

PLAT OF SUBDIVISION  
ARBORDALE, PHASE IIB

BRUTON DISTRICT  
YORK COUNTY, VIRGINIA

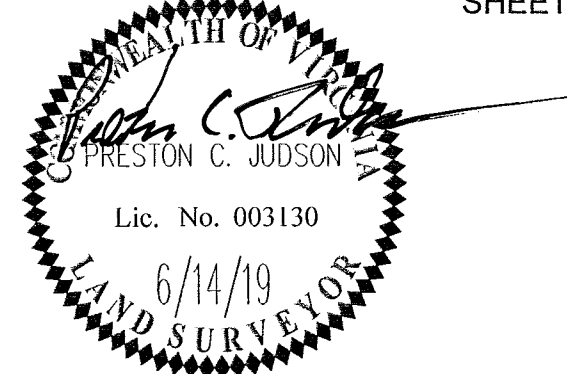
Date: 6/14/19 Scale: 1"=50' Proj. No.: W10466-00 Proj. Contacts: JAG/PCJ



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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 4 OF 5



FUTURE DEVELOPMENT

PARCEL 2A  
BULIFANTS RESIDENTIAL, L.L.C.  
601 BULIFANTS BLVD.  
GPIN: C19c-2165-1207  
TAX MAP: 02-00-00-034A2  
ZONING: PDR  
FORMER AREA=1,492,983 S.F.±, 34.274 AC.±  
(TO TRAVERSE LINE)  
(INSTR. #190005127)  
(INSTR. #180014899)  
(INSTR. #180000011)

NEW AREA=818,634 S.F.±, 18.793 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 - VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE HOMEOWNER'S ASSOCIATION
- \*E - 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
- \*F - 7.5' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE HOMEOWNER'S ASSOCIATION
- \*G - 10' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE HOMEOWNER'S ASSOCIATION
- \*H - 5.5' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE HOMEOWNER'S ASSOCIATION

NOTES:

1. SEE SHEET 5 FOR EASEMENT DETAILS. SEE SHEET 2 FOR CURVE TABLES, GENERAL NOTES AND LEGEND.
2. 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: *Shawn Kasel* PLAT APPROVING AGENT

DATE: *July 3, 2019*

STATE OF VIRGINIA  
COUNTY OF YORK

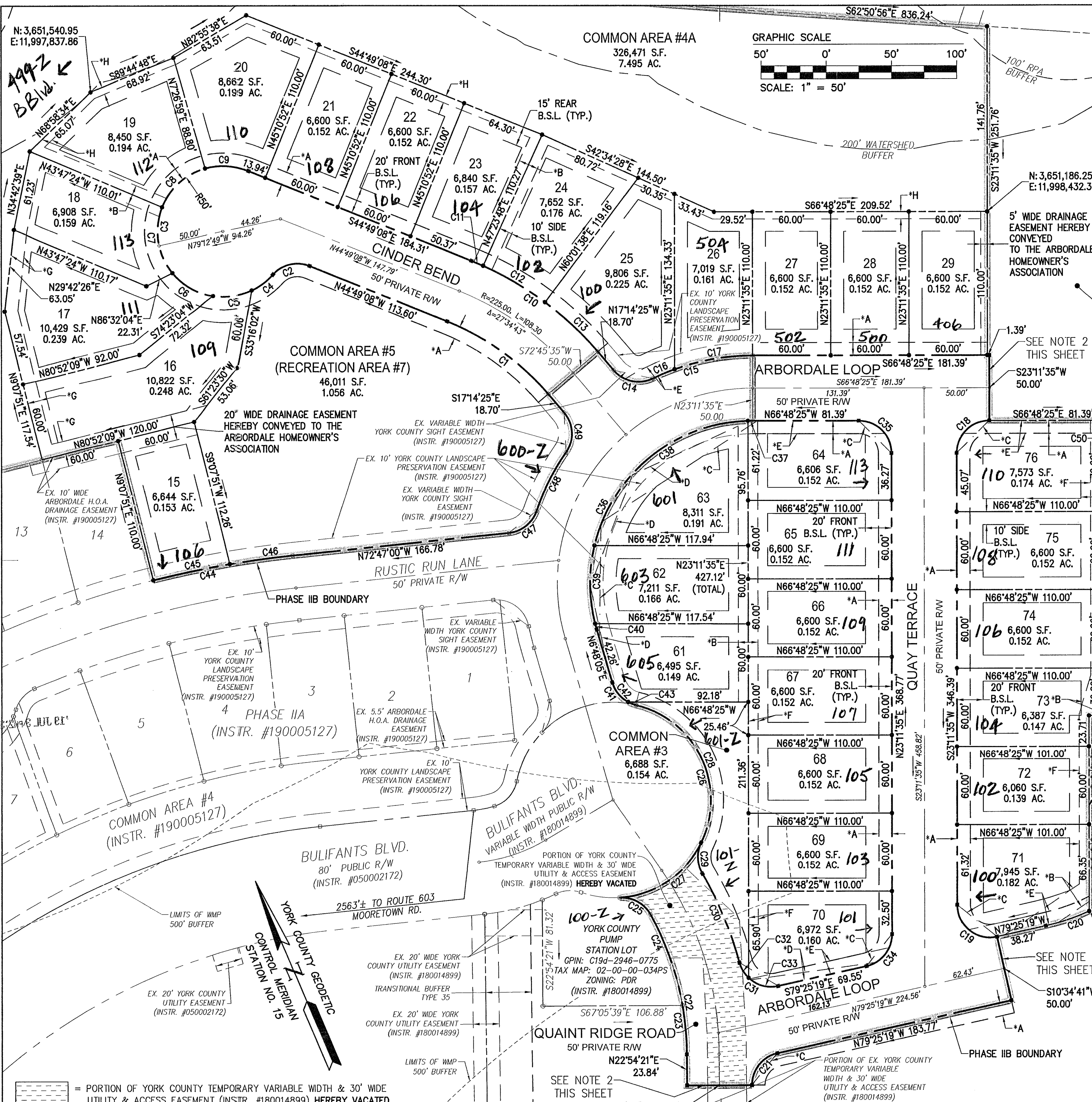
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE *3rd* DAY OF *July*, 20*19*.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS, AS INSTRUMENT NO. *190010109*

TESTE: *Kristen N Nelson* CLERK

BY: *Traci R. De*



= PORTION OF YORK COUNTY TEMPORARY VARIABLE WIDTH & 30' WIDE UTILITY & ACCESS EASEMENT (INSTR. #180014899) HEREBY VACATED