

PG 0582 JUN 18 03

RECORD MERIDIAN  
D.B. 514, PG. 283

FORT EUSTIS BLVD. (100 R/W)

S 62°58'26" W 210.00'  
S 17°58'26" W 39.60'

YORK COUNTY  
APPROVED FOR RECOMMENDATION

BY: Carl A. Bryant  
TITLE: Computer Mapping & GIS Technician  
DATE: 6-18-03

N/F  
MARSHALL A. CROSS  
PARCEL 6  
SUBDIVISION OF PATRIOTS SQUARE  
GPIN #Q08B-4641-4064  
D.B. 1061, PG. 915  
P.B. 11, PG. 42

EXISTING 30' INGRESS/EGRESS  
& DRAINAGE/UTILITY EASEMENT  
(PER P.B. 11, PG. 142)

N/F  
WENDY'S INTERNATIONAL INC.  
PARCEL 4  
SUBDIVISION OF PATRIOT'S SQUARE  
GPIN #Q08B-4325-3877  
D.B. 852 PG. 387  
P.B. 11, PG. 42

DRAINAGE EASEMENT AREA

N/F  
PARRISH ENTERPRISES, INC.  
GPIN #Q08B-4979-3988  
D.B. 872, PG. 223  
P.D.B. 514, PG. 285

PROPOSED 30' INGRESS  
EGRESS & UTILITY EASEMENT

N/F  
PARRISH ENTERPRISES, INC.  
GPIN #Q08B-4434-3651  
D.B. 514 PG. 283  
D.B. 514 PG. 286(PLAT)  
53,910 S.F./1.24 AC. (D.B. 514, PG. 286)  
53,809 S.F./1.24 ACRES

SHARED  
ENTRY AREA

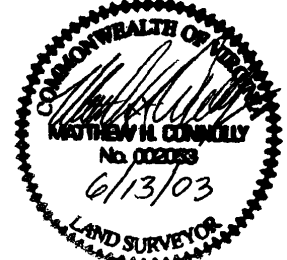
GEORGE WASHINGTON MEMORIAL HIGHWAY  
U.S. ROUTE 17  
(140' & VARIABLE R/W)

EASEMENT AREAS

1	6,600 S.F.	0.1446 AC.
2	6,309 S.F.	0.1448 AC.
3	7,786 S.F.	0.1788 AC.

NOTES:

- PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON YORK COUNTY RECORD PLATS AS NOTED.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 11, PG. 142.



N/F  
SEVENTEEN PATRIOTS, L.L.C.  
PT LONDON COOKS EST  
LOT 3  
GPIN #Q08B-4531-3505  
DOC. #020017679  
P.B. 4, PG. 100

PROPOSED 50' INGRESS/EGRESS  
& UTILITY EASEMENT

LINE TABLE

NO.	BEARING	DIST.
L1	S 64°14'02" W	15.40'
L2	N 70°33'51" W	21.20'
L3	N 27°01'34" W	34.96'
L4	N 70°33'51" W	14.03'
L5	N 27°01'32" W	25.01'
L6	N 29°48'19" W	4.24'
L7	N 27°01'32" W	20.78'

PLAT SHOWING INGRESS/EGRESS, DRAINAGE  
AND UTILITY EASEMENT  
OVER THE LAND OF  
**PARRISH ENTERPRISE, INC.**  
&  
**SEVENTEEN PATRIOTS, L.L.C.**  
York County, Virginia

DATE: 6/04/03 SCALE: 1"=60' JOB# 03-256

**LANDTECH RESOURCES, INC.**  
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