

PLAT OF SUBDIVISION ARBORDALE, PHASE IIA

BRUTON DISTRICT
YORK COUNTY, VIRGINIA

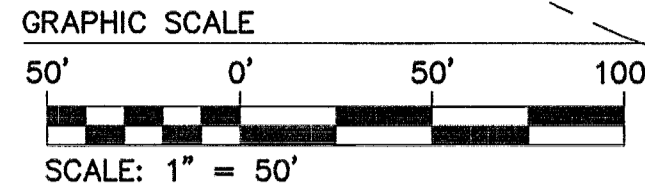
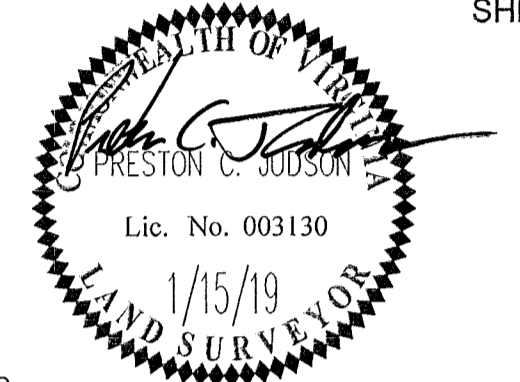
Date: 11/7/18 Scale: 1"=50' Proj. No.: W10466-00 Proj. Contacts: JAG/PCJ



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 4 OF 4



= PORTION OF EX. 20' WIDE YORK COUNTY TEMPORARY UTILITY & ACCESS EASEMENT (INSTR. #180014899) HEREBY VACATED

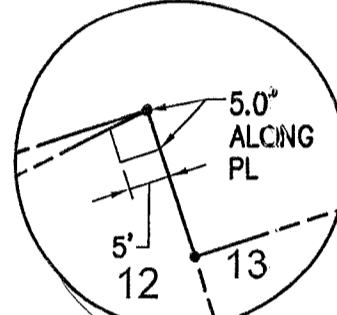
EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. (NAO-2016-2266) (VALID UNTIL (12/15/2022) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED (12/15/2017)(36,310± S.F./0.83± AC. PER APPROVED DEVELOPMENT PLAN) (WETLANDS DEPICTED NOT FIELD VERIFIED BY AES) SEE GENERAL NOTE 23 ON SHEET 2.

FUTURE DEVELOPMENT

PARCEL 2A
BULIFANTS RESIDENTIAL, L.L.C
601 BULIFANTS BLVD.
CPIN: C19c-2165-1207
TAX MAP: 02-00-00-034A2
ZONING: PDR
FORMER AREA=1,683,793 S.F.±, 38.655 AC.±
(TO TRAVERSE LINE)
(INSTR. #180014899)
(INSTR. #180000011)
NEW AREA=1,492,983 S.F.±, 34.274 AC.±
(TO TRAVERSE LINE)

** SEE NOTE 2 THIS SHEET

INSET A N.T.S



VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A. (SEE INSET A)

10' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.

PHASE IIA BOUNDARY

FUTURE DEVELOPMENT

PARCEL 2A
BULIFANTS RESIDENTIAL, L.L.C
601 BULIFANTS BLVD.
CPIN: C19C-2165-1207
TAX MAP: 02-00-00-034A2
ZONING: PDR
FORMER AREA=1,683,793 S.F.±, 38.655 AC.±
(TO TRAVERSE LINE)
(INSTR. #180014899)
(INSTR. #180000011)
NEW AREA=1,492,983 S.F.±, 34.274 AC.±
(TO TRAVERSE LINE)

EASEMENT LEGEND

- *A - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- *B - 15' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE HOMEOWNER'S ASSOCIATION
- *C - VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
- *D - 15' WIDE DRAINAGE & ACCESS EASEMENT HEREBY CONVEYED TO THE ARBORDALE HOMEOWNER'S ASSOCIATION

NOTES:

- SEE SHEET 2 FOR CURVE TABLES, GENERAL NOTES AND LEGEND.
- THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel PLAT APPROVING AGENT

DATE: MARCH 29, 2019

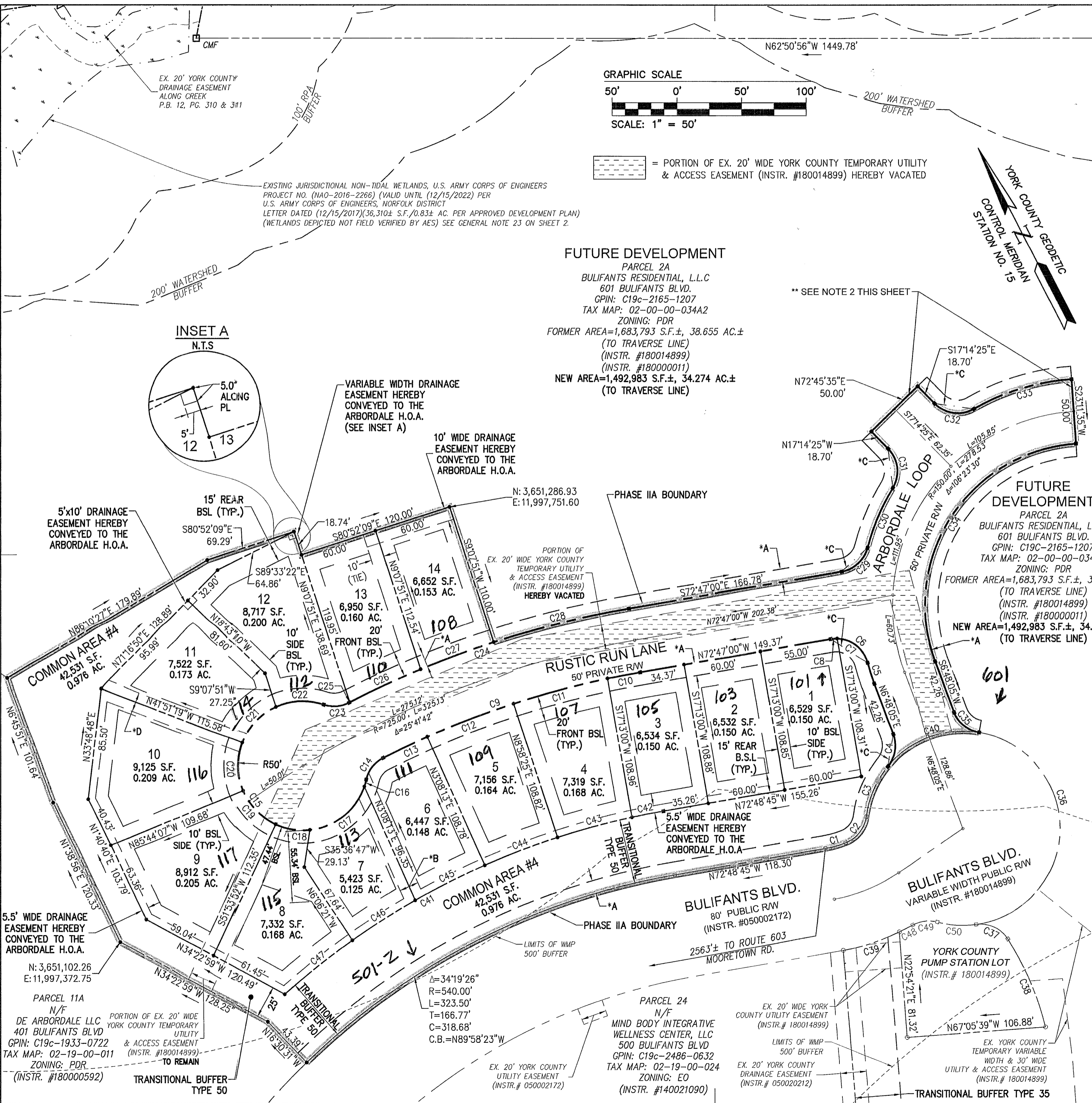
STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 11th DAY OF April, 2019.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. _____
KRISTEN N. NELSON, CLERK

TESTE: _____ CLERK

BY: Pauli Berry DC



5.5' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
N: 3,651,102.26
E: 11,997,372.75
PARCEL 11A
N/F
DE ARBORDALE LLC
401 BULIFANTS BLVD
CPIN: C19c-1933-0722 & ACCESS EASEMENT
TAX MAP: 02-19-00-011 (INSTR. #180014899)
ZONING: PDR
(INSTR. #180000592)
TRANSITIONAL BUFFER TYPE 50

Δ=34°19'26"
R=540.00'
L=323.50'
T=166.77'
C=318.68'
C.B.=N89°58'23"W

PARCEL 24
N/F
MIND BODY INTEGRATIVE WELLNESS CENTER, LLC
500 BULIFANTS BLVD
CPIN: C19c-2486-0632
TAX MAP: 02-19-00-024
ZONING: EO
(INSTR. #140021090)

BULIFANTS BLVD.
80' PUBLIC R/W
(INSTR. #050002172)
2563± TO ROUTE 603 MOORETOWN RD.

BULIFANTS BLVD.
VARIABLE WIDTH PUBLIC R/W
(INSTR. #180014899)

YORK COUNTY PUMP STATION LOT
(INSTR. # 180014899)

EX. YORK COUNTY TEMPORARY VARIABLE WIDTH & 30' WIDE UTILITY & ACCESS EASEMENT
(INSTR. # 180014899)

EX. 20' WIDE YORK COUNTY UTILITY EASEMENT
(INSTR. # 180014899)

LIMITS OF WMP 500' BUFFER
EX. 20' YORK COUNTY DRAINAGE EASEMENT
(INSTR. # 050020212)

EX. 20' YORK COUNTY UTILITY EASEMENT
(INSTR. # 050002172)

5'x10' DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.

15' REAR BSL (TYP.)
S80°52'09"E 69.29'

12
8,717 S.F.
0.200 AC.

13
6,950 S.F.
0.160 AC.

14
6,652 S.F.
0.153 AC.

108
6,652 S.F.
0.153 AC.

110
6,652 S.F.
0.153 AC.

109
7,156 S.F.
0.164 AC.

107
7,319 S.F.
0.168 AC.

105
6,534 S.F.
0.150 AC.

103
6,532 S.F.
0.150 AC.

101
6,529 S.F.
0.150 AC.

116
9,125 S.F.
0.209 AC.

117
8,912 S.F.
0.205 AC.

118
7,332 S.F.
0.168 AC.

119
5,423 S.F.
0.125 AC.

120
6,447 S.F.
0.148 AC.

121
6,447 S.F.
0.148 AC.

122
5,423 S.F.
0.125 AC.

123
5,423 S.F.
0.125 AC.

124
5,423 S.F.
0.125 AC.

125
5,423 S.F.
0.125 AC.

126
5,423 S.F.
0.125 AC.

127
5,423 S.F.
0.125 AC.

128
5,423 S.F.
0.125 AC.

129
5,423 S.F.
0.125 AC.

130
5,423 S.F.
0.125 AC.

131
5,423 S.F.
0.125 AC.

132
5,423 S.F.
0.125 AC.

133
5,423 S.F.
0.125 AC.

134
5,423 S.F.
0.125 AC.

135
5,423 S.F.
0.125 AC.

136
5,423 S.F.
0.125 AC.

137
5,423 S.F.
0.125 AC.

138
5,423 S.F.
0.125 AC.

139
5,423 S.F.
0.125 AC.

140
5,423 S.F.
0.125 AC.

141
5,423 S.F.
0.125 AC.

142
5,423 S.F.
0.125 AC.

143
5,423 S.F.
0.125 AC.

144
5,423 S.F.
0.125 AC.

145
5,423 S.F.
0.125 AC.

146
5,423 S.F.
0.125 AC.

147
5,423 S.F.
0.125 AC.

148
5,423 S.F.
0.125 AC.

149
5,423 S.F.
0.125 AC.

150
5,423 S.F.
0.125 AC.

151
5,423 S.F.
0.125 AC.

152
5,423 S.F.
0.125 AC.

153
5,423 S.F.
0.125 AC.

154
5,423 S.F.
0.125 AC.

155
5,423 S.F.
0.125 AC.

156
5,423 S.F.
0.125 AC.

157
5,423 S.F.
0.125 AC.

158
5,423 S.F.
0.125 AC.

159
5,423 S.F.
0.125 AC.

160
5,423 S.F.
0.125 AC.

161
5,423 S.F.
0.125 AC.

162
5,423 S.F.
0.125 AC.

163
5,423 S.F.
0.125 AC.

164
5,423 S.F.
0.125 AC.

165
5,423 S.F.
0.125 AC.

166
5,423 S.F.
0.125 AC.

167
5,423 S.F.
0.125 AC.

168
5,423 S.F.
0.125 AC.

169
5,423 S.F.
0.125 AC.

170
5,423 S.F.
0.125 AC.

171
5,423 S.F.
0.125 AC.

172
5,423 S.F.
0.125 AC.

173
5,423 S.F.
0.125 AC.

174
5,423 S.F.
0.125 AC.

175
5,423 S.F.
0.125 AC.

176
5,423 S.F.
0.125 AC.

177
5,423 S.F.
0.125 AC.

178
5,423 S.F.
0.125 AC.

179
5,423 S.F.
0.125 AC.

180
5,423 S.F.
0.125 AC.

181
5,423 S.F.
0.125 AC.

182
5,423 S.F.
0.125 AC.

183
5,423 S.F.
0.125 AC.

184
5,423 S.F.
0.125 AC.

185
5,423 S.F.
0.125 AC.

186
5,423 S.F.
0.125 AC.

187
5,423 S.F.
0.125 AC.

188
5,423 S.F.
0.125 AC.

189
5,423 S.F.
0.125 AC.

190
5,423 S.F.
0.125 AC.

191
5,423 S.F.
0.125 AC.

192
5,423 S.F.
0.125 AC.

193
5,423 S.F.
0.125 AC.

194
5,423 S.F.
0.125 AC.

195
5,423 S.F.
0.125 AC.

196
5,423 S.F.
0.125 AC.

197
5,423 S.F.
0.125 AC.

198
5,423 S.F.
0.125 AC.

199
5,423 S.F.
0.125 AC.

200
5,423 S.F.
0.125 AC.