

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

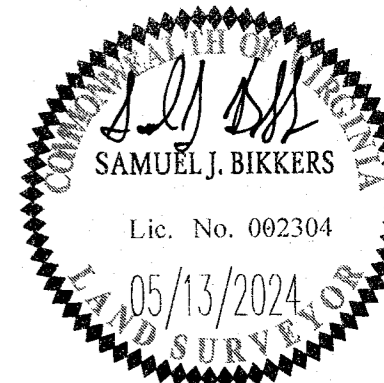


5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-6994  
www.aesva.com

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SHEET 4 OF 4

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	175.00'	126.92'	41°33'20"	66.40'	124.16'	N62°02'43"E
C2	225.00'	57.94'	14°45'11"	29.13'	57.78'	S50°17'16"W
C3	35.00'	43.04'	70°26'58"	24.71'	40.37'	S22°26'23"W
C4	2025.00'	420.58'	11°54'00"	211.05'	419.82'	S6°50'06"E
C5	1975.00'	410.19'	11°54'00"	205.84'	409.46'	N6°50'06"W
C6	35.00'	51.55'	84°23'32"	31.73'	47.02'	N54°58'52"W
C7	2025.00'	84.89'	2°24'07"	42.45'	84.88'	N11°35'03"W
C8	2025.00'	91.71'	2°35'41"	45.86'	91.70'	N9°05'09"W
C9	2025.00'	101.87'	2°52'56"	50.95'	101.86'	N6°20'50"W
C10	2025.00'	101.47'	2°52'15"	50.74'	101.45'	N3°28'14"W
C11	2025.00'	40.65'	1°09'01"	20.33'	40.65'	N1°27'37"W
C12	1975.00'	78.71'	2°17'00"	39.36'	78.70'	S2°01'36"E
C13	1975.00'	91.87'	2°39'55"	45.94'	91.86'	S4°30'03"E
C14	1975.00'	91.86'	2°39'54"	45.94'	91.85'	S7°09'58"E
C15	1975.00'	91.87'	2°39'55"	45.94'	91.86'	S9°49'52"E
C16	1975.00'	55.89'	1°37'17"	27.95'	55.88'	S11°58'28"E
C17	35.00'	59.87'	98°00'12"	40.27'	52.83'	N49°53'12"W
C18	692.39'	107.84'	8°55'25"	54.03'	107.73'	S85°34'25"W
C19	35.00'	49.77'	81°28'26"	30.14'	45.68'	S39°51'07"W
C20	961.26'	117.21'	6°59'10"	58.68'	117.13'	S84°04'55"W
C21	225.00'	37.37'	9°30'57"	18.73'	37.33'	N86°52'12"W
C22	225.00'	6.85'	1°44'38"	3.42'	6.85'	S89°14'38"W
C23	225.00'	30.52'	7°46'19"	15.28'	30.50'	N85°59'53"W



LEGEND	
-----	PROPERTY LINE
-----	RIGHT-OF-WAY LINE
-----	BUILDING SETBACK LINE
-----	BUFFER LINE
-----	EASEMENT LINE
[Symbol]	U.S. ARMY CORPS OF ENGINEERS (USACOE) WETLANDS DELINEATION
[Symbol]	JURISDICTIONAL WETLANDS IMPACT AREAS (JWI)
-----	PHASE 1A OR 1B PROPERTY MON.
-----	PHASE 1A R/W MONUMENT
○ IRF/IPF	IRON ROD / PIPE FOUND
-----	IRON ROD SET
-----	CONCRETE MONUMENT SET
RPA	RESOURCE PROTECTION AREA
N/F	NOW OR FORMERLY
P.B. / D.B. / PG.	PLAT BOOK / DEED BOOK / PAGE

AREA TABULATION - SMITH FARM ESTATES, PHASE 2B

AREA OF LOTS (16 LOTS: LOTS 46-54 AND LOTS 75-81)	294,343 S.F.	6.757 AC.±
AREA OF PUBLIC RIGHT-OF-WAY (OCTAVIA DRIVE AND TRISTRAM BOULEVARD)	54,696 S.F.	1.256 AC.±
AREA OF COMMON AREA C	25,623 S.F.	0.588 AC.±
TOTAL SUBDIVIDED AREA - SMITH FARM ESTATES, PHASE 2B	374,662 S.F.	8.601 AC.±
TOTAL SUBDIVIDED AREA - SMITH FARM ESTATES, PHASE 2A (INSTR. #230009343)	1,015,309 S.F.	23.308 AC.±
TOTAL SUBDIVIDED AREA - SMITH FARM ESTATES, PHASE 1A (INSTR. #200003165)	1,717,837 S.F.	39.436 AC.±
TOTAL SUBDIVIDED AREA - SMITH FARM ESTATES, PHASE 1B (INSTR. #210001489)	315,683 S.F.	7.247 AC.±
REMAINING AREA OF TAX MAP PARCEL: 30-00-00-182, GPIN: T04a-2314-2904 (FUTURE DEVELOPMENT - REMAINDER SMITH FARM ESTATES)	1,551,724 S.F.	35.623 AC.±
TOTAL ORIGINAL AREA OF TAX MAP PARCEL: 30-00-00-182, GPIN: T04a-2314-2904	4,962,587 S.F.	113.925 AC.±
TOTAL ORIGINAL AREA OF TAX MAP PARCEL: 30-00-00-182C, GPIN: T04d-3038-1547	12,628 S.F.	0.290 AC.±
TOTAL AREA OF SMITH FARM ESTATES	4,975,215 S.F.	114.215 AC.±

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Jason Kasal, 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 Hight