

PLAT OF SUBDIVISION
WHITTAKER'S MILL
SINGLE FAMILY DETACHED HOMES
SECTION 2, PHASE 1

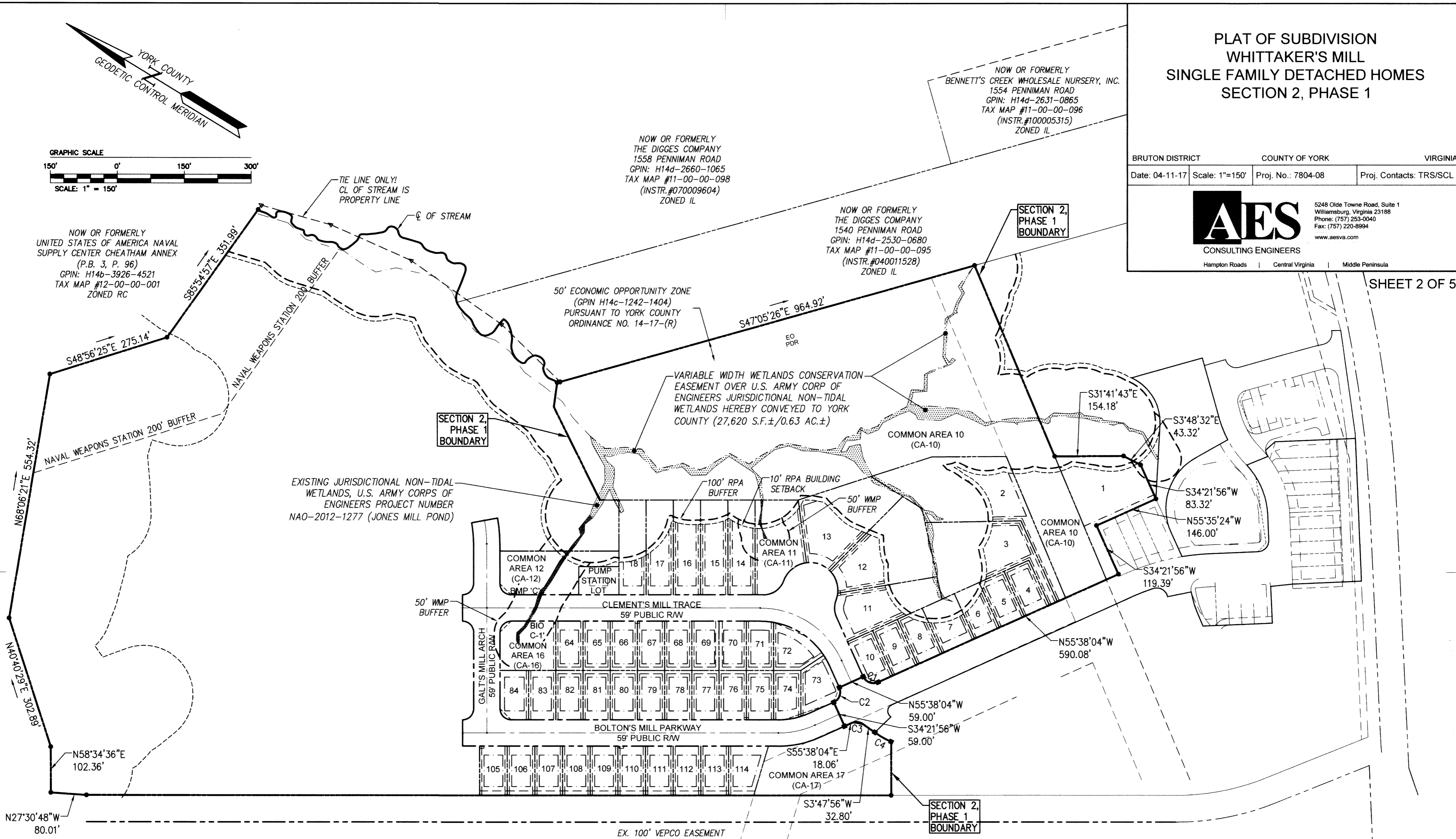
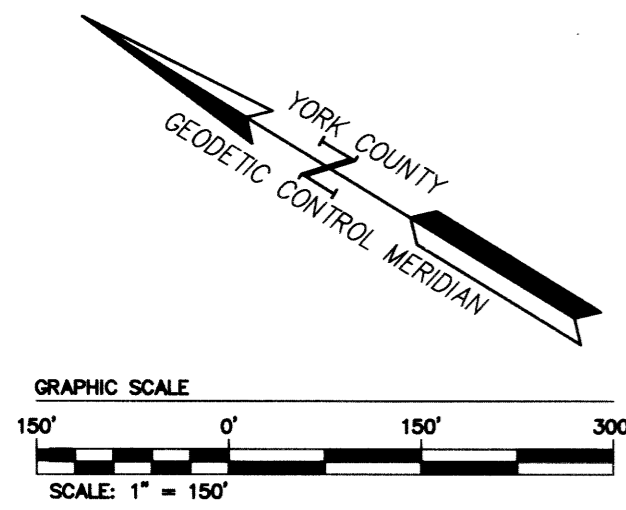
BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 04-11-17 Scale: 1"=150' Proj. No.: 7804-08 Proj. Contacts: TRS/SCL



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
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www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 2 OF 5



NOW OR FORMERLY
UNITED STATES OF AMERICA NAVAL
SUPPLY CENTER CHEATHAM ANNEX
(P.B. 3, P. 96)
GPIN: H14b-3926-4521
TAX MAP #12-00-00-001
ZONED RC

NOW OR FORMERLY
THE DIGGES COMPANY
1558 PENNIMAN ROAD
GPIN: H14d-2660-1065
TAX MAP #11-00-00-098
(INSTR.#070009604)
ZONED IL

NOW OR FORMERLY
BENNETT'S CREEK WHOLESALE NURSERY, INC.
1554 PENNIMAN ROAD
GPIN: H14d-2631-0865
TAX MAP #11-00-00-096
(INSTR.#100005315)
ZONED IL

NOW OR FORMERLY
THE DIGGES COMPANY
1540 PENNIMAN ROAD
GPIN: H14d-2530-0680
TAX MAP #11-00-00-095
(INSTR.#040011528)
ZONED IL

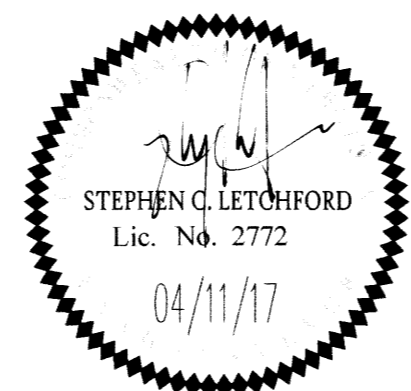
50' ECONOMIC OPPORTUNITY ZONE
(GPIN H14c-1242-1404)
PURSUANT TO YORK COUNTY
ORDINANCE NO. 14-17-(R)

VARIABLE WIDTH WETLANDS CONSERVATION
EASEMENT OVER U.S. ARMY CORP OF
ENGINEERS JURISDICTIONAL NON-TIDAL
WETLANDS HEREBY CONVEYED TO YORK
COUNTY (27,620 S.F.±/0.63 AC.±)

EXISTING JURISDICTIONAL NON-TIDAL
WETLANDS, U.S. ARMY CORPS OF
ENGINEERS PROJECT NUMBER
NAO-2012-1277 (JONES MILL POND)

EX. 100' VEPCO EASEMENT
(DB 58, PG. 571)

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N10°38'04"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S79°21'56"W
C3	59°26'00"	25.00'	25.93'	14.27'	24.79'	S25°55'04"E
C4	10°46'11"	224.50'	42.20'	21.16'	42.14'	S1°35'10"E



LEGEND	
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT
---	SIGHT EASEMENT
CMF	CONCRETE MONUMENT FOUND
IRF	IRON ROD FOUND
■	CONCRETE MONUMENT SET
●	IRON ROD SET
RPA	RESOURCE PROTECTION AREA
WMP	WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT
BOE	BEGINNING OF EASEMENT
EOE	END OF EASEMENT

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Sharon Kasper PLAT APPROVING AGENT
DATE: APRIL 28, 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 April, 2017.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS, AS INSTRUMENT NO. 170007558
TESTE: Kristen N. Nelson CLERK
BY: Wendy Hood