

**SUBDIVISION PLAT
WASHINGTON RIDGE**
BEING LOCATED IN THE
BRUTON MAGISTERIAL DISTRICT, YORK COUNTY, VIRGINIA
DATE: 04/22/2014 JOB # 11-046

**LandTech
Resources, Inc.**
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SHEET 2 OF 3



CURVE TABLE - EXISTING PROPERTY LINE

| CURVE | RADIUS | ARC | CHORD | CHORD BEARING | DELTA |
|-------|----------|---------|---------|---------------|----------|
| C1 | 3719.72' | 243.17' | 243.13' | N 75°14'48" E | 3°44'44" |

CURVE TABLE - NEW PROPERTY LINE

| CURVE | RADIUS | ARC | CHORD | CHORD BEARING | DELTA |
|-------|---------|--------|--------|---------------|-----------|
| C2 | 550.00' | 32.18' | 32.18' | N 31°57'10" E | 3°21'10" |
| C3 | 550.00' | 42.99' | 42.98' | N 35°52'05" E | 4°28'42" |
| C4 | 25.00' | 22.39' | 21.65' | N 12°26'54" E | 51°19'04" |
| C5 | 55.00' | 6.75' | 6.74' | N 09°41'45" W | 7°01'45" |
| C6 | 55.00' | 52.79' | 50.79' | N 21°18'58" E | 54°59'41" |
| C7 | 55.00' | 29.41' | 29.06' | N 64°07'48" E | 30°38'00" |
| C8 | 55.00' | 85.97' | 77.48' | S 55°46'18" E | 89°33'48" |
| C9 | 55.00' | 37.53' | 36.81' | S 08°33'32" W | 39°05'52" |
| C10 | 55.00' | 58.86' | 56.09' | S 58°45'59" W | 61°19'02" |
| C11 | 25.00' | 6.30' | 6.29' | S 82°12'04" W | 14°26'52" |
| C12 | 25.00' | 16.09' | 15.81' | S 56°32'32" W | 36°52'12" |
| C13 | 500.00' | 54.81' | 54.79' | S 33°25'01" W | 6°16'53" |
| C14 | 500.00' | 13.52' | 13.52' | S 37°19'57" W | 1°32'59" |

CURVE TABLE - NEW EASEMENT

| CURVE | RADIUS | ARC | CHORD | CHORD BEARING | DELTA |
|-------|--------|--------|--------|---------------|-----------|
| C15 | 55.00' | 48.19' | 46.66' | N 36°05'23" W | 50°11'58" |

CURVE TABLE - R/W CENTERLINE

| CURVE | RADIUS | ARC | CHORD | CHORD BEARING | DELTA |
|-------|---------|--------|--------|---------------|----------|
| C16 | 525.00' | 71.75' | 71.70' | N 34°11'30" E | 7°49'51" |

LINE TABLE - EXISTING PROPERTY LINE

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | S 48°52'10" E | 68.46' |
| L2 | S 41°37'20" E | 162.79' |
| L3 | S 40°39'26" W | 80.02' |
| L4 | S 48°58'31" E | 60.61' |
| L5 | S 41°39'28" W | 105.71' |
| L6 | S 46°24'45" W | 55.58' |
| (L7) | (N 89°52'18" W) | (58.07') |

LINE TABLE - NEW PROPERTY LINE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L8 | S 41°39'28" W | 0.08' |
| L9 | S 46°24'45" W | 0.08' |
| L10 | S 59°36'21" E | 127.88' |
| L11 | N 59°36'21" W | 133.31' |
| L12 | S 59°36'21" E | 143.02' |
| L13 | N 59°36'21" W | 136.14' |
| L14 | S 59°36'21" E | 130.21' |
| L15 | N 51°53'34" W | 127.35' |
| L16 | S 51°53'34" E | 127.35' |
| L17 | N 51°53'34" W | 127.35' |
| L18 | S 51°53'34" E | 127.35' |
| L19 | N 51°53'34" W | 127.35' |
| L20 | S 51°53'34" E | 112.98' |
| L21 | N 40°58'13" W | 123.85' |
| L22 | S 10°33'12" E | 104.69' |
| L23 | N 79°00'36" E | 39.92' |
| L24 | S 51°53'34" E | 37.55' |
| L25 | N 40°39'26" E | 10.69' |
| L26 | S 51°53'34" E | 102.59' |
| L27 | N 51°53'34" W | 123.21' |
| L28 | S 51°53'34" E | 120.19' |
| L29 | N 51°53'34" W | 120.18' |
| L30 | S 51°53'34" E | 120.18' |
| L31 | N 59°36'21" W | 121.09' |
| L32 | S 59°36'21" E | 116.57' |
| L33 | N 59°36'21" W | 108.28' |
| L34 | S 59°36'21" E | 99.35' |

LINE TABLE - NEW EASEMENTS

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L35 | S 02°18'09" W | 61.37' |
| L36 | N 87°41'51" W | 87.02' |

EASEMENT TABLE

- (E1) 1' NON INGRESS/EGRESS EASEMENT HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION
- (E2) 35' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- (E3) VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY (14,842 S.F. / 0.3407 AC.)
- (E4) 20' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
- (E5) 20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY
- (E6) VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
- (E7) 20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY
- (E8) 15' PRIVATE BMP MAINTENANCE EASEMENT HEREBY CONVEYED TO THE WASHINGTON RIDGE HOMEOWNERS ASSOCIATION
- (E9) 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- (E10) EXISTING 10' CITY OF NEWPORT NEWS UTILITY EASEMENT (INST. #140001777)
- (E11) EXISTING 10' YORK COUNTY TEMPORARY DRAINAGE EASEMENT (P.B. 8, PG. 316) HEREBY VACATED

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: 04/22/2014

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-POQUOSON THE 22nd DAY OF April
2014. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS AS INSTRUMENT NO. 2014-0000000000

TESTE: [Signature]
CLERK

BY: [Signature]