

PLAT SHOWING EXISTING "COUNTRY LANE" INGRESS/EGRESS EASEMENT, AND DEDICATION OF NEW PRIVATE "COUNTRY LANE" JOINT INGRESS/EGRESS/MAINTENANCE EASEMENT AND NEW JOINT ACCESS EASEMENT TO BENEFIT TAX PARCEL 24-42-00-001 (BEING THE PROPERTY OF THE CARSON GROUP LLC) (INST. #170022640)

NELSON DISTRICT  
YORK COUNTY, VIRGINIA

DECEMBER 15, 2017 SCALE: 1"=100'

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

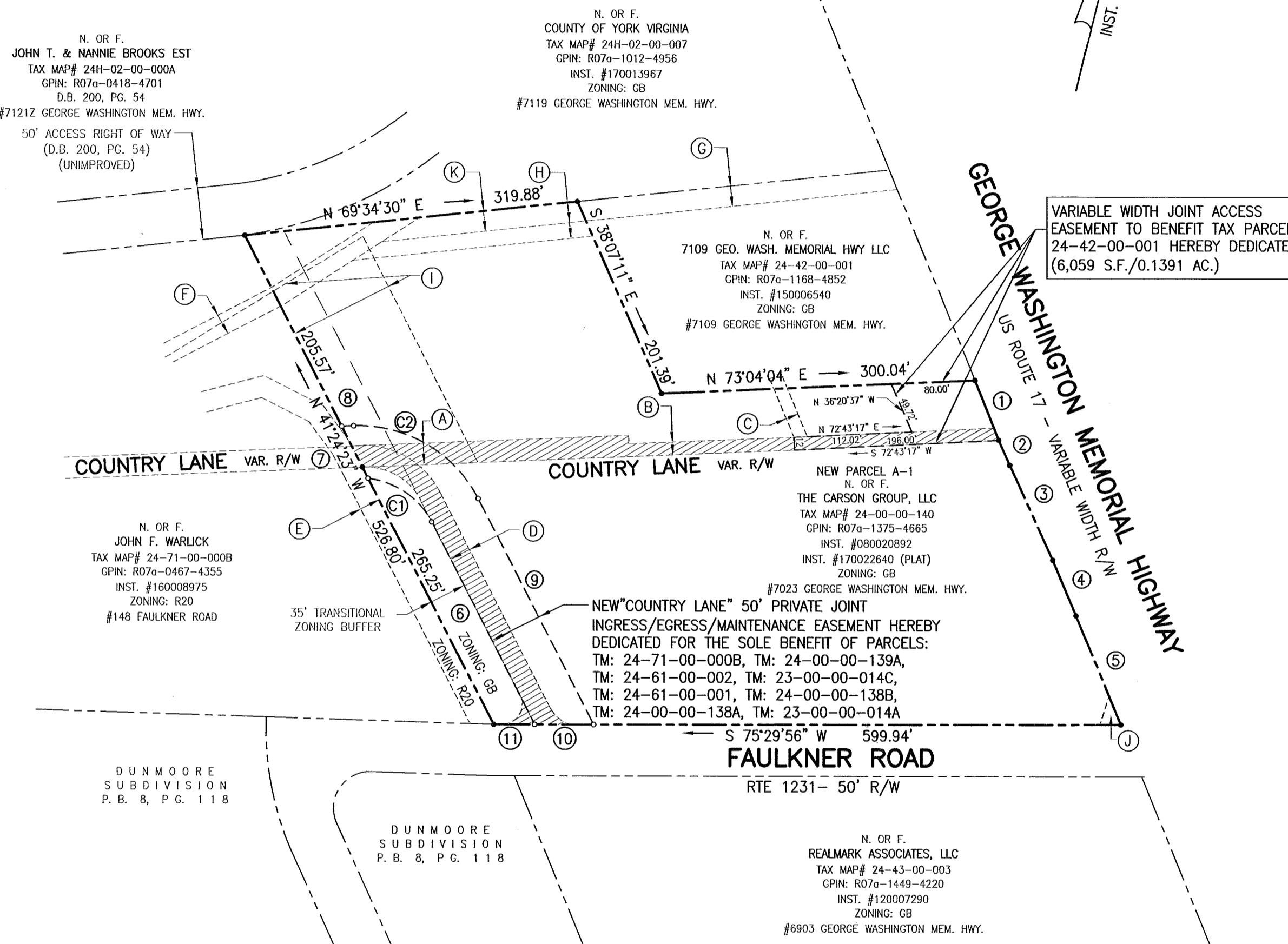
SHEET 2 OF 2

EXISTING EASEMENT LEGEND

- (A) EXISTING 20' COUNTRY LANE INGRESS/EGRESS EASEMENT (D.B. 231, PG. 624)
- (B) EXISTING 12' COUNTRY LANE INGRESS/EGRESS EASEMENT (D.B. 231, PG. 624)
- (C) EXISTING 12' INGRESS/EGRESS EASEMENT (P.B. 10, PG. 27)
- (D) EXISTING 20' PRIVATE ACCESS EASEMENT (INST. #080020893)
- (E) EXISTING YORK COUNTY 20' DRAINAGE AND UTILITY EASEMENT (INST. #060024501 & 060024502)
- (F) EXISTING YORK COUNTY 20' DRAINAGE AND UTILITY EASEMENT (INST. #060024501 & 060024502)
- (G) EXISTING YORK COUNTY 20' DRAINAGE AND UTILITY EASEMENT (INST. #100020808)
- (H) EXISTING YORK COUNTY 15' DRAINAGE EASEMENT (INST. #150007351)
- (I) EXISTING VARIABLE WIDTH SWM/BMP EASEMENT (INST. #080020893)
- (J) EXISTING 30'x20' YORK COUNTY SIGHT EASEMENT (P.B. 12, PG. 188)
- (K) EXISTING YORK COUNTY DRAINAGE & UTILITY EASEMENT (INST. #100019638)

LEGEND

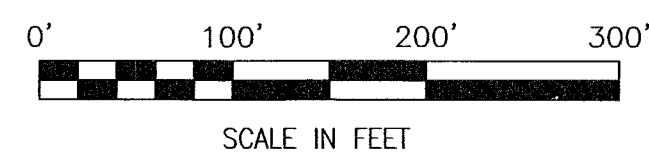
- PROPERTY LINE
- - - IRON PIPE/ROD FOUND
- - - IRON ROD SET
- - - EXISTING EASEMENT
- - - ZONING BUFFER
- ▨ EXISTING EASEMENTS A, B AND D TO BE VOIDED BY DEED UPON COMPLETION OF ALL IMPROVEMENTS



LINE	BEARING	DISTANCE
⑥	N 41°24'23" W	218.07'
⑦	N 41°24'23" W	55.98'
⑧	N 73°10'19" E	11.44'
⑨	S 41°24'23" E	243.45'
⑩	S 75°29'56" E	56.07'
⑪	S 75°29'56" E	39.25'

PROPOSED INGRESS/EGRESS R/W CURVE DATA						
CURVE	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
C1	77.73'	76.86'	56°39'10"	41.90'	73.76'	N 69°43'57" W
C2	127.73'	145.84'	65°25'18"	82.04'	138.05'	S 74°07'02" E

LINE	BEARING	DISTANCE
①	S 36°20'37" E	61.90'
②	S 38°01'03" E	26.24'
③	S 38°49'59" E	100.10'
④	S 37°08'25" E	57.88'
⑤	S 36°38'50" E	113.20'



**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: *Sharon Kussel*  
PLAT APPROVING AGENT

DATE: FEBRUARY 15, 2018

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STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 15<sup>th</sup> DAY OF February, 2018 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 180002961

TESTE: **KRISTEN M. NELSON, CLERK**

BY: *Jammy Logan DC*