



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

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

Date: 05/13/2024 Scale: 1" = 60' Proj. No.: W10415-02 Proj. Contacts: SJB / PET

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Hampton Roads | Central Virginia | Middle Peninsula

FOR LOT CURVE
TABLES SEE
SHEET 4

SEE SHEET 4 FOR SURVEY LEGEND

SEE SHEET 4 FOR AREA TABULATION

- EASEMENT LEGEND:**
- ① EXISTING 5x10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (TYPICAL, ALL LOTS IN SMITH FARM ESTATES, PHASE 1A), INSTR. #200010125 & INSTR. #200010126
 - ② EXISTING 15' AND 20' DOMINION ENERGY EASEMENT, INSTR. #190015212.
 - ③ EXISTING 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165.
 - ④ EXISTING 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT, SMITH FARM ESTATES, PHASE 1B, INSTR. #210001469.
 - ⑤ EXISTING VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165.
 - ⑦ EXISTING 15' SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, PHASE 1A, INSTR. #210001469.
 - ⑧ EXISTING VARIABLE WIDTH SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, PHASE 1A, INSTR. #200003165
 - ⑨ EXISTING 10' SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT WITHIN THE GOFFIGANS TRACE (50' PUBLIC R/W) HEREBY VACATED
 - ⑩ EXISTING 20' SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, PHASE 1A, #200003165
 - ⑫ EXISTING 20' AND VARIABLE WIDTH YORK COUNTY UTILITY EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165
 - ⑬ EXISTING VARIABLE WIDTH SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165
 - ⑭ 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ⑮ 5x10' WATERLINE EASEMENT (TYPICAL, ALL LOTS) TO BE DEDICATED TO THE CITY OF NEWPORT NEWS.
 - ⑯ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - ⑰ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
 - ⑱ 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY (LOT 75 ONLY)

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Shawn Kassel, 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 Higdon