PLAT OF SUBDIVISION

KELTON STATION

BRUTON DISTRICT | YORK COUNTY | VIRGINIA

Date: 06/12/18 | Scale: 1"=100' | Proj. No.: W10528-00 | Proj. Contacts: SJB/JFS

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
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Hampton Roads | Central Virginia | Middle Peninsula

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

YORK COUNTY GEODETIC CONTROL MERIDIAN STATION #15
VIRGINIA STATE PLANE SOUTH NAD83

EX. 10' C & P UNDERGROUND UTILITY EASEMENT D.B. 613, PG. 783 D.B. 614, PG. 634 D.B. 615, PG. 195 D.B. 631, PG. 785 D.B. 651, PG. 185 D.B. 677, PG. 250 INSTR. NO 030018301 S.H.P.B. 6-165 D.B. 620, PG. 653

45' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

5' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH SIGHT EASEMENTS HEREBY CONVEYED TO YORK COUNTY

45' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

5' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

IRF N14°48'50"E 1.49' FROM CORNER

IRF

LIGHTFOOT ROAD S.R. #646 (EXISTING 60' R/W)

EX. VEPCO POLE LINE EASEMENT D.B. 207, PG. 330 (TO BE VACATED)

PARCEL 1

PARCEL 3

PARCEL 4

PARCEL 5

PARCEL 6

KELTON STATION (VARIABLE WIDTH PRIVATE R/W)

EX. VEPCO POLE LINE EASEMENT D.B. 207, PG. 327 (TO BE VACATED)

EX. VEPCO POLE LINE EASEMENT D.B. 197, PG. 45 (TO BE VACATED)

425.50'

51.17
N52°26'40"E

EX. 5' COUNTY OF YORK DRAINAGE AND UTILITY EASEMENT P.B. 12, PG. 380-381

IRF 0.08' WEST OF THE PROPERTY LINE AND 0.34' FROM R/W

NOW OR FORMERLY
D-TOWN, LLC
#312 LIGHTFOOT ROAD
TAX MAP #02-16-00-001
GPIN #B19A-2055-2884
INSTR. #120023648
ZONED EO

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

PROPOSED BREAK= 37.49' (SHIPWRIGHT LOOP) IN THE 10' RESTRICTED ACCESS EASEMENT

37.49'

219.79'

OLD MOORETOWN ROAD S.R. #1408 - 60' R/W

NOW OR FORMERLY
LIGHTFOOT ROAD, LLC
#200 LIGHTFOOT ROAD
TAX MAP #01-00-00-004A
GPIN #B19C-1325-1991
INSTR. #170007335
INSTR. #170007336
ZONED EO

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

EX. 27.5' MAX. BUILDING LIMITS PER AGREEMENT IN D.B. 497, PG. 409 D.B. 491, PG. 383 P.B. 12, PG. 30 (HEREBY VACATED)

5' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

NOW OR FORMERLY
WAM PROPERTIES, LLC
#500 LIGHTFOOT ROAD
TAX MAP #02-16-00-004
GPIN #B19A-2425-2679
INSTR. #160009029
ZONED EO

35' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

PROPOSED BREAK= 44.44' (SHIPWRIGHT LOOP) AND THE PROPOSED 25' INGRESS/EGRESS AND UTILITY EASEMENT TO BE CONVEYED TO YORK COUNTY (BY SEPARATE, FUTURE EASEMENT PLAT) IN THE 10' RESTRICTED ACCESS EASEMENT

226.85'

35' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

EX. 150' VEPCO TRANSMISSION LINE EASEMENT D.B. 261, PG. 658

EX. INGRESS/EGRESS EASEMENT D.B. 497, PG. 409 D.B. 491, PG. 383 P.B. 12, PG. 30 (HEREBY VACATED)

EX. 30' COUNTY OF YORK PERMANENT UTILITY EASEMENT (D.B. 842, PG. 21)

VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY

44.44'

84.42'

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

PARCEL 2

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

45' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

N09°00'07"W 327.22' (EASEMENT)

(ESMT. TIE) 36.09'

IRF ON PROPERTY LINE 1.58' FROM R/W

EX. 15' C & P UTILITY EASEMENT D.B. 615, PG. 195 D.B. 677, PG. 250

EX. 150' VEPCO TRANSMISSION LINE EASEMENT D.B. 261, PG. 658

STATE ROUTE #199
VARIABLE WIDTH LIMITED ACCESS R/W
ST. HWY. PROJ. #0199-099-102

SHEET 4 LEGEND

- EASEMENT
- RIGHT-OF-WAY
- PARCEL LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- PROPERTY CORNER SET
- CONCRETE MONUMENT SET
- LANDSCAPE PRESERVATION EASEMENT
- RESTRICTED ACCESS EASEMENT

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
02-28-19
LAND SURVEYOR

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 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: Traci B