

LINE TYPE LEGEND (SCALE 1:2)

APPEARANCE	DESCRIPTION
---	BUILDING SETBACK
---	INGRESS/EGRESS EASEMENT
---	NO INGRESS/EGRESS EASEMENT
---	ADJACENT PROPERTY
---	VACATED PROPERTY LINE
---	PROPERTY ZONING
---	RIGHT-OF-WAY DEDICATED
---	SEWER EASEMENT
---	SEWER EASEMENT CENTER
---	STORM DRAINAGE EASEMENT
---	STORM DRAINAGE EASEMENT CENTER

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHD BEARING
C1	90°00'00"	25.00'	39.27'	35.36'	25.00'	S40°12'50"W
C2	90°00'00"	25.00'	39.27'	35.36'	25.00'	S49°47'10"E
C3	34°06'59"	305.00'	181.61'	178.94'	93.59'	S21°50'39"E
C4	9°26'04"	2015.84'	331.94'	331.56'	166.34'	N27°20'11"W
C5	90°00'00"	50.00'	78.54'	70.71'	50.00'	N18°36'57"E

SEE SHEET 2 FOR NOTES AND AREA TABLE.

INDICATES 20' UTILITY EASEMENT HEREBY DEDICATED TO YORK COUNTY (SEE NOTE 10, SHEET 2)

RESUBDIVISION AND PROPERTY LINE VACATION PLAT OF GRAFTON SHOPPING CENTER GRAFTON DISTRICT, YORK COUNTY, VIRGINIA

Date	Drawn By	Checked By	Drawing Path \ Name, Layout
11/18/15	---	EFR, Jr	M:\13\056\Surveys\13056 SubPlat - Revised 7.dwg, 003



AMERICAN Engineering

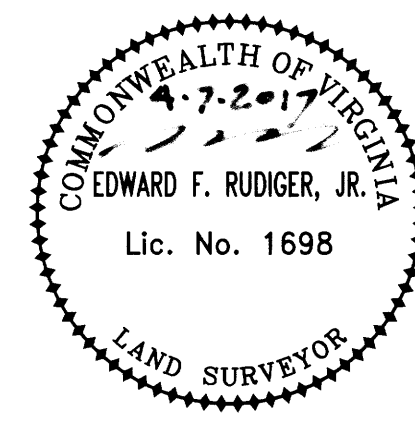
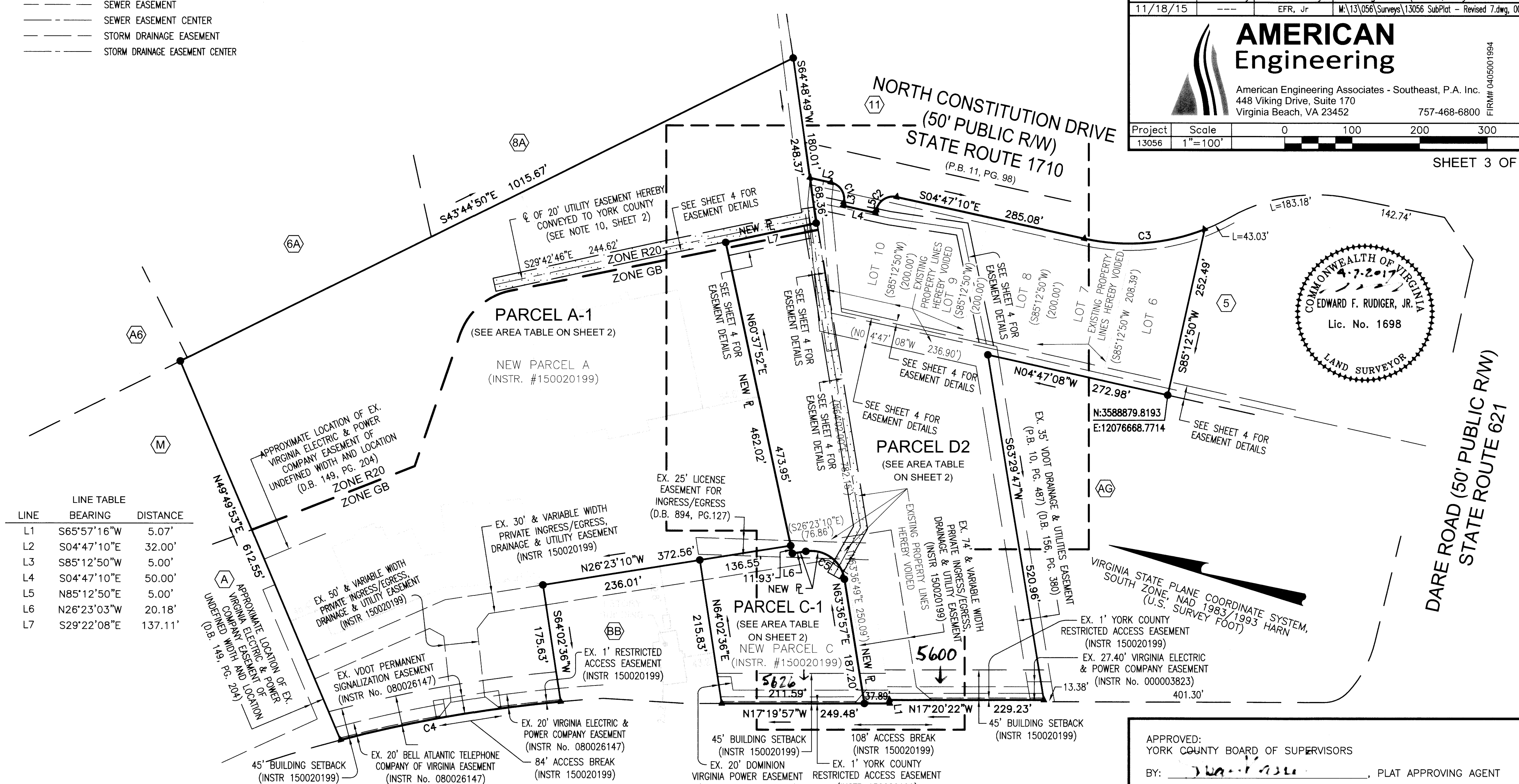
American Engineering Associates - Southeast, P.A. Inc.
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Virginia Beach, VA 23452

757-468-6800

FIRM# 0405001994

Project	Scale	0	100	200	300
13056	1"=100'				

SHEET 3 OF 4



LINE TABLE

LINE	BEARING	DISTANCE
L1	S65°57'16"W	5.07'
L2	S04°47'10"E	32.00'
L3	S85°12'50"W	5.00'
L4	S04°47'10"E	50.00'
L5	N85°12'50"E	5.00'
L6	N26°23'03"W	20.18'
L7	S29°22'08"E	137.11'

ADJACENT OWNER TABLE

KEY	PROPERTY	GPIN	TAX ID	ADDRESS	OWNER	INSTRUMENT
5	LOT 5	S06a-1820-3838	29-25-00-005	105 CONSTITUTION DR	COUNTY OF YORK	150005823
6A	PARCEL A	S07c-1496-0177	29-00-00-040	210 WOLF TRAP ROAD	GRAFTON BUFFA GROUP LLC	010021624
8A	PARCEL A	S06a-1851-4807	29-00-00-040A	212 LL WOLF TRAP ROAD	GRAFTON BUFFA GROUP LLC	010015514
11	LOT 11	S06a-2079-4341	29-25-00-011	112 N CONSTITUTION DR	MEDICAL FACILITIES OF AMERICA	D.B.511, PG.332
A	PARCEL A	S07c-0808-0168	29-00-00-0032A	5824 GEO WASH MEM HWY	WAWA INC	P.B.13, PG.334
AG	PARCEL A	S07c-1246-0422	29-00-00-040D	208 WOLF TRAP ROAD	GRAFTON BUFFA GROUP LLC	010021624
AG	PARCEL A	S06a-1464-3889	29-32-00-000A	5518 GEO WASH MEM HWY	B C YORK INC	P.B.12, PG.657
M		S07c-1058-0320	29-00-00-042	200 WOLF TRAP RD	M R P ENTERPRISES LLC	080018800
BB	NEW PARCEL B	S06a-1089-4532	29-24-00-000BB	5704 GEO WASH MEM HWY	ABLE ARCHER LLC	150020199

GEORGE WASHINGTON MEMORIAL HIGHWAY (VARIABLE WIDTH PUBLIC R/W) U.S. ROUTE 17 (INSTR No. 080026147)

PROPERTY MARKER LEGEND

FOUND	SET	DESCRIPTION
○ PIN(F)	● PIN(S)	PIN
	▲ PIN(C)	PIN IN CONCRETE

APPROVED: YORK COUNTY BOARD OF SUPERVISORS
 BY: [Signature], PLAT APPROVING AGENT
 DATE: APR 11 2017, 2017

STATE OF VIRGINIA COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 11th DAY OF May, 2017 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170008090.
 TESTE: Kristen N. Nelson, CLERK
 BY: Alisa Bowden, D.C.