PATRICK'S CREEK ESTATES

GRAFTON DISTRICT
YORK COUNTY, VIRGINIA
AUGUST 12, 2014

A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610

ADPA

180' 120' 60' 0'

SCALE: 1"=60'
SHEET 2 OF 2

N. or F.
MARY W. DAVIS
D.B. 294 PG. 477; D.B. 264 PG. 559; D.B. 235 PG. 27
TAX PARCEL NO. 30-39-00-000B
GPIN: T06b-2897-3328
ZONED RR

N. or F.
MARY C. DAVIS
D.B. 294, PG. 477; D.B. 264, PG. 559; D.B. 235, PG. 27
TAX PARCEL NO. 30-40-00-000A
GPIN: T06b-3107-3441
ZONED RR

LOT 4
N. or F.
ERIC B. HESS, ET AL
INSTR. #060002286; P.B. 10, PG. 11
TAX PARCEL NO. 30-79-00-004
GPIN: T06b-3278-3630
ZONED RR

VIRGINIA COORDINATE SYSTEM OF 1983 SOUTH ZONE

U.S. ARMY CORPS OF ENGINEERS TIDAL WETLANDS, 28,152 S.F. OR 0.646± ACRE
0 S.F. TO BE IMPACTED
U.S.A.C.O.E. PROJECT NUMBER 06-R0343

LOT 3
N. or F.
DAVID T. KIEDINGER, ET UX
INSTR. #060004723; P.B. 10, PG. 11
TAX PARCEL NO. 30-79-00-003
GPIN: T06b-3585-3628
ZONED RR

EXISTING 10' DRAINAGE & UTILITY EASEMENT P.B. 10 PG. 11

N. or F.
MARIE GUNDERMAN & J. O. RIGGINS, JR.
INSTR. #040016697; D.B. 150 PG. 510
TAX PARCEL NO. 30-00-00-068
GPIN: T06b-2885-2886
ZONED RR

TOTAL COMMON AREA
199,974 SQ. FT.
4.5908 ACRES

U.S. ARMY CORPS OF ENGINEERS NON-TIDAL WETLANDS, 781 S.F. OR 0.018± ACRE
0 S.F. TO BE IMPACTED
U.S.A.C.O.E. PROJECT NUMBER 06-R0343

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

LOT 3
30,778 SQ. FT.
0.7066 ACRES

LOT 2
28,656 SQ. FT.
0.6579 ACRES

LOT 4
35,450 SQ. FT.
0.8138 ACRES

EDGE OF WETLANDS

100' RPA

ZONE X (SHADED)

ZONE X (UNSHADED)

COMMON AREA

20' BSL (TYP)

10' BSL

10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

LOT 1
30,775 SQ. FT.
0.7065 ACRES

LOT 5
30,261 SQ. FT.
0.6947 ACRES

OLIVIA COURT
50' PUBLIC R/W

10' PRIVATE NON-EXCLUSIVE UTILITY EASEMENT

ANGLE IRON

COMMON AREA

LOT 6
28,302 SQ. FT.
0.6497 ACRES

15' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE PATRICK'S CREEK ESTATES HOMEOWNERS ASSOCIATION

20' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE PATRICK'S CREEK ESTATES HOMEOWNERS ASSOCIATION

VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT OVER U.S.A.C.O.E. NON-TIDAL JURISDICTIONAL WETLANDS HEREBY CONVEYED TO YORK COUNTY

500' RMA

U.S. ARMY CORPS OF ENGINEERS NON-TIDAL WETLANDS, 11,001 S.F. OR 0.252± ACRE
0 S.F. TO BE IMPACTED
U.S.A.C.O.E. PROJECT NUMBER 06-R0343

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE PATRICK'S CREEK ESTATES HOMEOWNERS ASSOCIATION

N. or F.
CAROLYN K. LAWSON
INSTR. #100002736; P.B. 10, PG. 65
TAX PARCEL NO. 30-00-00-073
GPIN: T06b-3905-3199
ZONED RR

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	88°16'59"	25.00'	38.52'	24.26'	34.82'	S 22°50'05" W
C2	72°37'13"	25.00'	31.69'	18.37'	29.61'	S 57°37'01" E
C3	252°37'13"	52.00'	229.27'	70.76'	83.61'	N 32°22'59" E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 66°18'24" W
C5	72°37'13"	52.00'	65.91'	38.21'	61.58'	N 57°37'01" W
C6	52°25'38"	52.00'	47.58'	25.60'	45.94'	N 04°54'25" E
C7	58°55'57"	52.00'	53.49'	29.38'	51.16'	N 60°35'12" E
C8	59°32'22"	52.00'	54.04'	29.74'	51.64'	S 60°10'38" E
C9	09°06'03"	52.00'	8.26'	4.14'	8.25'	S 25°51'26" E
C10	25°52'29"	244.44'	123.19'	62.93'	121.89'	S 87°15'16" W
C11	19°40'44"	110.00'	37.78'	19.08'	37.60'	N 64°35'18" W
C12	36°41'48"	110.00'	70.45'	36.48'	69.25'	S 76°37'24" W
C13	29°00'42"	234.34'	118.66'	60.63'	117.39'	N 78°00'00" W

LINE	BEARING	DISTANCE
L1	N 21°18'24" W	15.00'
L2	N 21°18'24" W	20.00'
L3	N 85°51'17" E	(NR) 11.32'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 68°41'36" E	102.00'
E2	N 24°25'41" W	117.00'
E3	N 64°29'07" W	32.58'
E4	S 68°41'36" W	80.00'
E5	S 78°00'26" W	154.06'
E6	S 68°41'36" W	26.31'
E7	N 68°41'36" E	19.49'
E8	N 79°48'43" E	107.64'
E9	N 50°27'41" E	30.58'
E10	N 66°55'09" E	65.34'
E11	S 43°45'42" E	47.38'
E12	N 68°41'36" E	58.03'
E13	N 68°41'36" E	29.79'
E14	N 64°43'10" W	79.72'
E15	N 21°18'24" W	32.91'
E16	S 12°49'16" W	39.91'
E17	N 68°41'36" E	172.37'
E18	S 24°25'41" E	103.11'
E19	S 17°01'40" E	72.76'
E20	N 68°41'36" E	8.03' (C/L)

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: M. Waddalena
PLAT APPROVING AGENT
DATE: 11/4/14

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 5th DAY OF Nov., 20 14, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER LR 140018182 12:25pm
TESTE: Kristen N Nelson CLERK
BY: Darlene Holt DEPUTY CLERK

COMMONWEALTH OF VIRGINIA
ANTHONY D. POTTS
LIC. NO. 001487-B
8-20-14
LAND SURVEYOR

PATRICKS-CREEK-REC.DWG
JOB NO. 14-087
FB. 940, 939

PATRICK'S CREEK ROAD
STATE ROUTE #616
R/W VARIES

10' STRIP HEREBY DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES (5,076 S.F., 0.1165 ACRES)

EXISTING RIGHT-OF-WAY HEREBY VOIDED

FILE NO. 10-1214

2014 NOV -5 PM 12:26