

PARCEL AREA TABULATION  
(NEW PARCELS)

PARCEL 1 (FUTURE APARTMENTS)	717,788± SQ. FT./16.478± AC.
PARCEL 2 (FUTURE PUMP STATION)	12,763± SQ. FT./0.293± AC.
PARCEL 3 (FUTURE TOWNHOMES)	70,937± SQ. FT./1.628± AC.
PARCEL 4 (FUTURE COMMERCIAL)	65,509± SQ. FT./1.504± AC.
PARCEL 5 (FUTURE COMMERCIAL)	40,981± SQ. FT./0.941± AC.
PARCEL 6 (FUTURE TOWNHOMES)	61,350± SQ. FT./1.408± AC.
AREA TO BE DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES	3,796± SQ. FT./0.087± AC.
AREA OF PRIVATE RIGHT-OF-WAY (KELTON STATION - INCLUDED IN AREA OF PARCEL 1)	(26,593± SQ. FT./0.610± AC.)
TOTAL AREA SUBDIVIDED	973,124± SQ. FT./22.340± AC.

PARCEL AREA TABULATION  
(EXISTING PARCELS)

TAX PARCEL 01-00-00-004	332,244± SQ. FT./7.627± AC.
TAX PARCEL 02-14-00-001	261,699± SQ. FT./6.008± AC.
TAX PARCEL 01-00-00-003	30,773± SQ. FT./0.706± AC.
TAX PARCEL 01-00-00-002	41,409± SQ. FT./0.951± AC.
TAX PARCEL 02-00-00-022	306,999± SQ. FT./7.048± AC.
TOTAL AREA	973,124± SQ. FT./22.340± AC.

PLAT OF SUBDIVISION  
KELTON STATION

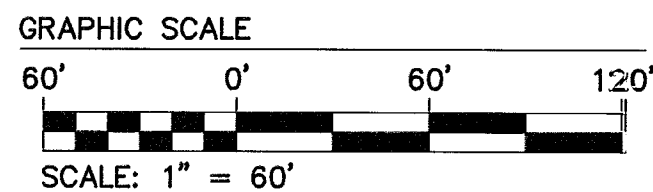
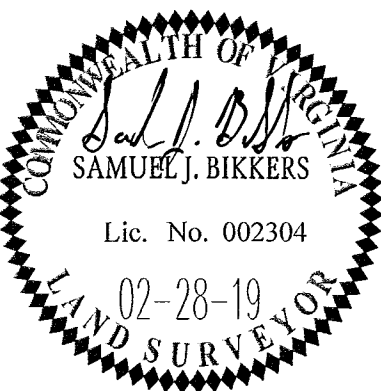
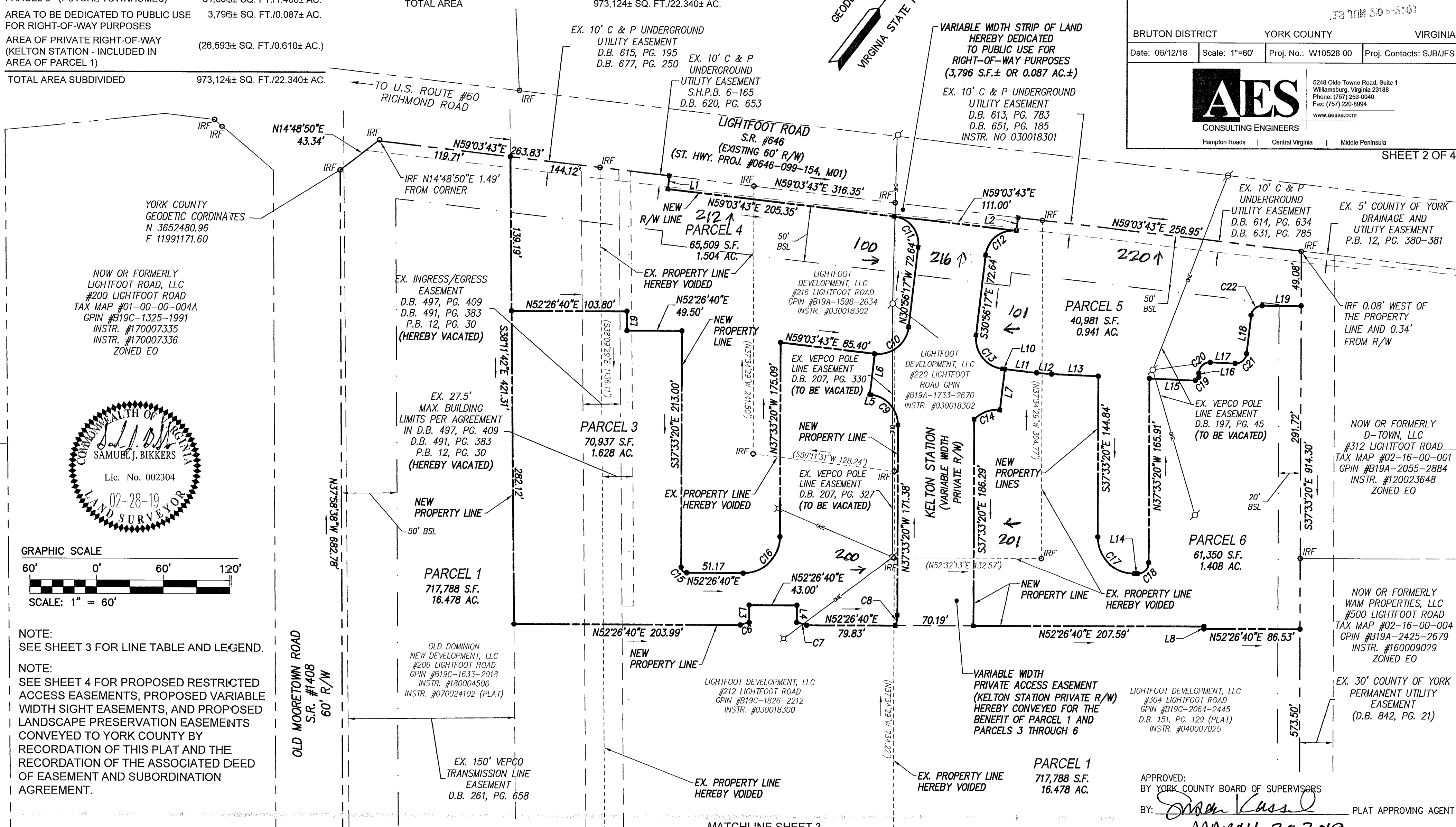
BRUTON DISTRICT YORK COUNTY VIRGINIA  
Date: 06/12/18 Scale: 1"=60' Proj. No.: W10528-00 Proj. Contacts: SJB/JFS



5248 Olde 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 2 OF 4



NOTE: SEE SHEET 3 FOR LINE TABLE AND LEGEND.

NOTE: SEE SHEET 4 FOR PROPOSED RESTRICTED ACCESS EASEMENTS, PROPOSED VARIABLE WIDTH SIGHT EASEMENTS, AND PROPOSED LANDSCAPE PRESERVATION EASEMENTS CONVEYED TO YORK COUNTY BY RECORDATION OF THIS PLAT AND THE RECORDATION OF THE ASSOCIATED DEED OF EASEMENT AND SUBORDINATION AGREEMENT.

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C6	12°17'13"	38.50'	8.26'	4.14'	8.24'	N35°49'11"E
C7	13°48'33"	38.50'	9.28'	4.66'	9.26'	N68°18'29"E
C8	20°12'34"	27.50'	9.70'	4.90'	9.65'	N27°27'03"W
C9	83°22'56"	27.50'	40.02'	24.49'	36.58'	N79°14'49"W
C10	90°00'00"	27.50'	43.20'	27.50'	38.89'	N14°03'43"E
C11	90°00'06"	25.00'	39.27'	25.00'	35.36'	N75°56'17"W

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C12	90°00'00"	25.00'	39.27'	25.00'	35.36'	S14°03'43"W
C13	90°00'00"	27.50'	43.20'	27.50'	38.89'	S75°56'17"E
C14	53°16'33"	27.50'	25.57'	13.79'	24.66'	S32°25'27"W
C15	90°00'00"	5.00'	7.85'	5.00'	7.07'	S82°33'20"E
C16	90°00'00"	33.00'	51.84'	33.00'	46.67'	N7°26'40"E
C17	90°00'00"	33.00'	51.84'	33.00'	46.67'	S82°33'20"E

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C18	90°00'00"	10.00'	15.71'	10.00'	14.14'	N7°26'40"E
C19	92°24'25"	3.00'	4.84'	3.13'	4.33'	N8°38'52"E
C20	92°24'25"	10.00'	16.13'	10.43'	14.44'	N8°38'52"E
C21	85°47'22"	10.00'	14.97'	9.29'	13.61'	N11°57'24"E
C22	83°22'56"	10.00'	14.55'	8.91'	13.30'	N10°45'11"E

MATCHLINE SHEET 3

APPROVED: BY YORK COUNTY BOARD OF SUPERVISORS  
BY: *Sharon 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 20th DAY OF June, 2019  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 190009387  
TESTE: *Kristen N. Nelson* CLERK  
BY: *Frederic Bay, Jr.*