

YORK COUNTY GEODETIC CONTROL MERIDIAN
LR 060008484

GLENN LAUREL SECTION NINE
GPIN R06B-4345-2609
P.B. 12 PG 410-412
D.B. 930, PG. 94-97

EX. VARIABLE WIDTH
YORK COUNTY DRAINAGE
AND UTILITY EASEMENT
P.B. 12, PG. 412
INSTR. #000000355

50' R/W AND
FUTURE PUBLIC
STREET EXTENSION
GLENN LAUREL
SECTION EIGHT
P.B. 12,
PG. 394-396

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	23°05'40"	270.00'	108.83'	55.16'	108.09'	N3°20'29"E

JOHN G. MARTIN CO., L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY
AREA= 451,457 S.F.± OR
10.364 AC.±
233 GRAFTON DRIVE
MAP # 029 00 00 017
GPIN S06A-0403-3262
D.B. 888, PG. 167
RMF: MULTI-FAMILY RESIDENTIAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°53'19"W	348.80'
L2	S82°29'27"W	27.94'
L3	S82°29'27"W	181.16'
L4	S80°33'49"W	605.96'
L5	S80°54'43"W	649.04'
L6	N2°29'51"W	25.76'
L7	N1°54'22"W	144.75'
L8	N68°52'32"E	122.30'
L9	N72°07'49"E	481.81'
L10	N72°15'57"E	1023.83'

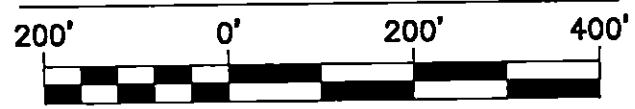
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- x x x x x FENCE
- o IRS ROD SET
- o IPF IRON PIPE FOUND
- o IRF IRON ROD FOUND
- o CMF CONCRETE MONUMENT FOUND
- BSL BUILDING SETBACK LINE

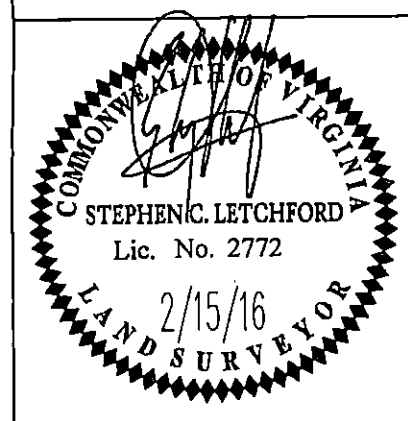
GENERAL NOTES

1. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. MAP NUMBERS 51199C0136D AND 51199C0137D, BOTH MAPS DATED JANUARY 16, 2015.
2. THIS PLAT IS BASED UPON FOUND GROUND EVIDENCE AND PLATS OF RECORD AS SHOWN ON THE PLAT FOR RAINBROOK VILLAS SUBDIVISION, GLENN LAUREL SUBDIVISION, R/W TAKE FOR GRAFTON DRIVE AND A PLAT OF THE PROPERTY OF JOHN G. MARTIN CO., LLC PREPARED BY DONALD W. DAVIS, L.S. DATED FEBRUARY 9, 2010.

GRAPHIC SCALE



SCALE: 1" = 200'



References:
P.B. 12, PG. 161-162
P.B. 12, PG. 224-225
P.B. 12, PG. 292-293
P.B. 12, PG. 410-412
INST. NO 000017617
INST. NO 060008484

NOTES:

PLAT OF SURVEY
233 GRAFTON DRIVE
BEING THE PROPERTY OF
JOHN G. MARTIN CO., L.L.C.

GRAFTON DISTRICT COUNTY OF YORK VIRGINIA

Date: 2-15-16 Scale: 1" = 200' Project No.: W10375

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