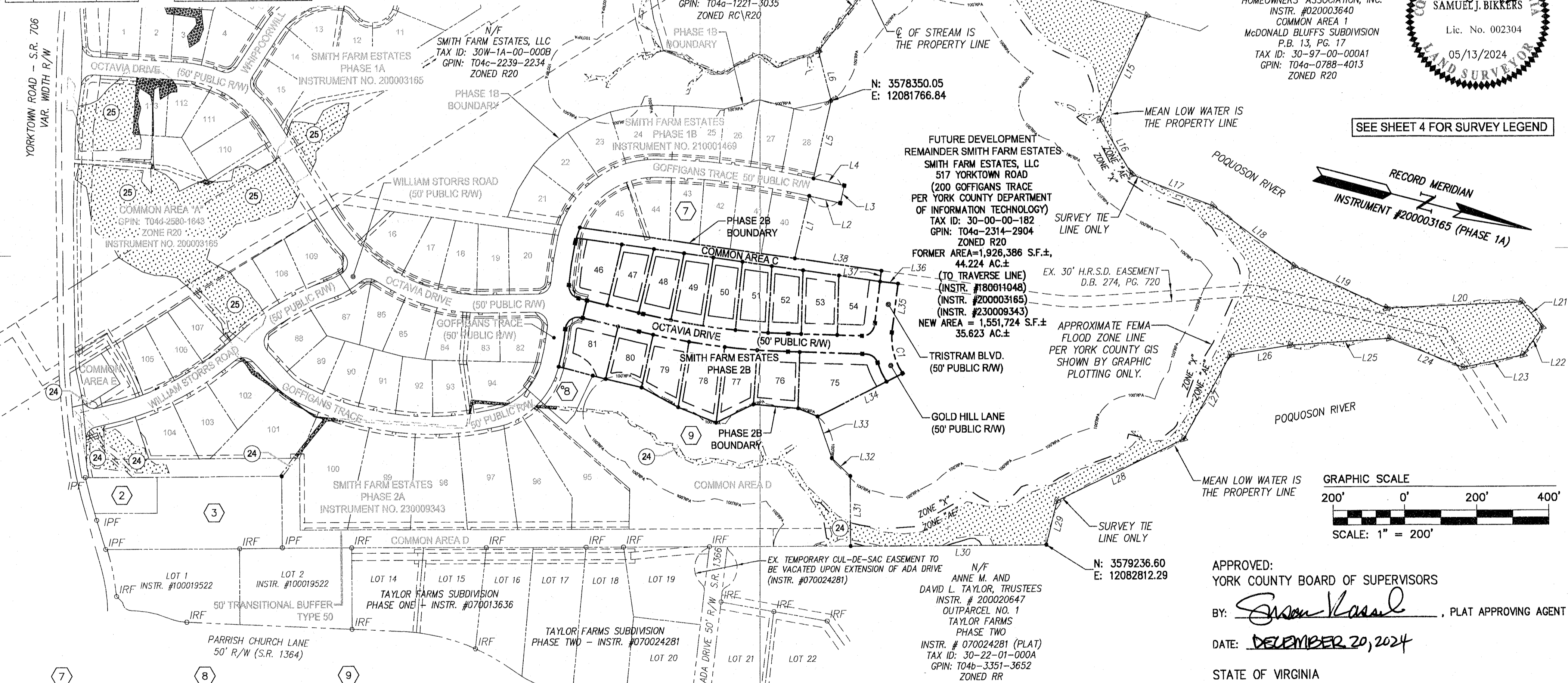


LINE	BEARING	LENGTH
L1	S88°25'51"W	177.78'
L2	N1°34'09"W	88.91'
L3	S88°25'51"W	50.00'
L4	S1°34'09"E	88.21'
L5	S88°25'51"W	221.32'
L6	S60°58'48"W	143.01'
L7	N66°04'12"W	299.21'
L8	N46°15'25"W	64.86'
L9	N26°31'34"W	119.28'
L10	N11°02'08"W	196.39'
L11	N51°00'36"E	81.51'
L12	N20°30'46"E	20.05'
L13	N17°59'20"E	32.07'
L14	N1°42'04"E	296.85'
L15	S79°56'04"E	318.29'

LINE	BEARING	LENGTH
L16	N44°53'22"E	175.59'
L17	N6°38'30"E	241.52'
L18	N22°05'36"E	282.75'
L19	N10°00'55"E	281.89'
L20	N17°19'44"W	374.43'
L21	N36°22'29"E	91.21'
L22	S69°33'44"E	93.40'
L23	S26°29'28"E	169.33'
L24	S6°54'16"W	219.92'
L25	S18°21'03"E	275.88'
L26	S23°42'00"E	169.70'
L27	S75°16'05"E	266.67'
L28	S40°19'12"E	393.59'
L29	N89°19'59"E	125.19'
L30	S14°44'21"E	1559.43'

LINE	BEARING	LENGTH
L31	S75°15'39"W	194.75'
L32	S29°01'09"W	71.38'
L33	S56°23'59"W	121.41'
L34	N41°21'47"W	267.70'
L35	S82°49'23"W	128.54'
L36	S71°03'37"E	50.00'
L37	S82°49'23"W	30.00'
L38	S6°21'15"E	244.73'



7 N/F SMITH FARM ESTATES, LLC SMITH FARM ESTATES PHASE 1B LOTS 40-45 ZONED R20

8 N/F YORK COUNTY PUMP STATION INSTRUMENT NO. 220008905 GPIN: T04b-2737-2839 ZONED R20

9 N/F SMITH FARM ESTATES, LLC SMITH FARM ESTATES PHASE 2A COMMON AREA D GPIN: T04b2980-3369 ZONED R20

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	41°33'20"	175.00'	126.92'	66.40'	124.16'	N62°02'43"E

EXISTING JURISDICTIONAL WETLANDS IMPACTS U.S. ARMY CORPS OF ENGINEERS PERMIT# WP4-18-0991 (TYP.) (SEE INSTRUMENT NO. 200003165 AND INSTRUMENT NO. 230009343)

EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2019-00280, VALID UNTIL MAY 7, 2023 PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED MAY 7, 2018. (TYP.) (SEE INSTRUMENT NO. 200003165)

EXISTING VARIABLE WIDTH YORK COUNTY WETLANDS CONSERVATION EASEMENT (SEE INSTRUMENT NO. 230009346) OVER EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2019-00280, VALID UNTIL MAY 7, 2023 PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED MAY 7, 2018. (TYP.)

EXISTING VARIABLE WIDTH YORK COUNTY WETLANDS CONSERVATION EASEMENT (SEE INSTRUMENT NO. 200003165) OVER EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2019-00280, VALID UNTIL MAY 7, 2023 PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED MAY 7, 2018. (TYP.)

**PLAT OF SUBDIVISION
SMITH FARM ESTATES
PHASE 2B**

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

Date: 05/13/2024 Scale: 1"=200' Proj. No.: W10415-02 Proj. Contacts: SJB / PET

AES
CONSULTING ENGINEERS
5248 Oldes Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0046
Fax: (757) 220-6994
www.aesva.com

SHEET 2 OF 4

6 N/F MCDONALD BLUFFS HOMEOWNERS' ASSOCIATION, INC. INSTR. #020003640 COMMON AREA 1 MCDONALD BLUFFS SUBDIVISION P.B. 13, PG. 17 TAX ID: 30-97-00-000A1 GPIN: T04a-0788-4013 ZONED R20

6 N/F CARL A & ETHELYN GIBSON, TRUSTEES MCDONALD BLUFFS SUBDIVISION P.B. 13, PG. 17 TAX ID: 30-97-00-006 GPIN: T04a-1100-3662 ZONED R20

6 N/F YORK COUNTY SCHOOL BOARD, D.B. 300, PG. 703 PARCEL A INSTR. #100019524 TAX ID: 30-00-00-161A GPIN: T04a-1221-3035 ZONED RC/R20

6 N/F SMITH FARM ESTATES, LLC TAX ID: 30W-1A-00-000B GPIN: T04c-2239-2234 ZONED R20

6 N/F SMITH FARM ESTATES PHASE 1A INSTRUMENT NO. 200003165

6 N/F SMITH FARM ESTATES PHASE 1B INSTRUMENT NO. 210001469

6 N/F SMITH FARM ESTATES PHASE 2A INSTRUMENT NO. 230009343

6 N/F TAYLOR FARMS SUBDIVISION PHASE ONE INSTR. #070013636

6 N/F TAYLOR FARMS SUBDIVISION PHASE TWO INSTR. #070024281

6 N/F ANNE M. AND DAVID L. TAYLOR, TRUSTEES INSTR. # 200020647 OUTPARCEL NO. 1 TAYLOR FARMS PHASE TWO INSTR. # 070024281 (PLAT) TAX ID: 30-22-01-000A GPIN: T04b-3351-3652 ZONED RR

6 N/F MCDONALD BLUFFS HOMEOWNERS' ASSOCIATION, INC. INSTR. #020003640 COMMON AREA 2 MCDONALD BLUFFS SUBDIVISION P.B. 13, PG. 17 TAX ID: 30-97-00-000A2 GPIN: T04a-1120-3533 ZONED R20

6 N/F SAMUEL J. BIKKERS LAND SURVEYOR Lic. No. 002304 05/13/2024

SEE SHEET 4 FOR SURVEY LEGEND

RECORD MERIDIAN INSTRUMENT #200003165 (PHASE 1A)

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kasand*, PLAT APPROVING AGENT

DATE: DECEMBER 20, 2024

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 30 DAY OF December, 2024.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240017326

TESTE: *Kristen N. Nelson*, CLERK

BY: *Leah Thuy DC*