

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

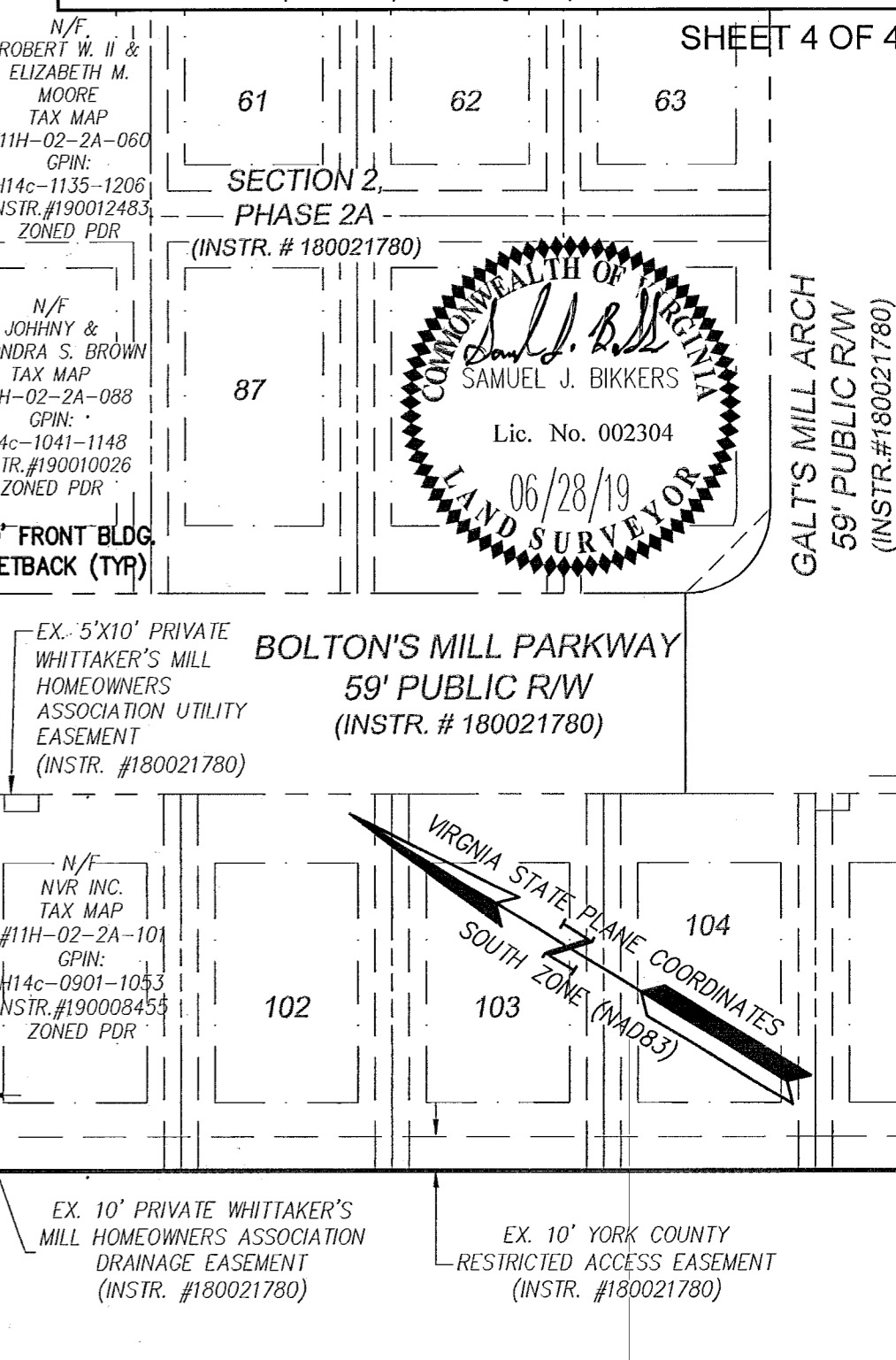
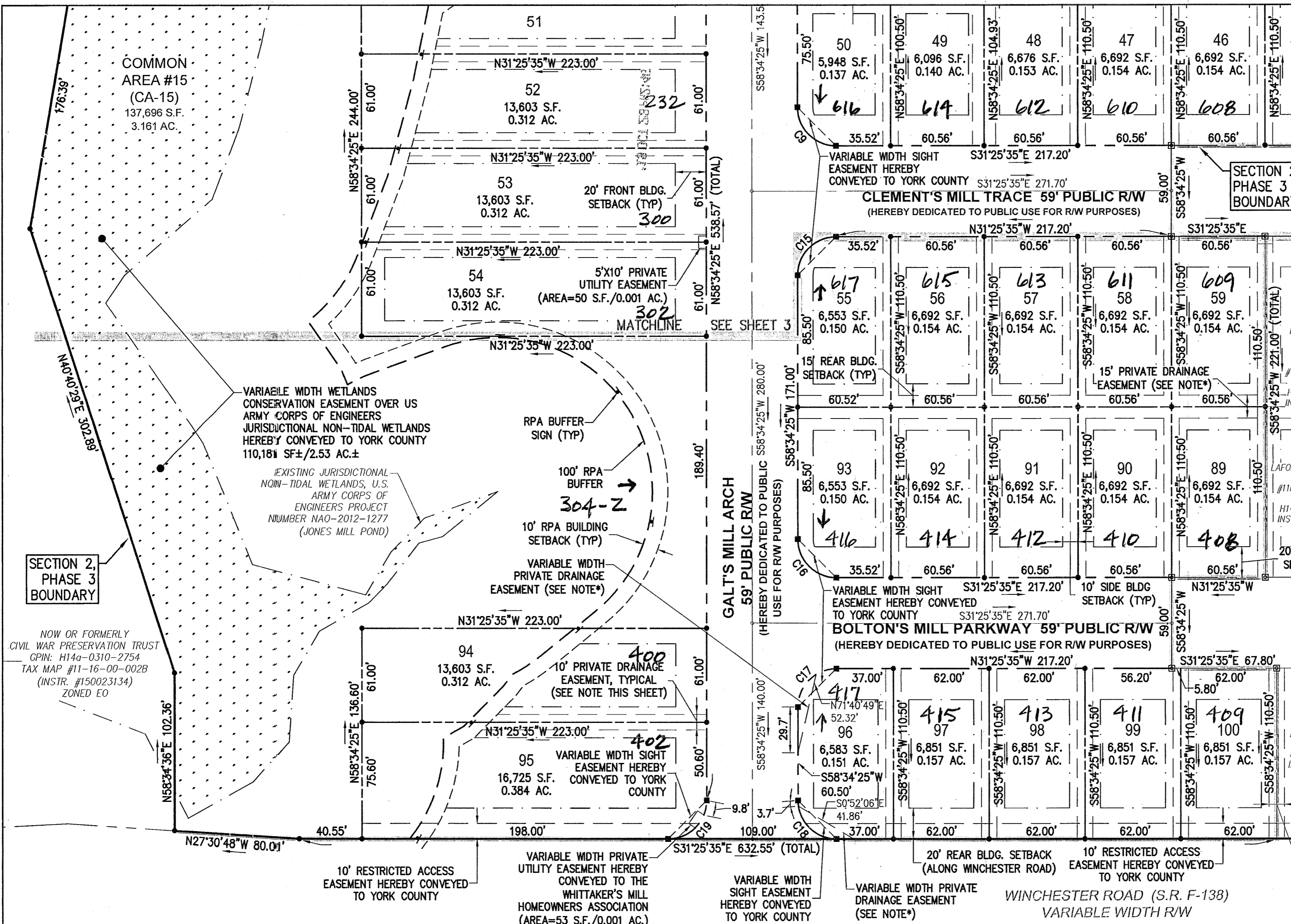
BRUTON DISTRICT COUNTY OF YORK
Date: 06-28-19 Scale: 1"=50' Proj. No.: 7804-08 Proj. Contacts: SJB/TRS



5248 Olde Towne Road, Suite 1
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Hampton Roads Central Virginia Middle Peninsula

SHEET 4 OF 4



SECTION 2, PHASE 3 BOUNDARY
NOW OR FORMERLY CIVIL WAR PRESERVATION TRUST
CPIN: H14a-0310-2754
TAX MAP #11-16-00-002B
(INSTR. #150023134)
ZONED EO

VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT OVER US ARMY CORPS OF ENGINEERS JURISDICTIONAL NON-TIDAL WETLANDS HEREBY CONVEYED TO YORK COUNTY 110,181 SF ± / 2.53 AC. ±

100' RPA BUFFER
304-Z
10' RPA BUILDING SETBACK (TYP)
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (SEE NOTE*)

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH PRIVATE UTILITY EASEMENT HEREBY CONVEYED TO THE WHITTAKER'S MILL HOMEOWNERS ASSOCIATION (AREA=53 S.F./0.001 AC.)

VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (SEE NOTE*)

WINCHESTER ROAD (S.R. F-138) VARIABLE WIDTH R/W

EX. 5'X10' PRIVATE WHITTAKER'S MILL HOMEOWNERS ASSOCIATION UTILITY EASEMENT (INSTR. #180021780)

EX. 10' PRIVATE WHITTAKER'S MILL HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT (INSTR. #180021780)

*NOTE: ALL PRIVATE UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS HEREBY CONVEYED TO THE WHITTAKER'S MILL HOMEOWNERS ASSOCIATION

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

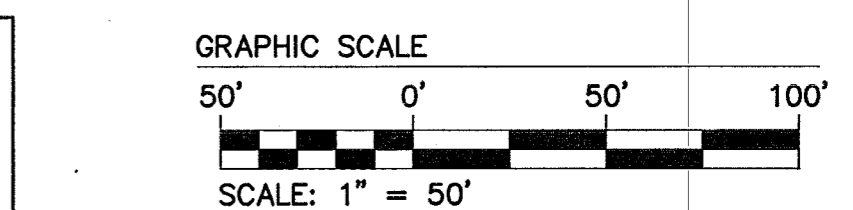
NOTE: THE 10' PRIVATE DRAINAGE EASEMENT CENTERED ON THE PROPERTY LINE OF EACH LOT SIDELINE IS HEREBY CONVEYED TO THE WHITTAKER'S MILL HOMEOWNERS ASSOCIATION.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	17°19'56"	160.00'	48.40'	24.39'	48.22'	N67°02'05"E
C2	18°02'15"	160.00'	50.37'	25.40'	50.16'	N84°43'11"E
C3	18°02'15"	160.00'	50.37'	25.40'	50.16'	S77°14'34"E
C4	53°24'26"	160.00'	149.14'	80.48'	143.80'	N85°04'20"E
C5	18°02'15"	272.50'	85.79'	43.25'	85.43'	N77°14'34"W
C6	18°02'15"	272.50'	85.79'	43.25'	85.43'	S84°43'11"W
C7	17°07'38"	272.50'	81.46'	41.03'	81.15'	S67°08'14"W
C8	36°03'15"	272.50'	171.47'	88.68'	168.66'	S76°36'02"W
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'	S13°34'25"W
C10	1°06'41"	331.50'	6.43'	3.22'	6.43'	N59°07'45"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	11°19'09"	331.50'	65.49'	32.85'	65.38'	N65°20'40"E
C12	11°22'00"	331.50'	65.76'	32.99'	65.66'	N76°41'14"E
C13	12°15'25"	331.50'	70.92'	35.59'	70.78'	N88°29'57"E
C14	36°03'15"	331.50'	208.60'	107.88'	205.18'	N76°36'02"E
C15	90°00'00"	25.00'	39.27'	25.00'	35.36'	N76°25'35"W
C16	90°00'00"	25.00'	39.27'	25.00'	35.36'	S13°34'25"W
C17	90°00'00"	25.00'	39.27'	25.00'	35.36'	N76°25'35"W
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	S13°34'25"W
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	S76°25'35"E

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



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Juan Kassel 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: Nancy De