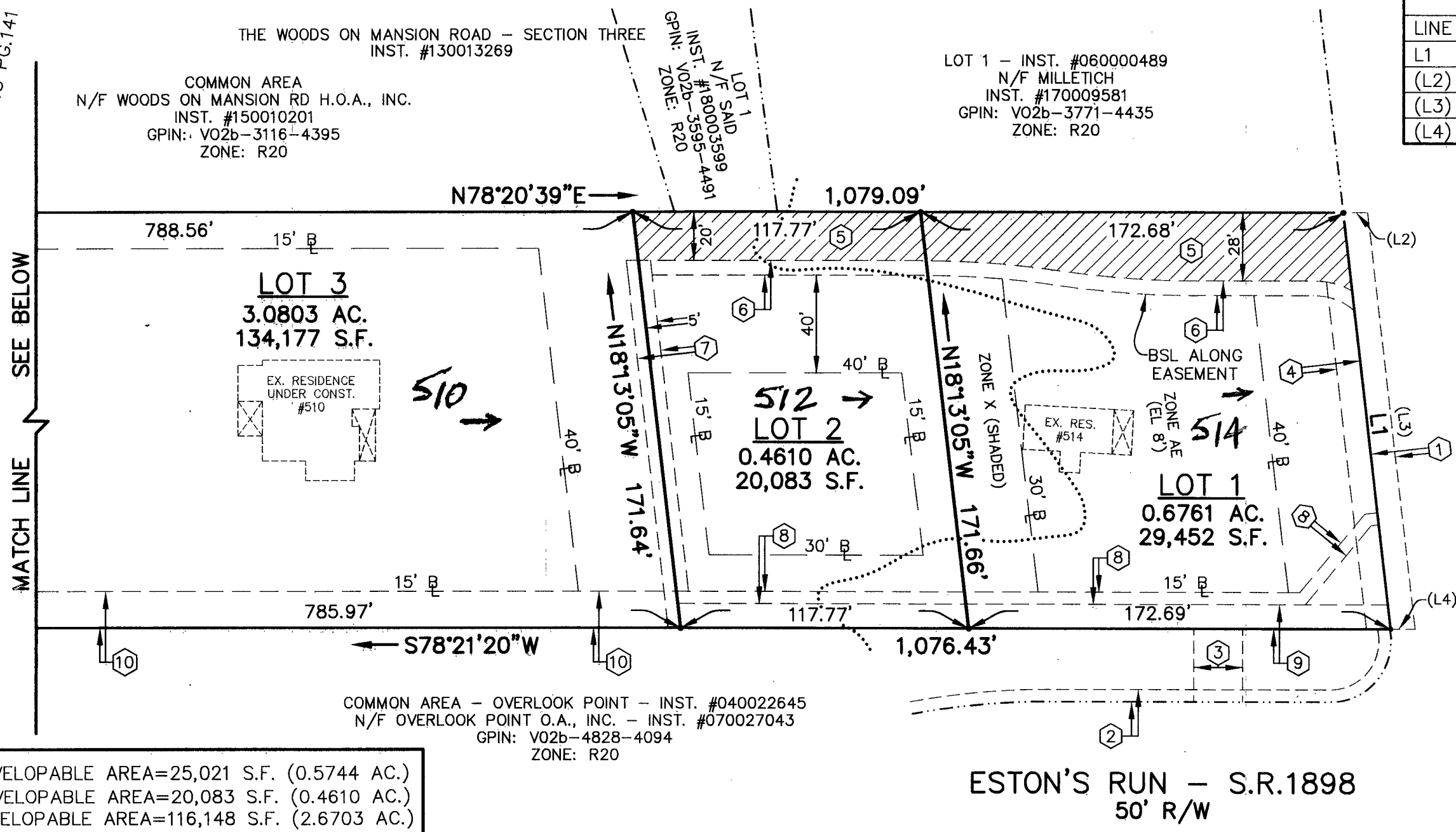
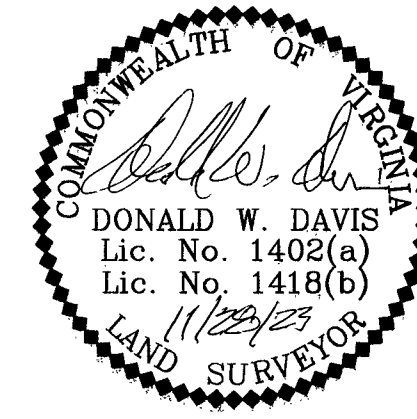


BASIS: P.B.13 PG.141

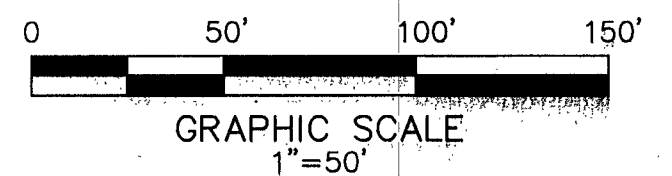


LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S18°13'05"E	171.70'
L2	(N78°20'39"E)	(10.01')
L3	(S18°13'05"E)	(171.70')
L4	(S78°21'20"W)	(10.01')



FAMILY SUBDIVISION
OF THE PROPERTY OF
**ANNA STATION &
DAVID STATION**
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=50' DATE: NOVEMBER 28, 2023
SHEET 2 OF 2
DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583

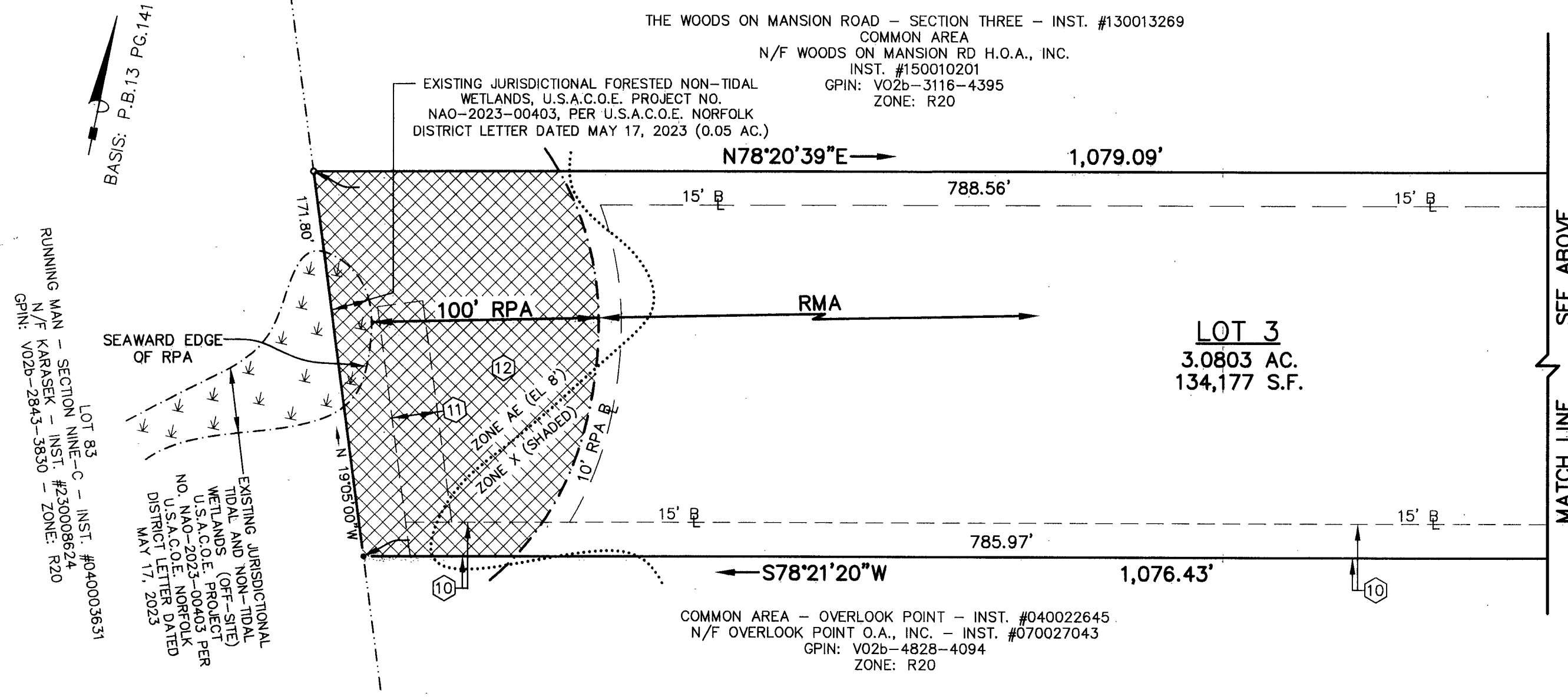


- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINES
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES RESOURCE PROTECTION AREA
- DENOTES RESOURCE MANAGEMENT AREA
- DENOTES FLOOD ZONE BOUNDARY & FLOOD ZONE DESIGNATION AS SCALED FROM FIRM MAPS

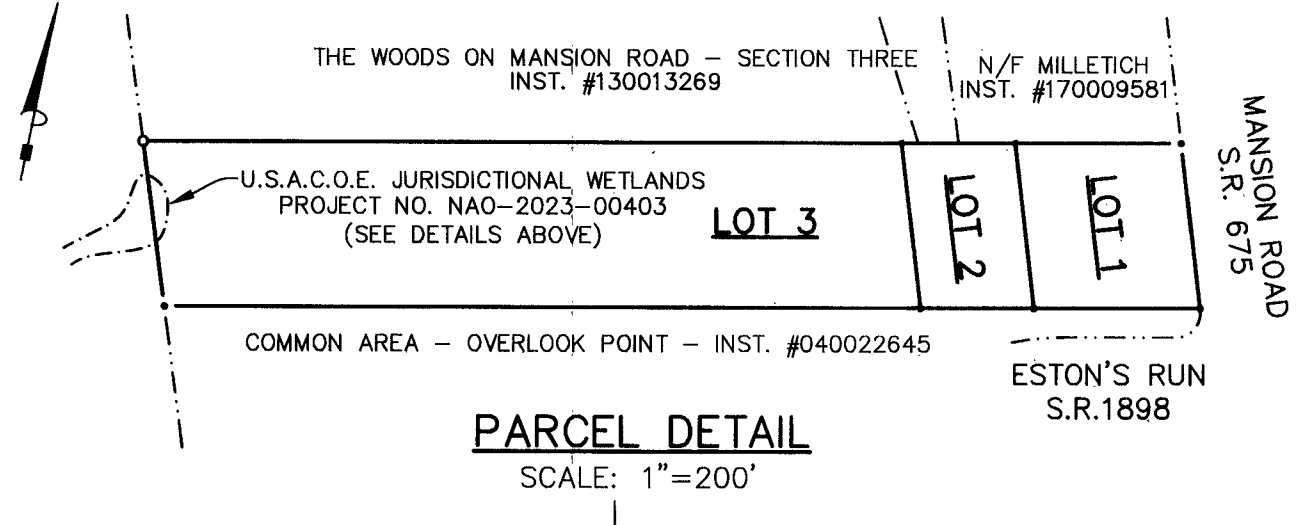
LOT 1 DEVELOPABLE AREA=25,021 S.F. (0.5744 AC.)
LOT 2 DEVELOPABLE AREA=20,083 S.F. (0.4610 AC.)
LOT 3 DEVELOPABLE AREA=116,148 S.F. (2.6703 AC.)

BASIS: P.B.13 PG.141



EASEMENT LEGEND

- ① - 10' STRIP OF LAND HEREBY DEDICATION TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES. 0.0394 AC. (1,717 S.F.)
- ② - EXISTING 5' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT - INST. #040022645
- ③ - EXISTING 20' YORK COUNTY DRAINAGE EASEMENT INST. #040022645
- ④ - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- ⑤ - VARIABLE WIDTH PRIVATE INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2 & 3 (HATCHED AREA)
- ⑥ - 6' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2 & 3
- ⑦ - 10' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2 & 3
- ⑧ - 5' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2 & 3
- ⑨ - 10' PRIVATE SANITARY SEWER EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2 & 3
- ⑩ - 15' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2 & 3
- ⑪ - 20' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2 & 3
- ⑫ - VARIABLE WIDTH PRIVATE FOREST/OPEN SPACE CONSERVATION EASEMENT HEREBY CONVEYED TO LOTS 1-3. 0.41 AC. (18,029 S.F.)



APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: PLAT APPROVING AGENT

DATE: JUNE 13, 2024

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK
POQUOSON CIRCUIT COURT THIS 13th
DAY OF June 2024 THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 240007440
KRISTEN N. NELSON, CLERK

TESTE: _____
CLERK

BY: