

SUBDIVISION OF THE PROPERTY OF FAULKNER ROAD ASSOCIATES, LLC (PUMP STATION LOT) ON PARCEL B (INST. NO. 080020893)

GPIN: R07A-0467-4355 148 FAULKNER ROAD NELSON DISTRICT YORK COUNTY, VIRGINIA MAY 14, 2024

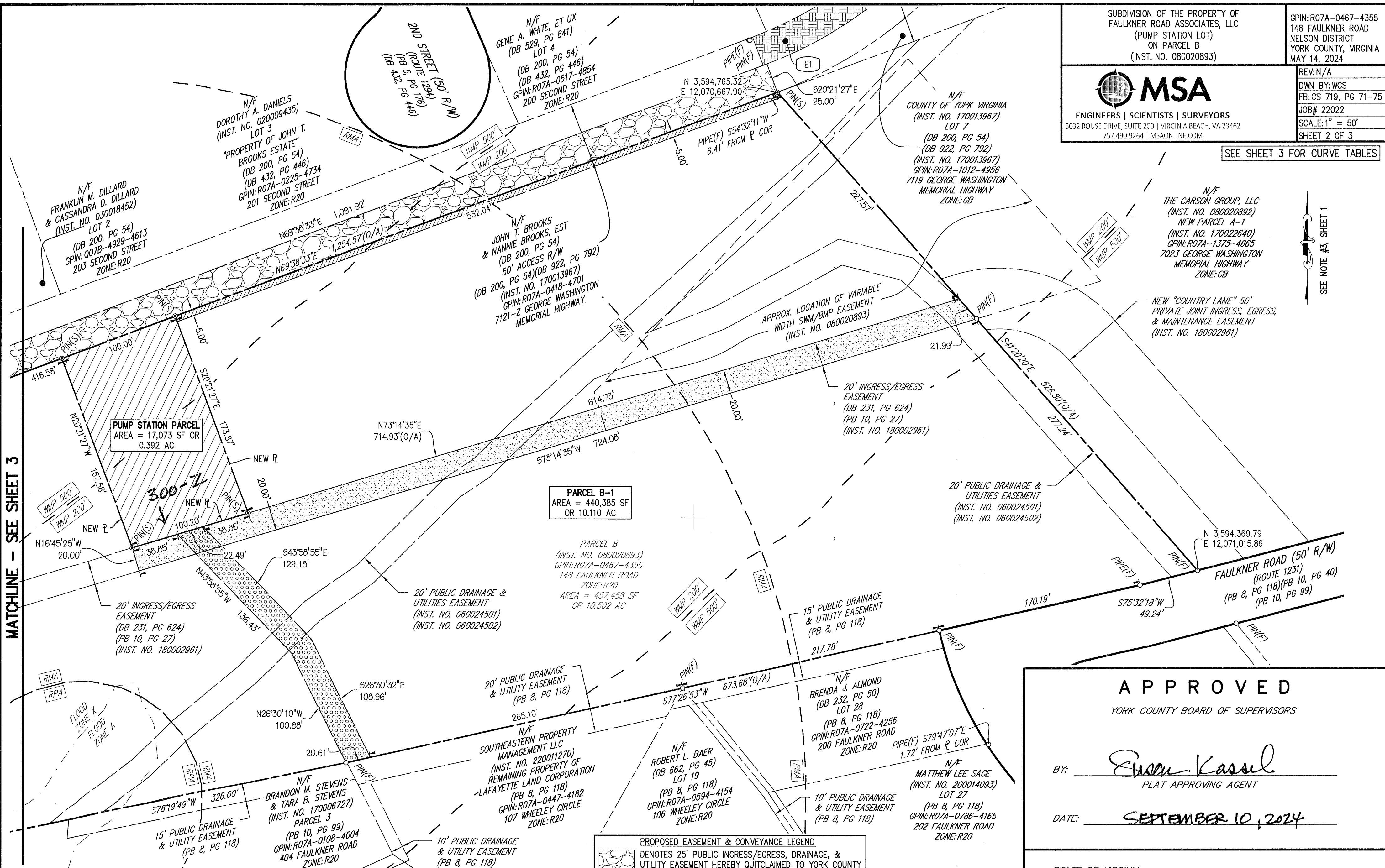


ENGINEERS | SCIENTISTS | SURVEYORS 5032 ROUSE DRIVE, SUITE 200 | VIRGINIA BEACH, VA 23462 757.490.9264 | MSAONLINE.COM

REV: N/A DWN BY: WGS FB: CS 719, PG 71-75 JOB#: 22022 SCALE: 1" = 50' SHEET 2 OF 3

SEE SHEET 3 FOR CURVE TABLES

SEE NOTE #3, SHEET 1



MATCHLINE - SEE SHEET 3

PUMP STATION PARCEL AREA = 17,073 SF OR 0.392 AC

PARCEL B-1 AREA = 440,385 SF OR 10.110 AC

PARCEL B (INST. NO. 080020893) GPIN: R07A-0467-4355 148 FAULKNER ROAD ZONE: R20 AREA = 457,458 SF OR 10.502 AC

20' INGRESS/EGRESS EASEMENT (DB 231, PG 624) (PB 10, PG 27) (INST. NO. 180002961)

20' PUBLIC DRAINAGE & UTILITIES EASEMENT (INST. NO. 060024501) (INST. NO. 060024502)

20' INGRESS/EGRESS EASEMENT (DB 231, PG 624) (PB 10, PG 27) (INST. NO. 180002961)

20' PUBLIC DRAINAGE & UTILITIES EASEMENT (INST. NO. 060024501) (INST. NO. 060024502)

NEW "COUNTRY LANE" 50' PRIVATE JOINT INGRESS, EGRESS, & MAINTENANCE EASEMENT (INST. NO. 180002961)

FAULKNER ROAD (50' R/W) (ROUTE 1231) (PB 8, PG 118)(PB 10, PG 40) (PB 10, PG 99)

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel PLAT APPROVING AGENT

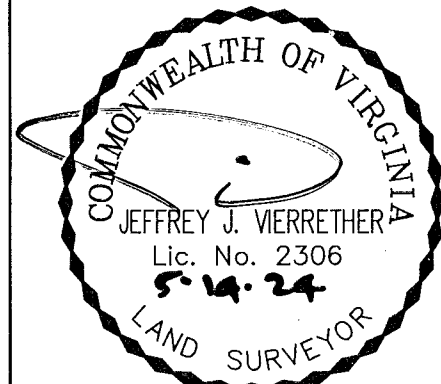
DATE: SEPTEMBER 10, 2024

STATE OF VIRGINIA COUNTY OF YORK

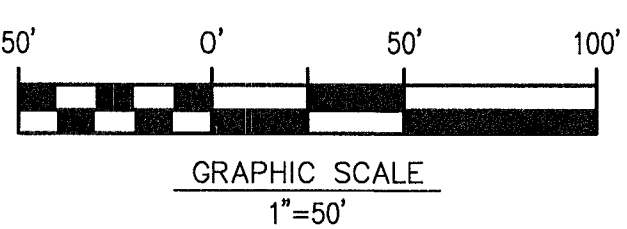
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, POQUOSON, ON THE 17th DAY OF September, 2024, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 240012662

TESTE: Kristen N. Nelson, CLERK.

BY: Heidi Kassel, DC



- LEGEND: IRON PIN FOUND - PIN(F), IRON PIN SET - PIN(S), NAIL FOUND - NAIL(F), NAIL SET - NAIL(S), DRILL HOLE FOUND - DH(F), DRILL HOLE SET - DH(S), CONC. STEEL PIN FOUND - MON(F), CONC. STEEL PIN SET - MON(S)



EXISTING EASEMENT KEYNOTES: E1 25' PUBLIC INGRESS/EGRESS, DRAINAGE, & UTILITY EASEMENT (INST. NO. 180019616)

- PROPOSED EASEMENT & CONVEYANCE LEGEND: DENOTES 25' PUBLIC INGRESS/EGRESS, DRAINAGE, & UTILITY EASEMENT HEREBY QUITCLAIMED TO YORK COUNTY AREA = 26,983 SF OR 0.619 AC; DENOTES AREA HEREBY CONVEYED TO YORK COUNTY FOR PUMP STATION PARCEL AREA = 17,073 SF OR 0.392 AC; DENOTES 20' PUBLIC INGRESS/EGRESS EASEMENT HEREBY CONVEYED TO YORK COUNTY AREA = 14,390 SF OR 0.330 AC; DENOTES 20' PUBLIC UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY AREA = 4,754 SF OR 0.109 AC; DENOTES 5' PUBLIC INGRESS/EGRESS, DRAINAGE, & UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY AREA = 2,665 SF OR 0.061 AC