

YORK COUNTY  
 GEODETIC CONTROL NETWORK  
 VIRGINIA STATE PLANE  
 COORDINATE SYSTEM  
 SOUTH ZONE NAD83

N/F  
 RIVERSIDE HEALTHCARE  
 ASSOC. INC  
 TAX PARCEL NO. 037-50B  
 ZONED: GB  
 INSTR. NO. 060025697  
 INSTR. NO. 060008198 (PLAT)

N/F  
 RIVERSIDE HEALTHCARE  
 ASSOC. INC  
 TAX PARCEL NO. 037-58  
 ZONED GB  
 INSTR. NO. 060025697  
 INSTR. NO. 180007345 (PLAT)

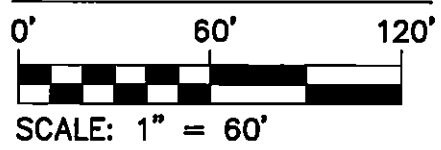
**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°45'48"	1877.54'	25.02'	12.51'	25.02'	S6°51'12"W

**EXISTING EASEMENTS:**

- A-APPROXIMATE LOCATION OF VEPCO EASEMENT (D.B. 83, PG. 379).
- B-16' UTILITIES AND DRAINAGE EASEMENT (D.B. 304, PG.766).
- C-16' UTILITY EASEMENT (D.B. 10, PG. 235).
- D-VDOT 15' DRAINAGE EASEMENT (D.B. 170, PG. 158)(SHPB 2, PG. 207) TO BE VACATED (WEST SIDE OF THEATRE ROAD ONLY)
- E-VDOT VARIABLE WIDTH DRAINAGE EASEMENT (INST.# 060008198) TO BE VACATED (WEST SIDE OF THEATRE ROAD ONLY)
- F-20' DRAINAGE & UTILITY EASEMENT (INST.# 060008198).
- G-10' WATERLINE EASEMENT (INST.# 060008198).
- H-VDOT 10' DRAINAGE AND SLOPE EASEMENT (INST.# 060008198) TO BE VACATED (WEST SIDE OF THEATRE ROAD ONLY)
- I-APPROXIMATE LOCATION EXISTING VEPCO EASEMENT (D.B. 111, PG. 497).

**GRAPHIC SCALE**

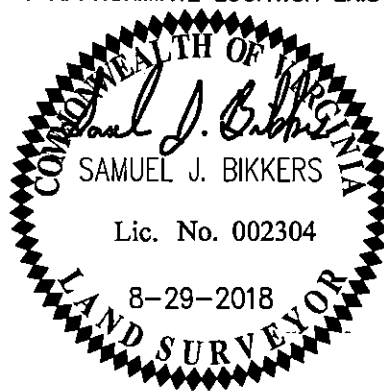


**VARIABLE WIDTH EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
L1	N9°57'17"W	31.55'
L2	S81°56'21"E	196.73'
L3	N5°26'20"E	38.05'
L4	S15°36'22"E	50.46'
L5	S15°36'22"E	64.84'
L6	N61°38'15"W	44.95'
L7	N5°26'20"E	22.02'
L8	N81°56'21"W	188.35'

**NOTE:**

1. BOUNDARY INFORMATION BASED ON PLATS OF RECORD AND TOPOGRAPHIC SURVEY BY AES CONSULTING ENGINEERS DURING MAY 2017.
2. REFERENCE IS HEREBY MADE TO A DEVELOPMENT PLAN ENTITLED "STORM SEWER IMPROVEMENT PLAN FOR RIVERSIDE HEALTH SYSTEMS", DATED 9/21/2017, APPROVED 10/24/2017, YORK COUNTY PROJECT #201500004.
3. EASEMENTS HEREBY CONVEYED ARE BASED ON ASBUILT SURVEY BY AES CONSULTING ENGINEERS 7/5/2018.



**PLAT SHOWING  
 A VARIABLE WIDTH DRAINAGE EASEMENT  
 LOCATED ON TWO PROPERTIES OF  
 RIVERSIDE HEALTHCARE ASSOCIATION INC.  
 TO BE CONVEYED TO  
 YORK COUNTY, VIRGINIA**

Project Contacts: PET / SJB      Project Number: W10346-00  
 Scale: 1" = 60'      Date: 08-29-2018      Sheet: 1 of 1  
 Print File No.:      Extension No.:

**AES**  
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