

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	80°11'43"	25.00'	34.99'	21.05'	32.20'	N85°27'09"E
C2	17°38'45"	275.00'	84.69'	42.68'	84.36'	N54°10'40"E
C3	48°35'45"	33.00'	27.99'	14.90'	27.16'	S20°21'00"E
C4	51°49'27"	33.00'	29.85'	16.03'	28.84'	N70°33'36"W

EASEMENT CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
EC1	53°07'48"	25.00'	23.18'	12.50'	22.36'	N81°00'54"W

NOW OR FORMERLY
YORKTOWN CRESCENT, LLC
INSTR. #150017143 (PLAT)
INSTR. #150017144
REMAINDER OF TAX MAP
#24-45-00-001A
GPIN: R08a-0279-3748
ZONE: PDMU

REMAINDER PARCEL A
(FUTURE DEVELOPMENT)
400,126 S.F.±
9.186 AC±

TEMPORARY TURN AROUND
EASEMENT TO BE VACATED UPON
EXTENSION OF BRACEWELL LANE
(20' ONE WAY ALLEY)
(SEE SHEET 5)

10' CITY OF NEWPORT NEWS WATERLINE EASEMENT
INSTR. #160008088

VARIABLE WIDTH CITY OF NEWPORT NEWS WATERLINE EASEMENT (TYP)
INSTR. #160008088

LINE TABLE

LINE #	BEARING	LENGTH
L1	N31°36'59"E	19.07'
L2	N84°51'21"W	15.04'

APPROX. LOCATION OF
15' VEPCO EASEMENT
INSTR. #160007687

NOW OR FORMERLY
J. M. MILLS, LLC
D.B. 989, PG. 282
TAX MAP #24-45-00-001B
GPIN: R08a-0286-3567
ZONE: IL

10' PRIVATE SANITARY SEWER
EASEMENT HEREBY CONVEYED
TO THE BENEFIT OF
TAX MAP #24-45-00-001B
(SEE SHEET 5)

5'x29.5' PRIVATE ACCESS
AND UTILITY EASEMENT (TYP)
(SEE NOTE 15, SHEET 1)

EASEMENT LINE TABLE

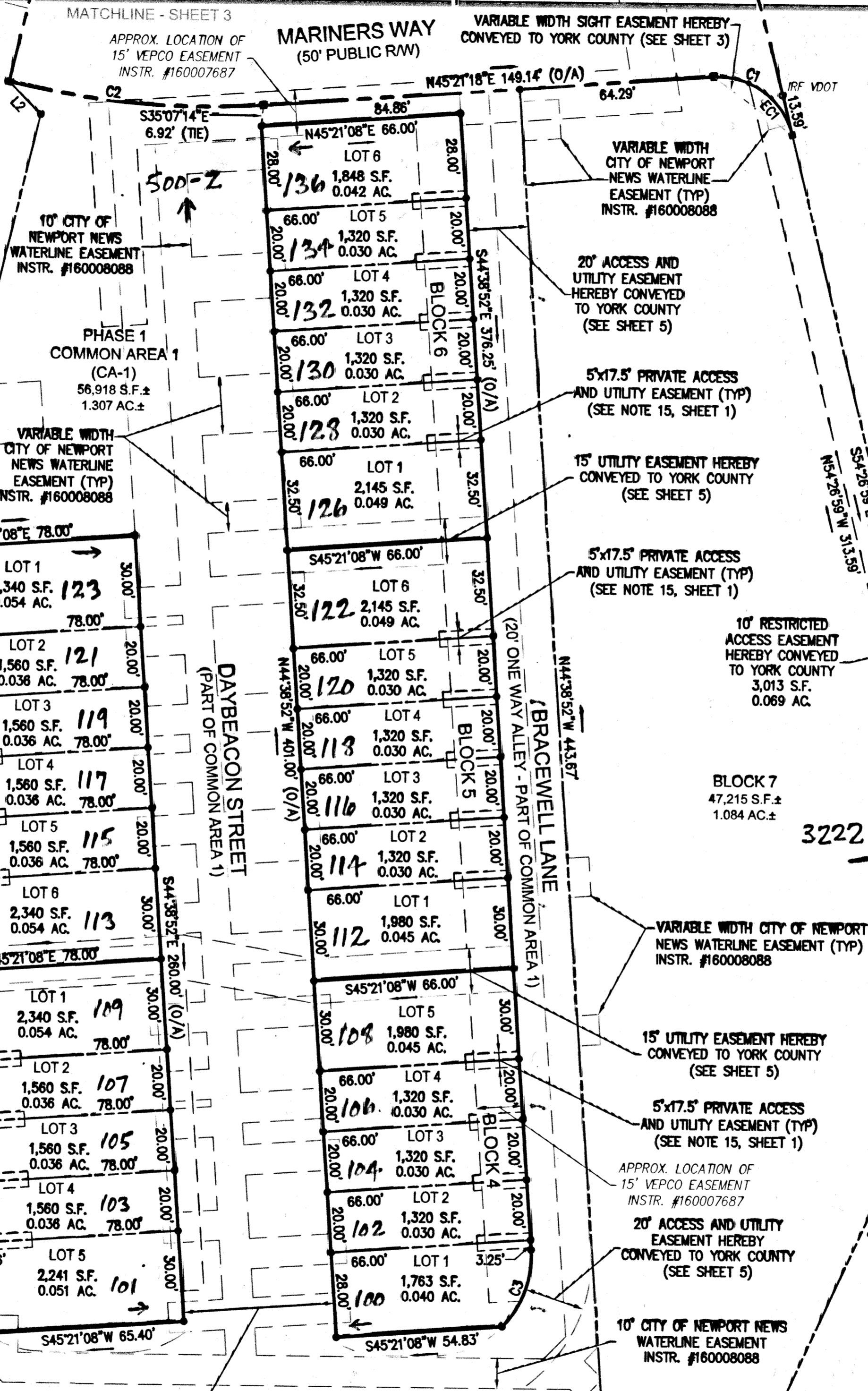
LINE #	BEARING	LENGTH
EL1	S15°56'38"E	16.06'

NOW OR FORMERLY
YORKTOWN INDUSTRIES, INC
D.B. 260, PG. 650
TAX MAP #24-00-00-097
GPIN: R08a-0110-3137
ZONE: GB

20' ACCESS EASEMENT
HEREBY CONVEYED
TO YORK COUNTY
(SEE SHEET 5)

50' ACCESS AND UTILITY
EASEMENT HEREBY
CONVEYED TO YORK COUNTY
(SEE SHEET 5)

NOW OR FORMERLY
HARMON J. COXTON, JR. ETUX
INSTR. #050008328
TAX MAP #24-00-00-099
GPIN: R08a-0789-3564
ZONE: IL/GB

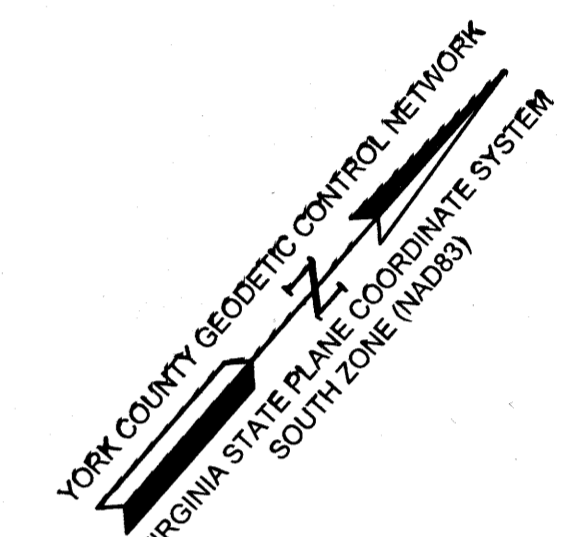


PLAT OF SUBDIVISION
YORKTOWN CRESCENT
PHASE 1

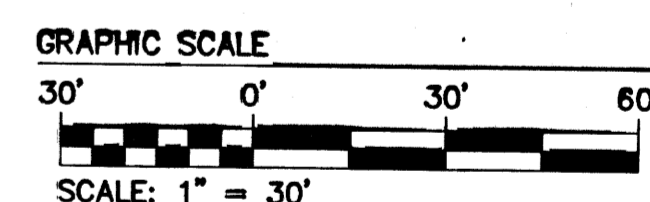
NELSON DISTRICT YORK COUNTY VIRGINIA
Date: 11/11/2016 Scale: 1"=30' Proj. No.: H10028-00 Proj. Contacts: RDM

AES CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

SHEET 4 OF 5



ROBERT D. MANN
Lic. No. 002509
11/11/2016
LAND SURVEYOR



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature] PLAT APPROVING AGENT
DATE: FEBRUARY 15, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
YORK-POQUOSON THE 15TH DAY OF February, 2017.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS, AS INSTRUMENT NO. 170003214

TESTE: Kristen N. Nelson, CLERK
BY: [Signature]