PLAT OF SUBDIVISION ARBORDALE, PHASE IIC

BRUTON DISTRICT
YORK COUNTY, VIRGINIA

BRUTON DISTRICT	YORK COUNTY	VIRGINIA
Date: 7/24/19	Scale: 1"=50'	Proj. No.: W10466-00	Proj. Contacts: JAG/PCJ

AES CONSULTING ENGINEERS
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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 4 OF 6

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
11/6/19
LAND SURVEYOR

PHASE IIC BOUNDARY
100' RPA BUFFER
200' WATERSHED BUFFER
EX. 5.5' WIDE H.O.A. DRAINAGE EASEMENT (INSTR. #190010109)
EX. 5' WIDE H.O.A. DRAINAGE EASEMENT (INSTR. #190010109)
5' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
5.5' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
15' REAR BSL (TYP.)
EX. 15' WIDE H.O.A. DRAINAGE EASEMENT (INSTR. #180014699)
2.5' ACCESS EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
N: 3,651,186.25
E: 11,998,432.36
1.39' IIE TO PHASE LINE
EX. VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT (INSTR. #190010109)
EX. 10' YORK COUNTY RESTRICTED ACCESS ESMT (INSTR. #190010109)
EX. 7.5' H.O.A. DRAINAGE EASEMENT (INSTR. #190010109)
EX. 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT (INSTR. #190010109)
02H-2B -00-LOT 26 C19d-3328-1171
02H-2B -00-LOT 29 C19d-3385-1148
02H-2B -00-LOT 76 C19d-3385-0994
02H-2B -00-LOT 75 C19d-3359-0935
02H-2B -00-LOT 74 C19d-3335-0880
02H-2B -00-LOT 73 C19d-3310-0826
02H-2B -00-LOT 72 C19d-3284-0771
02H-2B -00-LOT 71 C19d-3255-0708
JAGGED LANDING
50' PRIVATE R/W
ARBORDALE LOOP
50' PRIVATE R/W
QUAY TERRACE
50' PRIVATE R/W
COMMON AREA #4B
373,108 S.F.
8.565 AC.
PARCEL 4A1
N/F
CITY OF WILLIAMSBURG
900 AIRPORT RD
GPIN: D18d-2815-1609
TAX MAP: 06-00-00-004A1
ZONING: RC
(P.B. 3, PG. 66)
(P.B. 4, PG. 61-66)
WETLANDS LINE (SEE GENERAL NOTE 23 ON SHEET 2)
STREAM
YORK COUNTY GEODETIC CONTROL MERIDIAN STATION NO. 15
CMF
N: 3,650,487.84
E: 11,998,337.97
5.5' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
EX. 20' WIDE H.O.A. DRAINAGE EASEMENT (INSTR. #180014699)

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

NOTES:
1. SEE SHEET 6 FOR EASEMENT DETAILS. SEE SHEET 2 FOR LINE AND CURVE TABLES, GENERAL NOTES AND LEGEND.

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 – PROPOSED 5'x10' NEWPORT NEWS WATERWORKS UTILITY EASEMENT TO BE RECORDED UNDER SEPARATE PLAT

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: _____ PLAT APPROVING AGENT
DATE: DECEMBER 4, 2019

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 5th DAY OF December, 2019

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 190020193.

TESTE: Kristen N. Nelson CLERK
BY: _____

S:\OBS\W10466\Engineering\Surveys\Plat\Plat\Subdivision Plat\North\W10466 Sub Plat Phase IIC.dwg - 11/7/2019 2:16:17 PM by Dean Dotson