


PLAT OF SUBDIVISION
TRANQUILITY
 PHASE IIA

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
 Date: 10-07-24 Scale: 1"=100' Proj. No.: W10483-01 Proj. Contacts: SJB/TRS



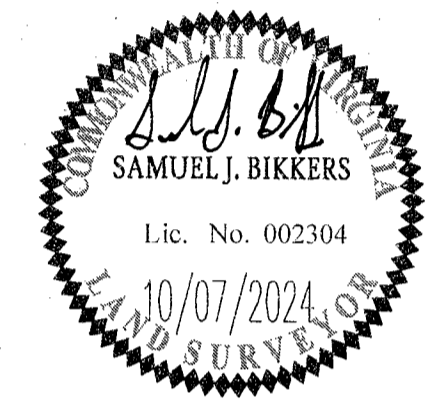
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SHEET 5 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°21'39"E	4.79'
L2	S60°06'48"E	75.60'
L3	S54°44'35"E	44.82'
L4	S60°55'26"E	46.70'
L5	S2°11'10"E	72.39'
L6	S20°15'28"E	52.82'
L7	S20°15'28"E	33.85'
L8	S35°45'15"E	15.49'
L9	S35°45'15"E	66.58'
L10	S51°50'34"E	9.78'
L11	S51°50'34"E	23.68'
L12	S51°50'34"E	52.30'
L13	S59°55'21"E	81.80'
L14	S59°55'21"E	7.84'
L15	S69°44'32"W	21.95'
L16	S54°14'45"W	20.65'
L17	S38°09'26"W	19.82'
L18	S38°09'26"W	21.48'
L19	S30°04'39"W	19.73'
L20	S53°28'57"E	152.93'
L21	S53°28'57"E	29.10'
L22	S32°59'14"E	34.34'
L23	S32°59'14"E	33.17'
L24	S32°59'14"E	38.52'
L25	S46°27'58"E	12.60'
L26	S46°27'58"E	30.12'
L27	S46°27'58"E	19.54'
L28	S46°27'58"E	66.24'
L29	S46°27'58"E	7.44'
L30	S58°46'22"E	107.76'
L31	S58°46'22"E	10.70'
L32	S58°46'22"E	10.51'
L33	S59°53'06"E	88.39'
L34	S59°53'06"E	55.57'
L35	N31°13'38"E	31.30'
L36	N43°32'02"E	30.80'
L37	N43°32'02"E	27.59'
L38	N57°00'46"E	32.47'
L39	S89°31'27"E	42.12'
L40	N20°13'32"E	41.91'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N20°13'32"E	19.09'
L42	S36°31'03"W	36.42'
L43	S57°00'46"W	20.92'
L44	S43°32'02"W	20.15'
L45	S43°32'02"W	23.05'
L46	S31°13'38"W	18.97'
L47	S31°13'38"W	18.92'
L48	S30°06'54"W	18.50'
L49	S22°02'57"E	65.60'
L50	S22°02'57"E	21.94'
L51	S34°09'03"E	15.54'
L52	S46°01'14"E	5.33'
L53	S46°01'14"E	8.67'
L54	S64°23'57"E	26.94'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	88°27'09"	25.00'	38.59'	24.33'	34.87'	S42°41'16"E
C2	61°25'24"	275.00'	294.81'	163.36'	280.90'	S29°10'24"E
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S75°06'54"W
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	S14°53'06"E
C5	28°07'55"	525.00'	257.77'	131.54'	255.19'	N45°49'08"W
C6	5°34'17"	525.00'	51.05'	25.55'	51.03'	N57°05'57"W
C7	5°46'56"	525.00'	52.98'	26.51'	52.96'	N51°25'21"W
C8	5°46'56"	525.00'	52.98'	26.51'	52.96'	N45°38'25"W
C9	5°46'56"	525.00'	52.98'	26.51'	52.96'	N39°51'29"W
C10	5°12'51"	525.00'	47.78'	23.91'	47.76'	N34°21'36"W
C11	47°31'25"	25.00'	20.74'	11.01'	20.15'	N55°30'53"W
C12	12°14'26"	25.00'	5.34'	2.68'	5.33'	N37°52'23"W
C13	35°17'00"	25.00'	15.40'	7.95'	15.15'	N61°38'06"W
C14	276°22'16"	50.00'	241.18'	44.73'	66.67'	N58°54'32"E
C15	54°30'39"	50.00'	47.57'	25.76'	45.80'	N52°01'16"W
C16	52°13'38"	50.00'	45.58'	24.51'	44.02'	N1°20'52"E
C17	51°20'47"	50.00'	44.81'	24.03'	43.32'	N53°08'05"E
C18	51°47'12"	50.00'	45.19'	24.27'	43.67'	S75°17'56"E
C19	58°04'20"	50.00'	50.68'	27.76'	48.54'	S20°22'09"E
C20	8°25'39"	50.00'	7.35'	3.68'	7.35'	S12°52'50"W
C21	48°59'40"	25.00'	21.38'	11.39'	20.73'	S7°24'10"E
C22	27°59'06"	475.00'	232.00'	118.36'	229.71'	S45°53'33"E
C23	5°18'14"	475.00'	43.97'	22.00'	43.96'	S34°33'07"E
C24	8°17'34"	475.00'	68.75'	34.44'	68.69'	S41°21'01"E
C25	8°17'34"	475.00'	68.75'	34.44'	68.69'	S49°38'35"E
C26	6°05'43"	475.00'	50.53'	25.29'	50.51'	S56°50'14"E
C27	90°00'00"	25.00'	39.27'	25.00'	35.36'	N75°06'54"E
C28	88°18'14"	25.00'	38.53'	24.27'	34.83'	N14°02'13"W
C29	59°43'39"	325.00'	338.79'	186.61'	323.66'	N28°19'31"W
C30	8°50'58"	325.00'	50.20'	25.15'	50.15'	N53°45'51"W
C31	9°08'03"	325.00'	51.81'	25.96'	51.76'	N44°46'20"W
C32	9°08'03"	325.00'	51.81'	25.96'	51.76'	N35°38'18"W
C33	9°08'03"	325.00'	51.81'	25.96'	51.76'	N26°30'15"W
C34	8°07'40"	325.00'	46.10'	23.09'	46.07'	N17°52'23"W
C35	15°20'52"	325.00'	87.06'	43.79'	86.80'	N6°08'07"W
C36	29°01'43"	100.00'	50.66'	25.89'	50.12'	S64°09'24"E
C37	11°41'47"	110.00'	22.46'	11.27'	22.42'	S54°15'54"E
C38	24°53'41"	110.00'	47.79'	24.28'	47.42'	S67°11'26"E
C39	15°39'20"	110.00'	30.06'	15.12'	29.96'	S53°05'46"E
C40	32°58'02"	110.31'	63.47'	32.64'	62.60'	N60°35'44"W
C41	31°06'55"	110.31'	59.91'	30.71'	59.17'	N28°33'15"W
C42	22°58'17"	110.10'	44.14'	22.37'	43.85'	N64°04'04"W
C43	19°13'26"	110.10'	36.94'	18.65'	36.77'	N42°58'13"W



LEGEND	
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK LINE (BSL)
---	EASEMENT
---	CENTERLINE OF ROAD
---	CENTERLINE OF UTILITY EASEMENT
---	100' RPA BUFFER
---	LIMITS OF WETLANDS
○ IPF	IRON PIN FOUND
○ IRF	IRON ROD FOUND
■	MONUMENT SET
■	IRON ROD SET
■	RPA
■	VARIABLE WIDTH RETAINING WALL
■	MAINTENANCE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION ARE PERMITTED TO INTERIOR AREA BEHIND RETAINING WALL AFTER INSTALLATION)
■	10' RESTRICTED ACCESS EASEMENT COLLOCATED WITH THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: [Signature] PLAT APPROVING AGENT
 DATE: DECEMBER 9, 2024

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10 DAY OF December, 2024.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 24006506
 KRISTEN N. NELSON, CLERK
 TESTE: [Signature] CLERK
 BY: [Signature]