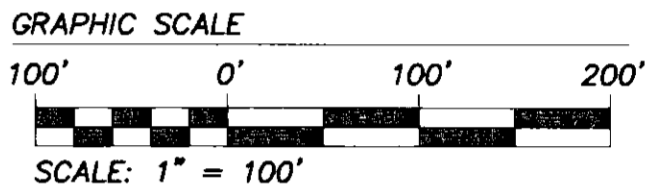
BRUTON DISTRICT YORK COUNTY VIRGINIA

DATE: 2/11/04 SCALE: 1" = 100' DRAWN: EAW

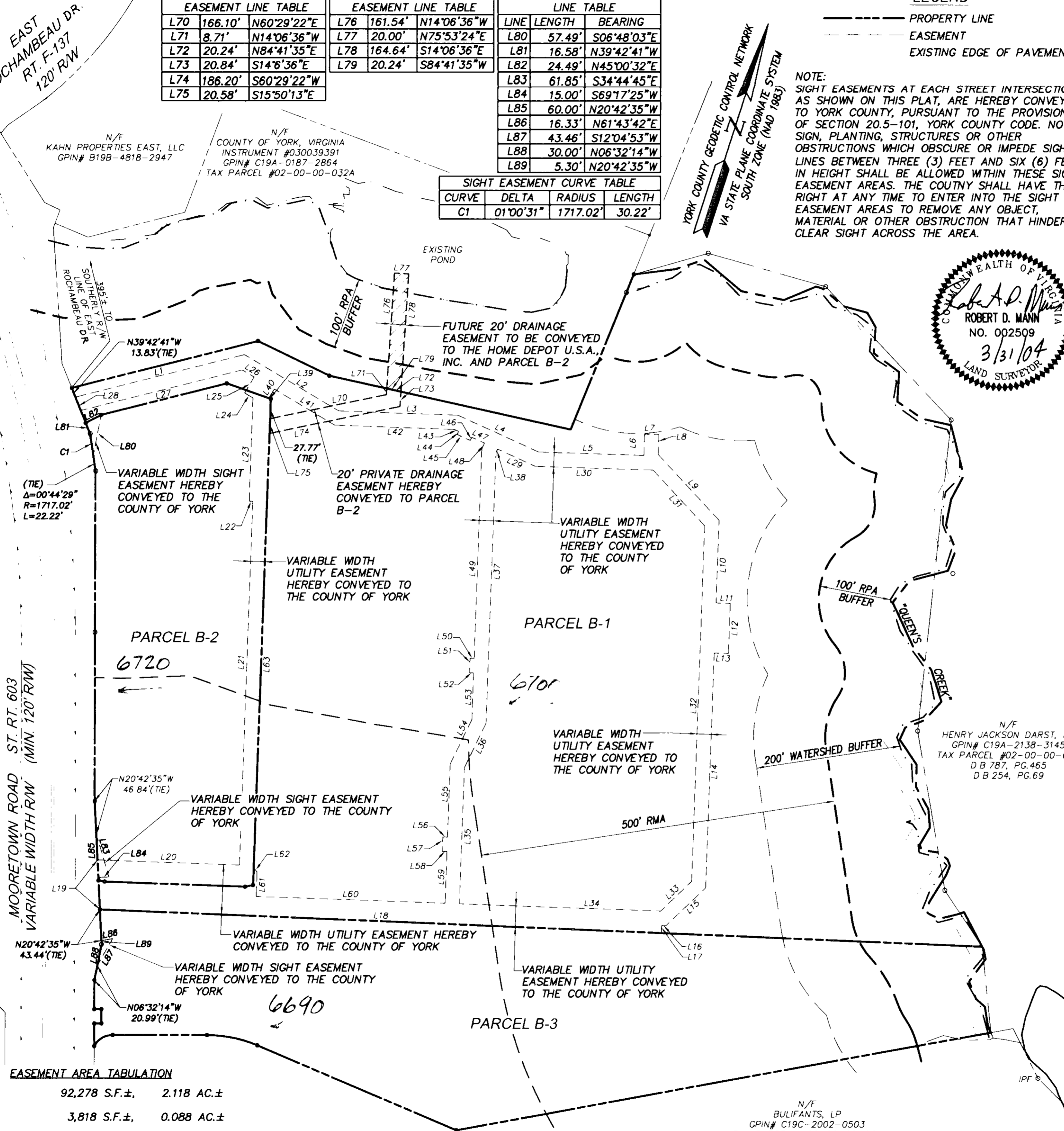
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(804) 253-0040  
Fax (804) 220-8994

JOB NO. 9290

SHEET 3 OF 3



LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N57°59'31"E	243.60'	L33	S28°47'50"W	60.01'
L2	S77°02'57"E	153.92'	L34	S74°09'47"W	282.33'
L3	N74°09'47"E	166.39'	L35	N15°50'13"W	190.07'
L4	S83°30'49"E	124.19'	L36	N08°14'45"E	68.62'
L5	N73°59'11"E	148.00'	L37	N15°50'13"W	377.56'
L6	N16°00'49"W	29.68'	L38	N06°29'11"E	5.41'
L7	N73°59'11"E	20.00'	L39	N88°36'20"W	2.83'
L8	S16°00'49"E	27.70'	L40	N12°57'03"E	14.75'
L9	S61°00'49"E	125.53'	L41	S77°02'57"E	98.31'
L10	S15°50'13"E	115.24'	L42	N74°09'47"E	167.58'
L11	N74°09'47"E	20.00'	L43	S83°30'49"E	6.72'
L12	S15°50'13"E	70.00'	L44	S06°29'11"W	5.00'
L13	S74°09'47"W	20.00'	L45	S83°30'49"E	20.00'
L14	S15°50'13"E	327.61'	L46	N06°29'11"E	5.00'
L15	S28°47'50"W	76.58'	L47	S83°30'49"E	19.67'
L16	S74°09'47"W	6.31'	L48	S06°29'11"W	9.35'
L17	S15°50'13"E	10.48'	L49	S15°50'13"E	291.70'
L18	S74°29'16"W	786.44'	L50	S74°09'47"W	5.74'
L19	N20°42'35"W	69.28'	L51	S15°50'13"E	20.00'
L20	N74°09'47"E	198.42'	L52	N74°09'47"E	5.74'
L21	N15°50'13"W	507.50'	L53	S15°50'13"E	65.54'
L22	S74°09'47"W	5.00'	L54	S08°14'45"W	68.62'
L23	N15°50'13"W	143.95'	L55	S15°50'13"E	101.91'
L24	N77°02'57"W	13.48'	L56	S74°09'47"W	6.70'
L25	N12°57'03"E	25.90'	L57	S15°50'13"E	20.00'
L26	N77°02'57"W	19.67'	L58	N74°09'47"E	6.70'
L27	S57°59'31"W	232.62'	L59	S15°50'13"E	72.43'
L28	N39°42'41"W	20.18'	L60	S74°09'47"W	264.50'
L29	S83°30'49"E	57.83'	L61	N15°50'13"W	34.39'
L30	N73°59'11"E	165.68'	L62	N60°50'13"W	7.07'
L31	S61°00'49"E	106.11'	L63	N15°50'13"W	654.69'
L32	S15°50'13"E	496.32'			



**EASEMENT AREA TABULATION**

UTILITY	92,278 S.F.±	2.118 AC.±
DRAINAGE	3,818 S.F.±	0.088 AC.±
SIGHT TRIANGLES	1,196 S.F.±	0.027 AC.±
FUTURE DRAINAGE	3,262 S.F.±	0.075 AC.±

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS

BY: McC. Maddalena PLAT APPROVING AGENT

DATE: 4/19/04

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 19th DAY OF April 2004  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 020007817

TESTE: Lynn S. Jenkins CLERK

BY: Lisa Brogan, D.

S:\Jobs\9290\00-Home Depoit\dwg\Plats\9290P03.3 SUBD.dwg, 04/06/2004 10:32:27 AM, eaw