

EASEMENT TABLE

LABEL	EASEMENT	LABEL	EASEMENT
①	EX. 1' YORK COUNTY RESTRICTED ACCESS EASEMENT (INST. #150020199)	⑩	EX. 25' PRIVATE LICENSE EASEMENT FOR INGRESS/EGRESS (D.B. 894, PG. 127)
②	EX. 20' VERIZON VIRGINIA EASEMENT (INST. #080026147)	⑪	EX. SANITARY SEWER EASEMENT (D.B. 510, PG. 161)
③	EX. PERMANENT SIGNALIZATION EASEMENT (INST. #080026147 & SHPB 10, PG. 296)	⑫	EX. 35' VDOT DRAINAGE EASEMENT (D.B. 156, PG. 380)
④	EX. 50' & VARIABLE WIDTH PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT TO BENEFIT PARCELS A-2 (29-24-00-000A), B-1 (29-24-00-000BB), C-1 (29-24-00-000C), & D2 (29-00-00-026) - (INST. #150020199)	⑬	EX. 20' YORK COUNTY DRAINAGE EASEMENT (INST. #170008090)
⑤	EX. 30' & VARIABLE WIDTH PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT TO BENEFIT PARCELS A-2 (29-24-00-000A), B-1 (29-24-00-000BB), C-1 (29-24-00-000C), & D2 (29-00-00-026) - (INST. #150020199)	⑭	EX. 20' YORK COUNTY UTILITY EASEMENT (INST. #170008090)
⑥	EX. 20' DOMINION VIRGINIA POWER EASEMENT (INST. #080026147)	⑮	EX. APPROXIMATE LOCATION OF VIRGINIA ELECTRIC & POWER COMPANY EASEMENT OF UNDEFINED WIDTH AND LOCATION (D.B. 149, PG. 204)
⑦	EX. 20' DOMINION VIRGINIA POWER EASEMENT (INST. #070014909)	⑯	EX. 20' RIGHT OF WAY (D.B. 58, PG. 530)
⑧	EX. 20' BELL ATLANTIC EASEMENT (INST. #000004754)	⑰	EXTENSION OF EXISTING 20' YORK COUNTY UTILITY EASEMENT HEREBY DEDICATED TO YORK COUNTY
⑨	EX. 10' BELL ATLANTIC-VA EASEMENT (INST. #000004754)	⑱	40' WIDE ACCESS EASEMENT HEREBY DEDICATED TO BENEFIT OF PARCELS A-2 (29-24-00-000A), B-1 (29-24-00-000BB), C-1 (29-24-00-000C), & D2 (29-00-00-026)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANG.	CHORD	CHORD BRG.
C1	2,909.79'	3.43'	00°04'03"	1.71'	3.43'	N 17°13'19" W
C2	2,909.79'	12.90'	00°15'14"	6.45'	12.90'	N 17°03'41" W
C3	2,015.84'	63.15'	01°47'42"	31.58'	63.15'	N 21°43'27" W
C4	2,015.84'	331.93'	09°26'04"	166.34'	331.55'	N 27°20'20" W

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 17°19'57" W	37.03'	L6	S 64°02'36" W	179.42'
L2	N 13°53'42" W	123.00'	L7	S 64°48'49" W	248.37'
L3	N 64°02'36" E	145.60'	L8	N 29°22'08" W	137.11'
L4	N 64°02'36" E	30.00'	L9	S 26°23'10" E	136.55'
L5	S 26°23'10" E	196.01'	L10	N 64°02'36" E	215.83'

BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION BETWEEN

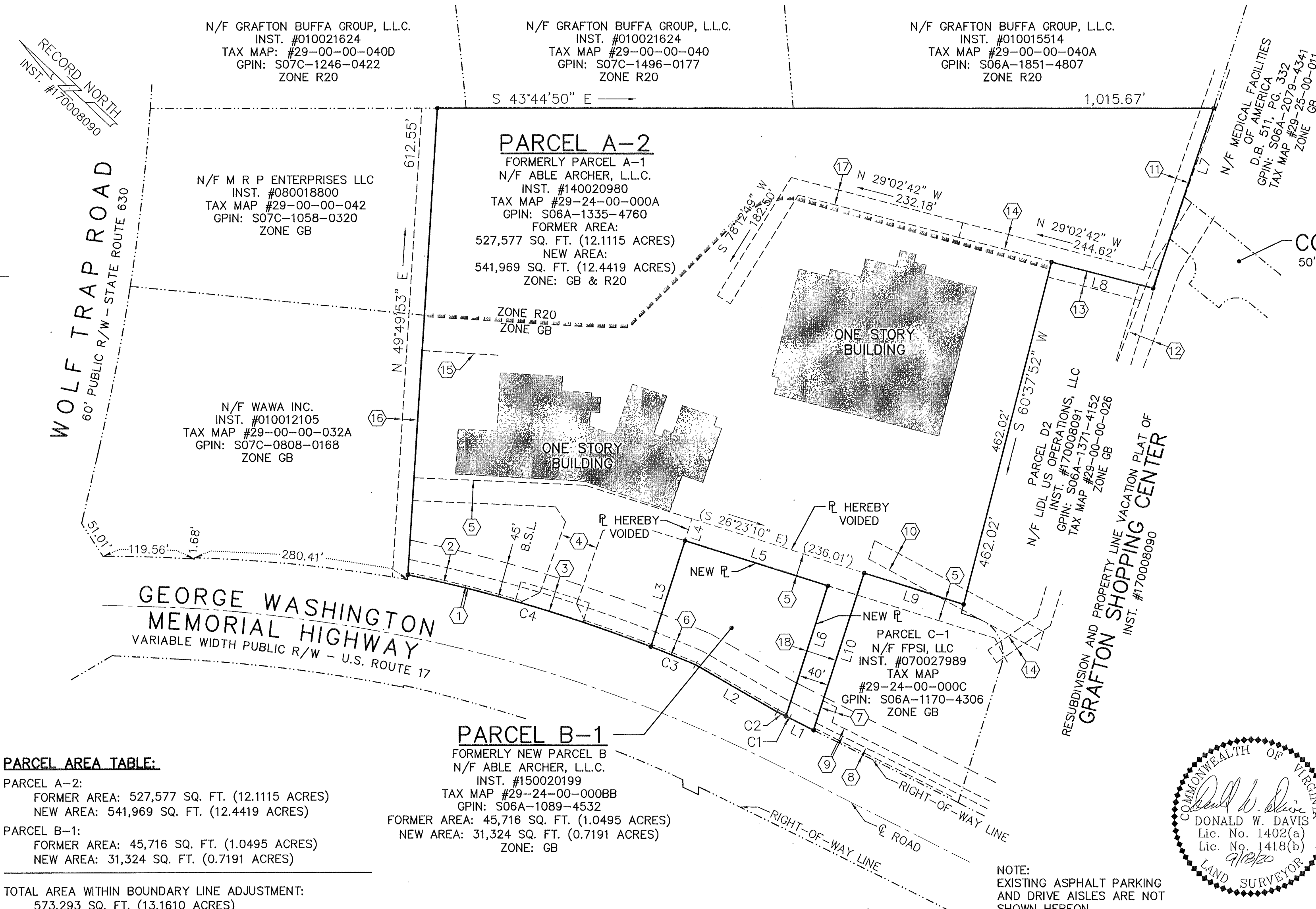
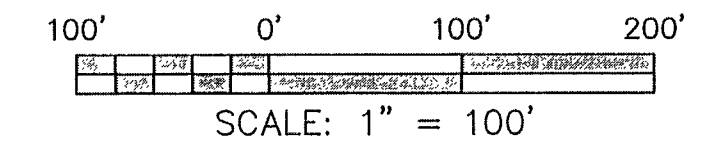
**PARCEL A-1**  
RESUBDIVISION AND PROPERTY LINE VACATION PLAT OF  
**GRAFTON SHOPPING CENTER**  
INSTRUMENT #170008090

&  
**NEW PARCEL B**  
BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION BETWEEN THE PROPERTIES OF  
**GRAFTON BUFFA GROUP, L.L.C.,**  
**ABLE ARCHER LLC, &**  
**FPSI, L.L.C.**  
INSTRUMENT #150020199

GRAFTON MAGISTERIAL DISTRICT - COUNTY OF YORK, VIRGINIA  
SCALE: 1" = 100' DATE: SEPTEMBER 18, 2020

DAVIS & ASSOCIATES, P.C.  
SURVEYORS - PLANNERS  
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY - SUITE G  
YORKTOWN, VIRGINIA 23693  
(757) 867-8583

SHEET 2 OF 2



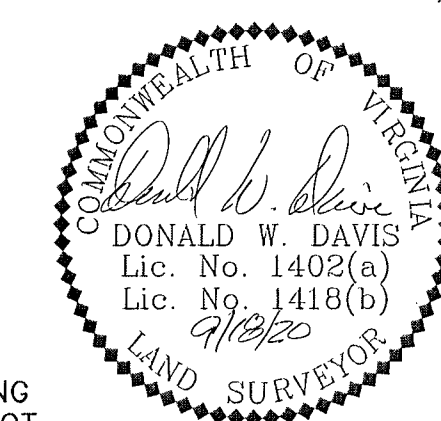
**NORTH CONSTITUTION DRIVE**  
50' PUBLIC R/W - STATE ROUTE 1710

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINES
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES PROPERTY LINE

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 18 DAY OF February 2021 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 210003516

TEST: Kristen N. Nelson  
CLERK  
BY: Leah Key DC



**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS  
BY: Joan Kassel  
PLAT APPROVING AGENT

DATE: JANUARY 29, 2021

**PARCEL AREA TABLE:**

<b>PARCEL A-2:</b>	FORMER AREA: 527,577 SQ. FT. (12.1115 ACRES)
	NEW AREA: 541,969 SQ. FT. (12.4419 ACRES)
<b>PARCEL B-1:</b>	FORMER AREA: 45,716 SQ. FT. (1.0495 ACRES)
	NEW AREA: 31,324 SQ. FT. (0.7191 ACRES)
<b>TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT:</b>	
573,293 SQ. FT. (13.1610 ACRES)	

NOTE:  
EXISTING ASPHALT PARKING AND DRIVE AISLES ARE NOT SHOWN HEREON.