

**SUBDIVISION OF THE PROPERTY OF
WALTER FAY PRESSON**
BEING THE SUBDIVISION OF PARCEL "G2"
PER THE PLAT ENTITLED "RESUBDIVISION OF
PARCEL 'G' OF THE PLAT OF PARCEL 'G' &
PARCEL 'H', R. F. PRESSON ESTATE AND W.
M. PRESSON ESTATE" (P.B. 10, PG. 21)

GRAFTON DISTRICT
YORK COUNTY, VIRGINIA
MARCH 28, 2014 SCALE: 1"=80'

CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837

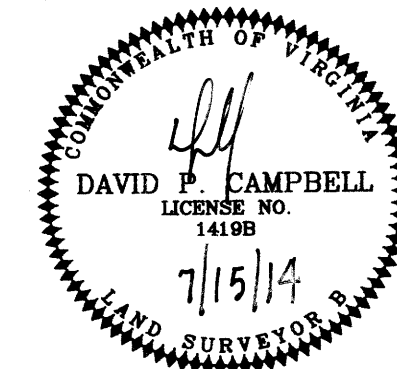
SHEET 2 OF 2



CURVE DATA						
CURVE	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
C1	929.93'	64.18'	03°57'16"	32.10'	64.17'	S 72°34'17" W
C2	929.93'	233.90'	14°24'41"	117.57'	233.28'	S 63°26'40" W

LEGEND

- PROPERTY LINE
- IRON PIPE/ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- BUILDING SETBACK LINE
- PROPOSED 15' UTILITY EASEMENT
- JURISDICTIONAL NON-TIDAL WETLANDS
- RESOURCE MANAGEMENT AREA



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: U. Maddalena
PLAT APPROVING AGENT

DATE: 12/16/14

STATE OF VIRGINIA
COUNTY OF YORK

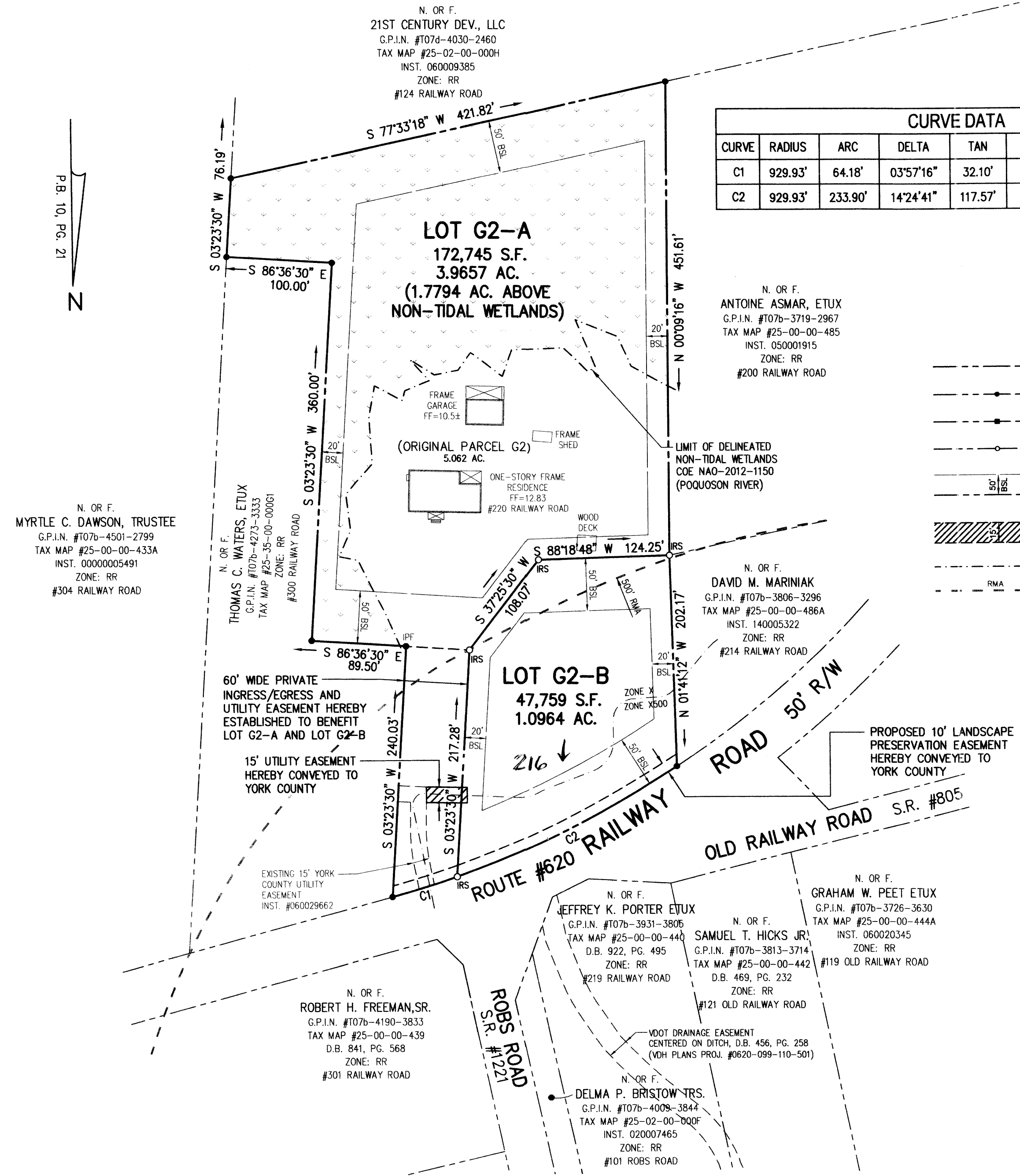
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 19th DAY OF Dec. 2014 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 140020967.

TESTE: Kristen A. Nelson
CLERK

BY: Caroline H. ...

ZONING: RR - RURAL RESIDENTIAL
LOW DENSITY SINGLE FAMILY

MINIMUM BUILDING SETBACKS
FRONT YARD: 50'
SIDE YARD: 20'
REAR YARD: 50'



N. OR F.
21ST CENTURY DEV., LLC
G.P.I.N. #T07d-4030-2460
TAX MAP #25-02-00-000H
INST. 060009385
ZONE: RR
#124 RAILWAY ROAD

N. OR F.
ANTOINE ASMAR, ETUX
G.P.I.N. #T07b-3719-2967
TAX MAP #25-00-00-485
INST. 050001915
ZONE: RR
#200 RAILWAY ROAD

LIMIT OF DELINEATED
NON-TIDAL WETLANDS
COE NAO-2012-1150
(POQUOSON RIVER)

N. OR F.
DAVID M. MARINAK
G.P.I.N. #T07b-3806-3296
TAX MAP #25-00-00-486A
INST. 140005322
ZONE: RR
#214 RAILWAY ROAD

N. OR F.
THOMAS C. WATERS, ETUX
G.P.I.N. #T07b-4273-3333
TAX MAP #25-35-00-000G1
ZONE: RR
#300 RAILWAY ROAD

N. OR F.
MYRTLE C. DAWSON, TRUSTEE
G.P.I.N. #T07b-4501-2799
TAX MAP #25-00-00-433A
INST. 00000005491
ZONE: RR
#304 RAILWAY ROAD

60' WIDE PRIVATE
INGRESS/EGRESS AND
UTILITY EASEMENT HEREBY
ESTABLISHED TO BENEFIT
LOT G2-A AND LOT G2-B

15' UTILITY EASEMENT
HEREBY CONVEYED TO
YORK COUNTY

EXISTING 15' YORK
COUNTY UTILITY
EASEMENT
INST. #060029662

N. OR F.
ROBERT H. FREEMAN, SR.
G.P.I.N. #T07b-4190-3833
TAX MAP #25-00-00-439
D.B. 841, PG. 568
ZONE: RR
#301 RAILWAY ROAD

N. OR F.
JEFFREY K. PORTER ETUX
G.P.I.N. #T07b-3931-3805
TAX MAP #25-00-00-440
D.B. 922, PG. 495
ZONE: RR
#219 RAILWAY ROAD

N. OR F.
SAMUEL T. HICKS JR.
G.P.I.N. #T07b-3813-3714
TAX MAP #25-00-00-442
D.B. 469, PG. 232
ZONE: RR
#121 OLD RAILWAY ROAD

N. OR F.
GRAHAM W. PEET ETUX
G.P.I.N. #T07b-3726-3630
TAX MAP #25-00-00-444A
INST. 060020345
ZONE: RR
#119 OLD RAILWAY ROAD

VOOT DRAINAGE EASEMENT
CENTERED ON DITCH, D.B. 456, PG. 258
(VDH PLANS PROJ. #0620-099-110-501)

N. OR F.
DELMA P. BRISTOW-TRS.
G.P.I.N. #T07b-4009-3844
TAX MAP #25-02-00-000F
INST. 020007465
ZONE: RR
#101 ROBS ROAD

2014-03-19 PM 12:20