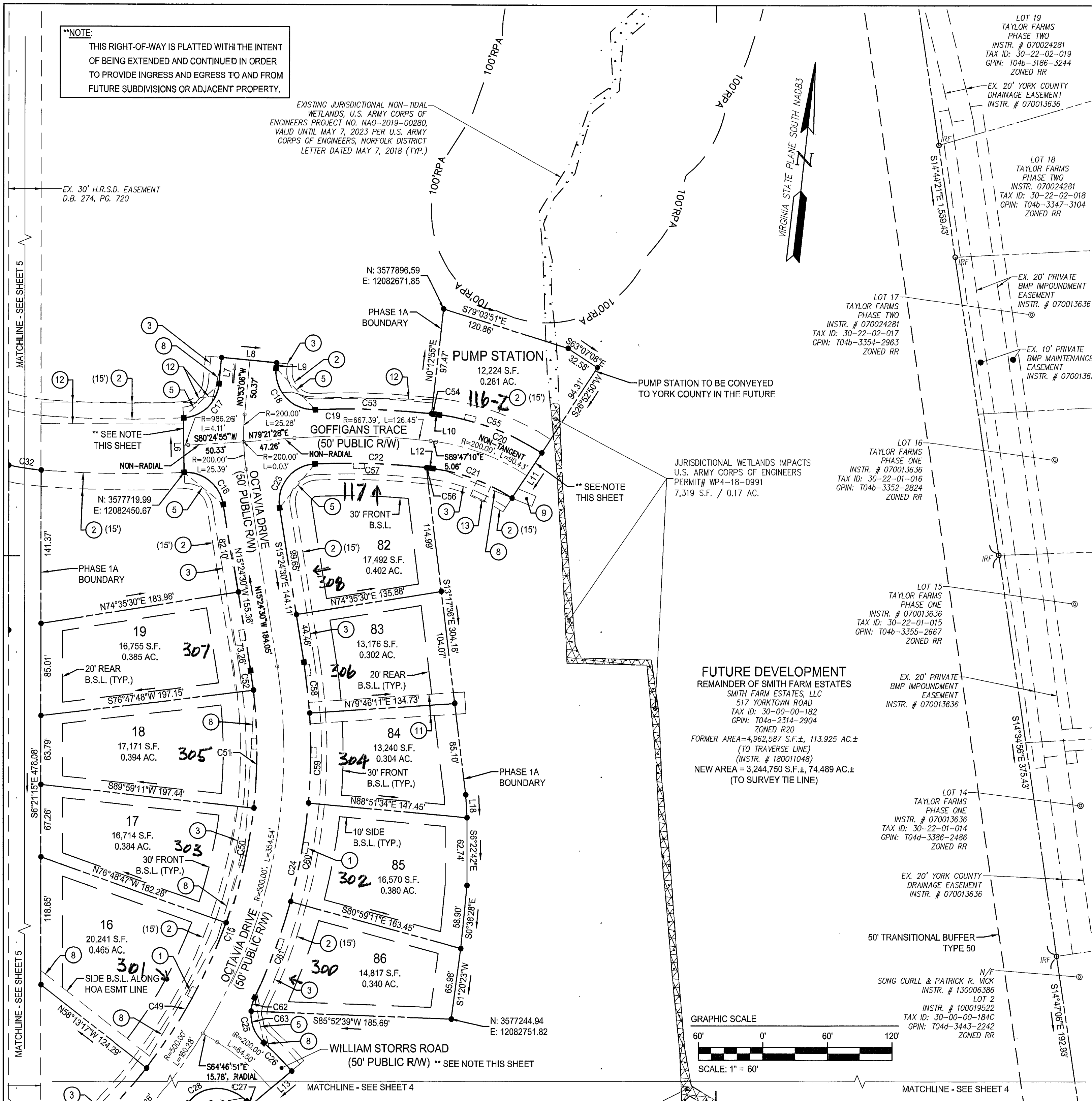


**\*\*NOTE:**  
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2019-00280, VALID UNTIL MAY 7, 2023 PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED MAY 7, 2018 (TYP.)



**PLAT OF SUBDIVISION  
SMITH FARM ESTATES  
PHASE 1A**

BETHEL DISTRICT  
YORK COUNTY, VIRGINIA

Date: 07/25/2019 | Scale: 1" = 60' | Proj. No.: W10415-02 | Proj. Contacts: MHR/JCA



SHEET 6 OF 11

FOR LINE AND  
CURVE TABLES  
SEE SHEET 7



SEE SHEET 5 FOR SURVEY LEGEND

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

**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 R20  
FORMER AREA = 4,962,587 S.F. ±, 113.925 AC. ±  
(TO TRAVERSE LINE)  
(INSTR. # 18001048)  
NEW AREA = 3,244,750 S.F. ±, 74.489 AC. ±  
(TO SURVEY TIE LINE)

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Jason 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 20<sup>th</sup> 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. Helt, Jr.

