

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kasal DATE: NOVEMBER 7, 2018
PLAT APPROVING AGENT

**PLAT SHOWING A BOUNDARY LINE
ADJUSTMENT BETWEEN THE PROPERTIES OF
RIVERSIDE HEALTHCARE ASSOCIATION, INC.**

BETHEL DISTRICT * YORK COUNTY, VA

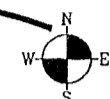
DATE: OCTOBER 22, 2018

SCALE: 1" = 40'

JENNINGSTEPHENSON P.C.

10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235
FAX - 804-545-6259
J.N. 18-512

LAND SURVEYORS
& PLANNERS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	134.01	598.00	12°50'22"	67.29	S09°11'11"E	133.73
C2	73.06	625.00	6°41'51"	36.57	S18°57'16"E	73.02
C3	39.52	25.00	90°33'47"	25.25	S22°58'42"W	35.53
C4	94.24	538.00	10°02'11"	47.24	S73°16'41"W	94.12
C5	38.12	25.00	87°21'48"	23.88	N58°01'20"W	34.53

COMMONWEALTH OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR
THE COUNTY OF YORK-POQUOSON, VIRGINIA
THE 7 DAY OF November, 2018
THIS PLAT WAS PRESENTED AND ADMITTED TO
RECORD AS THE LAW DIRECTS
AS INSTRUMENT NO. 180020742

○ INDICATES A ROD FOUND
UNLESS OTHERWISE NOTED

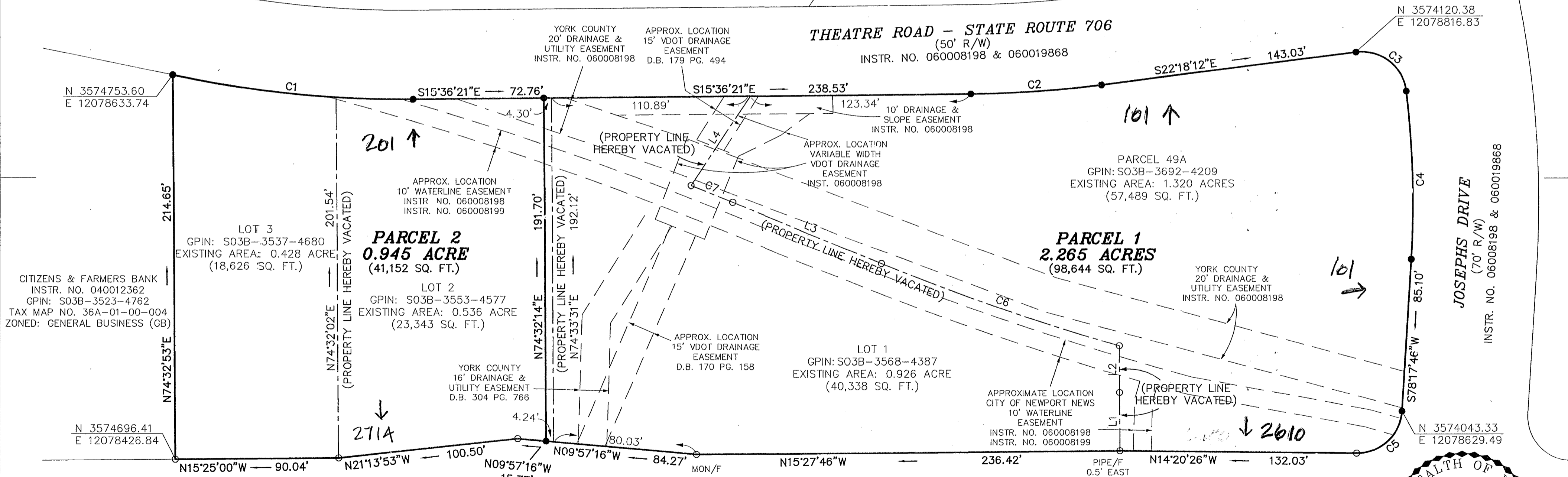
● INDICATES A ROD SET

TESTE: Kristen N. Nelson
CLERK

BY: Cary Job

RIVERSIDE HEALTHCARE ASSOCIATION, INC.
INSTR. NO. 060025697
GPIN: S03B-3955-4649
TAX MAP NO. 37-00-00-050B
ZONED: GENERAL BUSINESS (GB)

RIVERSIDE HEALTHCARE ASSOCIATION, INC.
INSTR. NO. 060025697
GPIN: S03B-4349-4277
TAX MAP NO. 37-00-00-058
ZONED: GENERAL BUSINESS (GB)



CITIZENS & FARMERS BANK
INSTR. NO. 040012362
GPIN: S03B-3523-4762
TAX MAP NO. 36A-01-00-004
ZONED: GENERAL BUSINESS (GB)

LOT 3
GPIN: S03B-3537-4680
EXISTING AREA: 0.428 ACRE
(18,626 SQ. FT.)

PARCEL 2
0.945 ACRE
(41,152 SQ. FT.)

LOT 2
GPIN: S03B-3553-4577
EXISTING AREA: 0.536 ACRE
(23,343 SQ. FT.)

YORK COUNTY
16' DRAINAGE &
UTILITY EASEMENT
D.B. 304 PG. 766

LOT 1
GPIN: S03B-3568-4387
EXISTING AREA: 0.926 ACRE
(40,338 SQ. FT.)

PARCEL 1
2.265 ACRES
(98,644 SQ. FT.)

YORK COUNTY
20' DRAINAGE &
UTILITY EASEMENT
INSTR. NO. 060008198

JOSEPHS DRIVE
(70' R/W)
INSTR. NO. 06008198 & 060019868

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C6	140.49	1305.92	6°09'49"	70.31	N04°09'12"E	140.42
C7	25.01	1877.54	0°45'48"	12.51	N06°51'14"E	25.01

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°32'14"E	32.66
L2	N74°32'14"E	26.06
L3	N07°14'34"E	90.15
L4	S71°38'01"E	60.10

GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
(VAR. WIDTH R/W)
(VDOT PROJ. NO. 0171-099-102, PR-101 R/W 201-C-501)

