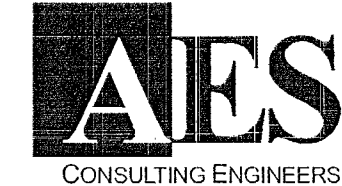


PLAT OF SUBDIVISION SMITH FARM ESTATES PHASE 1B

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

Date: 09/10/2020 Scale: 1" = 60' Proj. No.: W10415-02 Proj. Contacts: SJB / PET



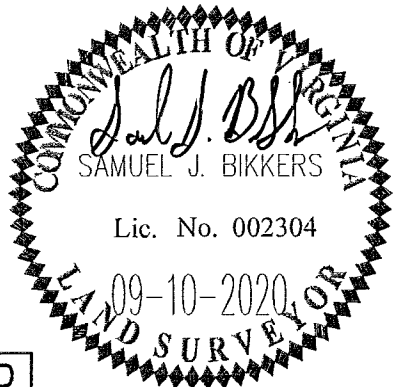
5248 Oldo Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 3 OF 4

FOR LOT CURVE
TABLES SEE
SHEET 4

SEE SHEET 4 FOR SURVEY LEGEND

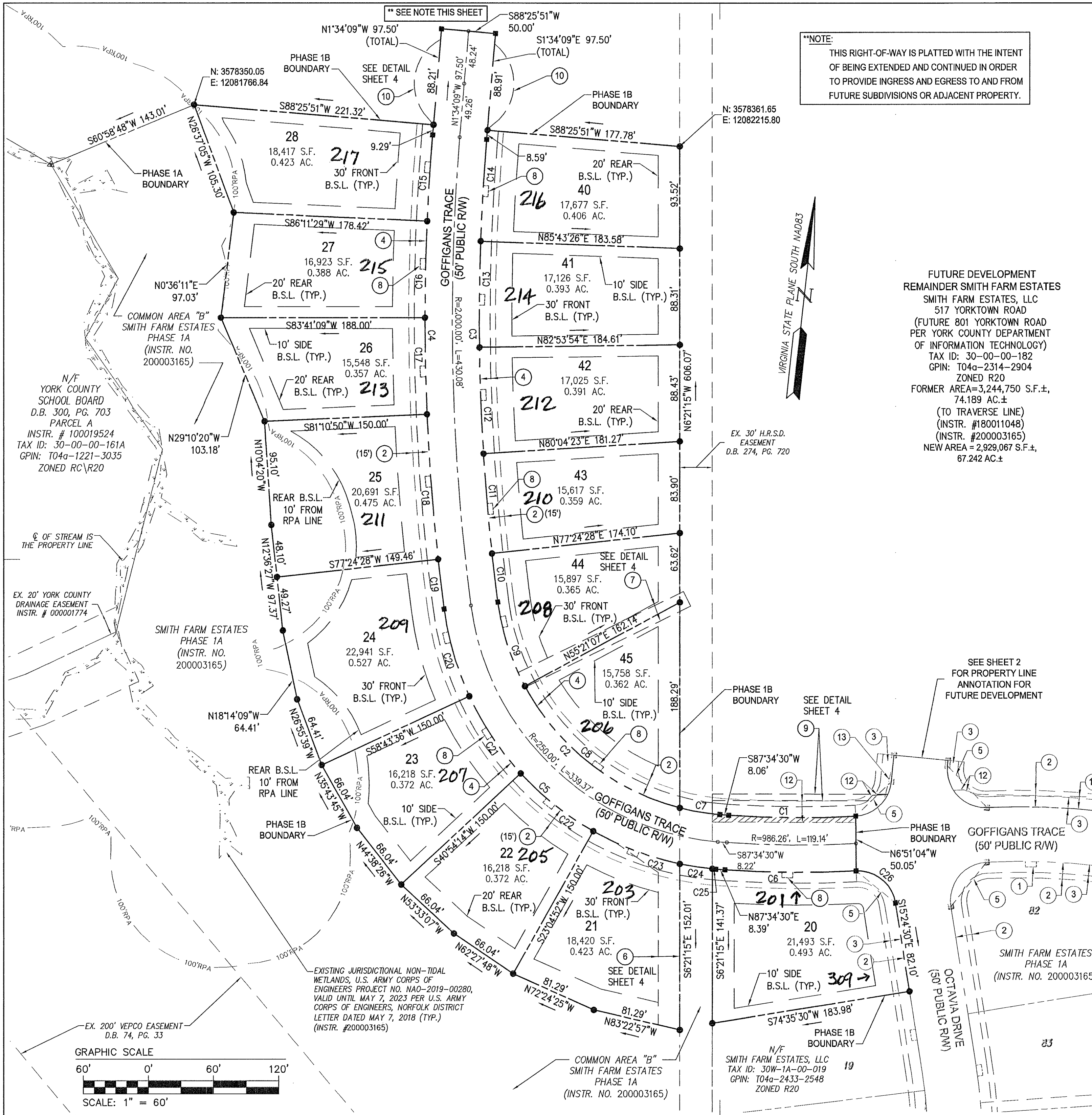


****NOTE:**
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT
OF BEING EXTENDED AND CONTINUED IN ORDER
TO PROVIDE INGRESS AND EGRESS TO AND FROM
FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

FUTURE DEVELOPMENT
REMAINDER SMITH FARM ESTATES
SMITH FARM ESTATES, LLC
517 YORKTOWN ROAD
(FUTURE 801 YORKTOWN ROAD
PER YORK COUNTY DEPARTMENT
OF INFORMATION TECHNOLOGY)
TAX ID: 30-00-00-182
GPIN: T04a-2314-2904
ZONED R20
FORMER AREA=3,244,750 S.F.±,
74.189 AC.±
(TO TRAVERSE LINE)
(INSTR. #180011048)
(INSTR. #200003165)
NEW AREA = 2,929,067 S.F.±,
67.242 AC.±

EASEMENT LEGEND:

- ① EXISTING 5x10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (TYPICAL, ALL LOTS IN SMITH FARM ESTATES, PHASE 1A), INSTR. #200010125 & INSTR. #200010126
- ② EXISTING 15' AND 20' DOMINION ENERGY EASEMENT, INSTR. #190015212.
- ③ EXISTING 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165.
- ④ 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- ⑤ EXISTING VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165.
- ⑥ 20' AND VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
- ⑦ 15' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
- ⑧ 5x10' WATERLINE EASEMENT (TYPICAL, ALL LOTS IN SMITH FARM ESTATES, PHASE 1B) TO BE DEDICATED TO THE CITY OF NEWPORT NEWS.
- ⑨ 6' AND VARIABLE WIDTH UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- ⑩ TEMPORARY TURN AROUND EASEMENT TO BE VACATED UPON EXTENSION OF GOFFIGANS TRACE (50' PUBLIC R/W).
- ⑫ EXISTING 20' AND VARIABLE WIDTH YORK COUNTY UTILITY EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165
- ⑬ EXISTING VARIABLE WIDTH SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *Erin Kassel*, PLAT APPROVING AGENT
DATE: JANUARY 21, 2021
STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 21 DAY OF JANUARY, 2021
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 210001469
TESTE: _____, CLERK
BY: *Leah King DC*

S:\025\1041502 - Small Farms-517 Yorktown Road\Survey\Plat\W10415-02-Sub-Plat-Phase 1B-SJB-L.jpg, 09/10/2020 10:31:41 AM, task: auto