

**FUTURE DEVELOPMENT**  
**REMAINDER OF SMITH FARM ESTATES**  
 SMITH FARM ESTATES, LLC  
 517 YORKTOWN ROAD  
 TAX ID: 30-00-00-182  
 GPIN: T04a-2314-2904  
 ZONED R-20  
 FORMER AREA=4,962,587 S.F.±, 113.925 AC.±  
 (TO TRAVERSE LINE)  
 (LR 180011048)  
 NEW AREA = 3,244,750 S.F.±, 74.489 AC.±  
 (TO SURVEY TIE LINE)

**PLAT OF SUBDIVISION**  
**SMITH FARM ESTATES**  
**PHASE 1A**  
 BETHEL DISTRICT  
 YORK COUNTY, VIRGINIA

Date: 07/25/2019 Scale: 1" = 40' Proj. No.: W10415-02 Proj. Contacts: MHR/JCA

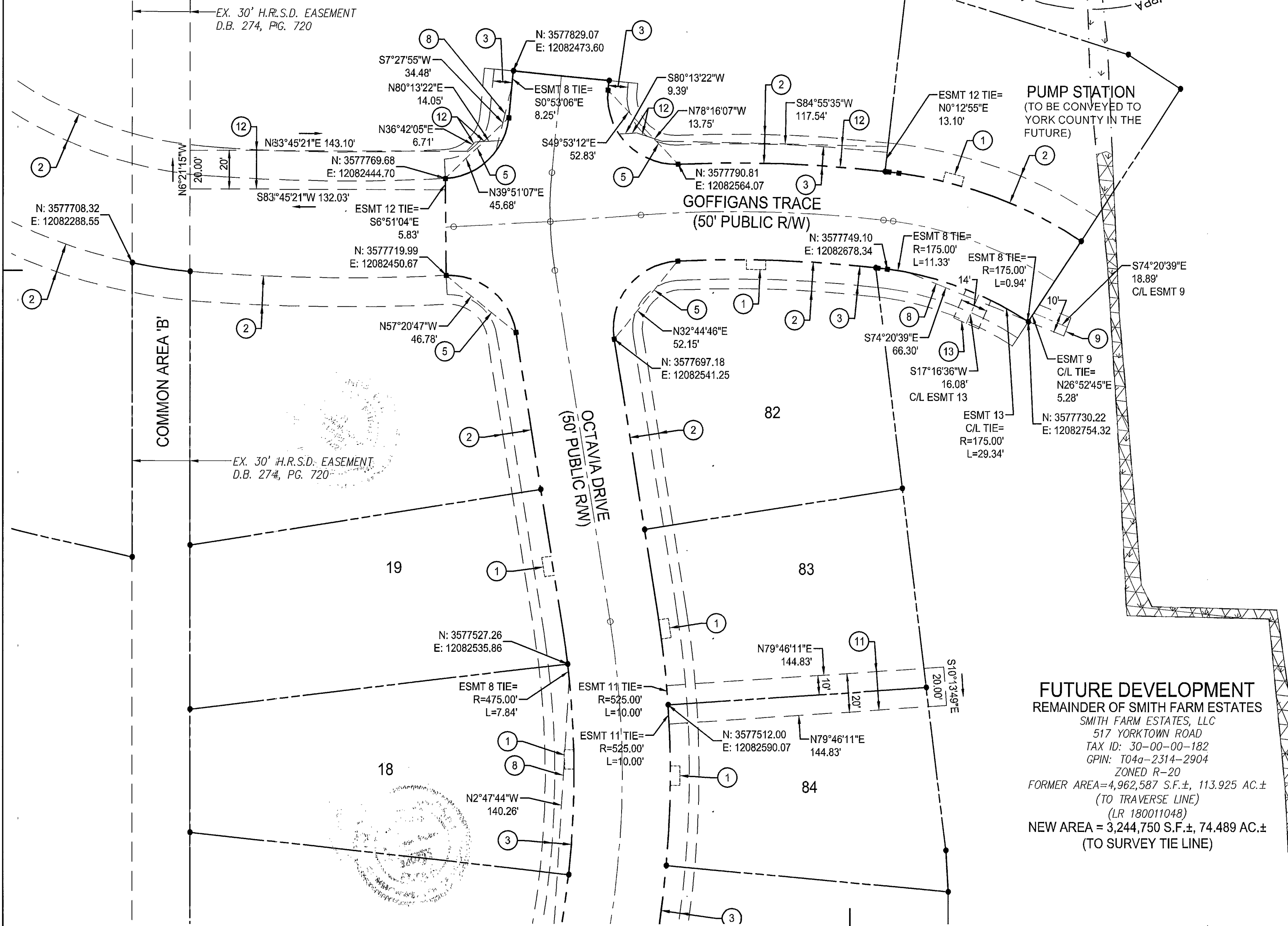


SHEET 11 OF 11



SEE SHEET 5 FOR SURVEY LEGEND

- EASEMENT LEGEND:**
- ① 5'x10' WATERLINE EASEMENT (TYPICAL, ALL LOTS) TO BE DEDICATED TO THE CITY OF NEWPORT NEWS.
  - ② EXISTING 15' AND 20' DOMINION ENERGY EASEMENT, INSTR. #190015212.
  - ③ 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ④ 12' PEDESTRIAN ACCESS EASEMENT HEREBY CONVEYED TO PUBLIC USE.
  - ⑤ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ⑥ 10' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ⑦ 50' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ⑧ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
  - ⑨ 10' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
  - ⑩ 15' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
  - ⑪ 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
  - ⑫ 20' AND VARIABLE WIDTH UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ⑬ TEMPORARY TURN AROUND EASEMENT TO BE VACATED UPON EXTENSION OF GOFFIGANS TRACE (50' PUBLIC R/W).
  - ⑭ 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY.



APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: Shara Kassel, PLAT APPROVING AGENT  
 DATE: FEBRUARY 18, 2020  
 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 February, 2020.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 200003165  
 TESTE: \_\_\_\_\_, CLERK  
 BY: Dalene H. Hest, Jr.

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