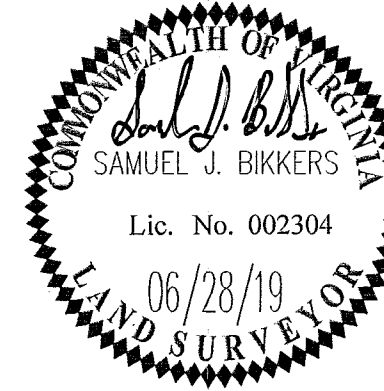


PLAT OF SUBDIVISION
WHITTAKER'S MILL
SINGLE FAMILY DETACHED HOMES
SECTION 2, PHASE 3



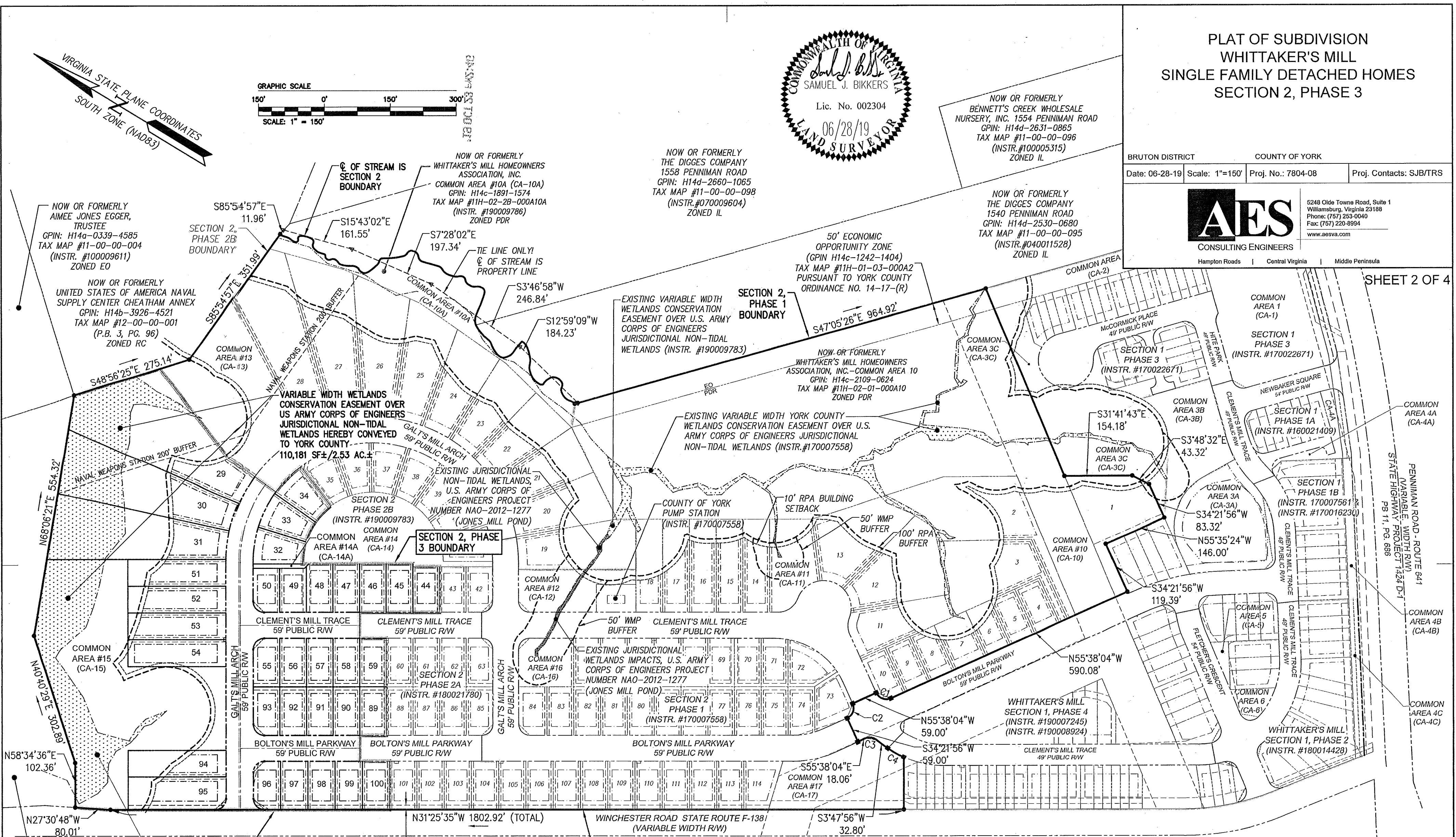
NOW OR FORMERLY
BENNETT'S CREEK WHOLESALE
NURSERY, INC. 1554 PENNIMAN ROAD
GPIN: H14d-2631-0865
TAX MAP #11-00-00-096
(INSTR.#100005315)
ZONED IL

NOW OR FORMERLY
THE DIGGES COMPANY
1540 PENNIMAN ROAD
GPIN: H14d-2530-0680
TAX MAP #11-00-00-095
(INSTR.#040011528)
ZONED IL

BRUTON DISTRICT COUNTY OF YORK
Date: 06-28-19 Scale: 1"=150' Proj. No.: 7804-08 Proj. Contacts: SJB/TRS

AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

SHEET 2 OF 4



NOW OR FORMERLY
CIVIL WAR PRESERVATION TRUST
GPIN: H14c-0310-2754
TAX MAP #11-16-00-002B
(INSTR. #150023134)
ZONED EO

EXISTING JURISDICTIONAL NON-TIDAL
WETLANDS, U.S. ARMY CORPS OF
ENGINEERS PROJECT NUMBER
NAO-2012-1277 (JONES MILL POND)

EX. 10' YORK COUNTY
RESTRICTED ACCESS
EASEMENT
(INSTR. #180021780)

NOW OR FORMERLY
CIVIL WAR PRESERVATION TRUST
101 WINCHESTER ROAD
TAX MAP #11-16-00-002A,
GPIN NO.: H14c-0514-1246
(INSTR. #150023134)
ZONED EO

EX. 100' VEPCO EASEMENT
(DB 58, PG. 571)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- SIGHT EASEMENT
- PRIVATE UTILITY EASEMENT
- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- MONUMENT SET (PER SECTION 2, PHASES 2A/2B)
- CONCRETE MONUMENT SET
- IRON ROD SET
- RPA RESOURCE PROTECTION AREA
- WMP WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N10°38'04"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S79°21'56"W
C3	59°26'00"	25.00'	25.93'	14.27'	24.79'	S25°55'04"E
C4	10°46'11"	224.50'	42.20'	21.16'	42.14'	S1°35'10"E

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature] PLAT APPROVING AGENT
DATE: OCTOBER 14, 2019

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY
OF YORK-POQUOSON THE 23rd DAY OF October, 2019.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS, AS INSTRUMENT NO. 190017396
TESTE: Kristen N. Nelson CLERK
BY: [Signature]