

PLAT OF SUBDIVISION
TOWNHOMES AT MARTIN FARM

GRAFTON DISTRICT YORK COUNTY VIRGINIA
DATE: 5/02/16 SCALE: 1"=30' DRAWN: JFS



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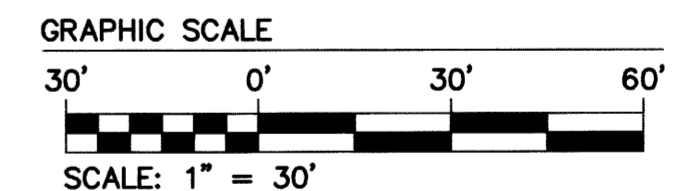
JOB NO. W10375 SHEET 2 OF 7

EASEMENT LEGEND

- *A - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
- *B - DRAINAGE EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
- *C - 10' X 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
- *D - VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY
- *F - VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION AND YORK COUNTY
- *G - WATERLINE EASEMENT TO BE CONVEYED TO THE CITY OF NEWPORT NEWS
- *H - UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
- *K - VARIABLE WIDTH SIGHT DISTANCE EASEMENT HEREBY CONVEYED TO YORK COUNTY

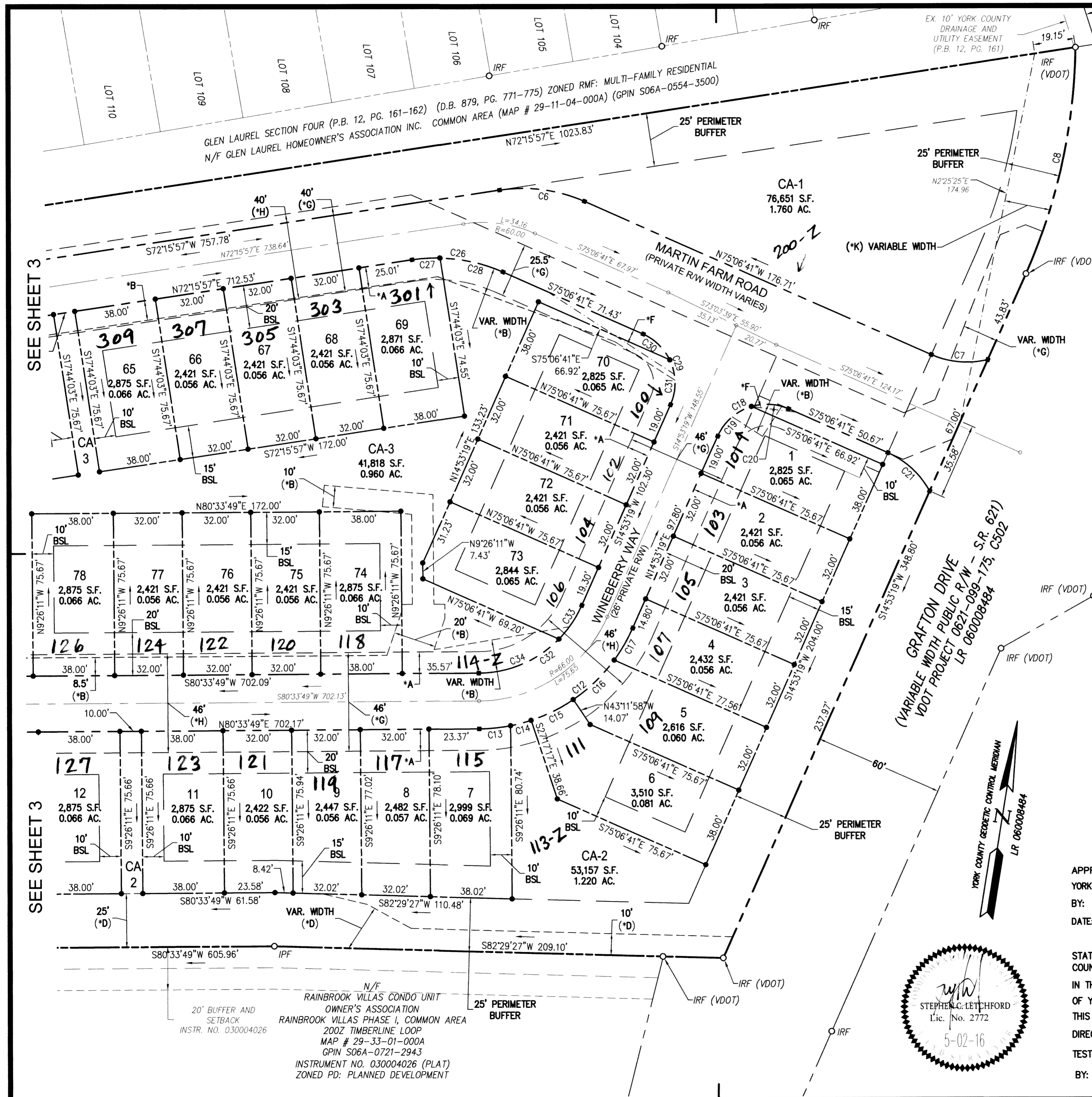
ALL ROADS WITHIN THE TOWNHOMES AT MARTIN FARM SUBDIVISION ARE TO BE NON-EXCLUSIVE INGRESS/EGRESS ACCESS EASEMENTS HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION

NOTE: SEE SHEET 5 FOR CURVE TABLES
SEE SHEETS 6 AND 7 FOR EASEMENT DIMENSIONS AND TIES



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *Shawn Kasse* PLAT APPROVING AGENT
DATE: MARCH 22, 2017

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 28th DAY OF March, 2017.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170005526 3:23pm
TESTE: Kristen N. Nelsen CLERK
BY: Talvin D. Williams



20' BUFFER AND SETBACK
INSTR. NO. 030004026
N/F RAINBROOK VILLAS CONDO UNIT OWNER'S ASSOCIATION
RAINBROOK VILLAS PHASE I, COMMON AREA
2002 TIMBERLINE LOOP
MAP # 29-33-01-000A
GPIN S06A-0721-2943
INSTRUMENT NO. 030004026 (PLAT)
ZONED PD: PLANNED DEVELOPMENT