

DAWSON LANDING

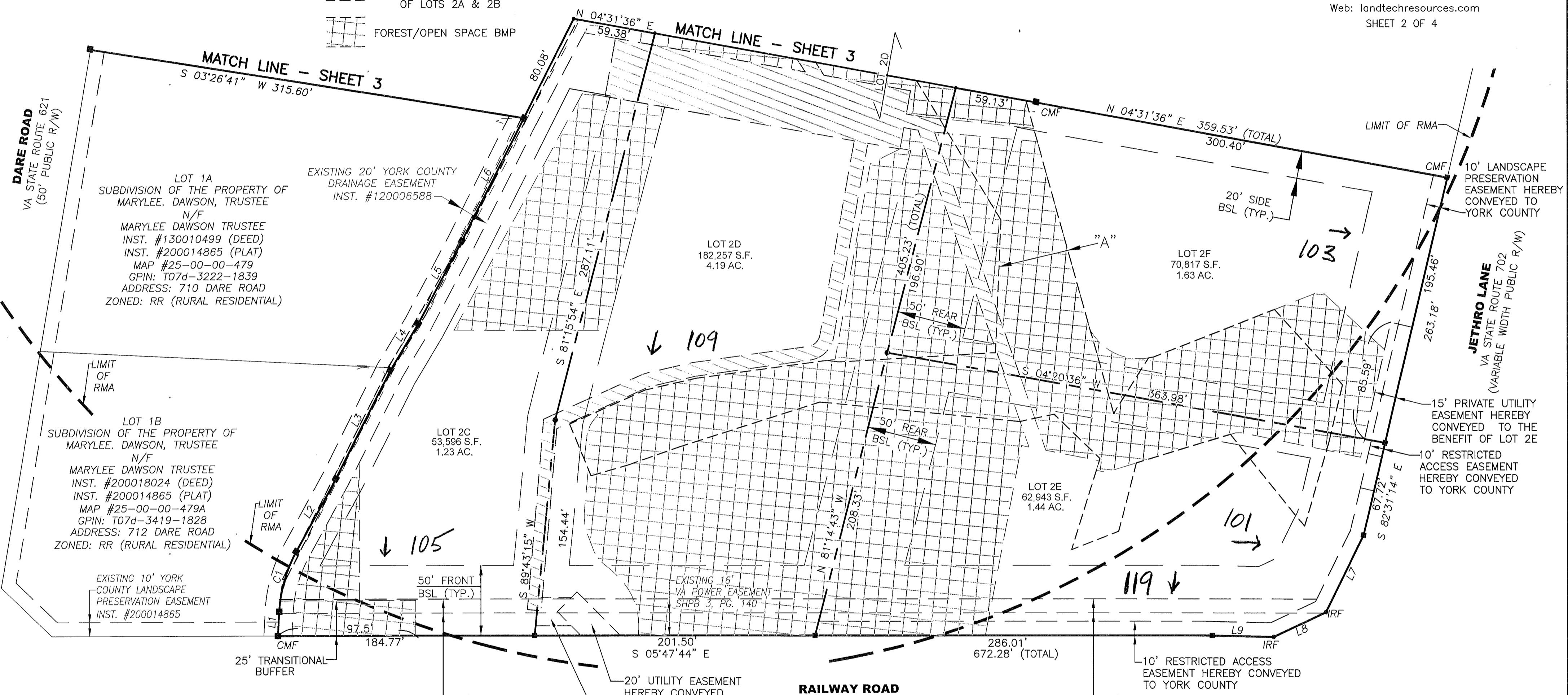
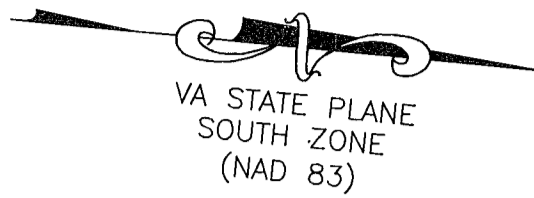
BEING A SUBDIVISION OF
LOT 2
PROPERTY OF SIDNEY W. DAWSON, JR. ETALS

GRAFTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 04/22/2021 SCALE: 1"=50' JOB #: 17-435

LandTech Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com
SHEET 2 OF 4

- LEGEND**
- IRON ROD TO BE SET
 - CONCRETE MONUMENT TO BE SET
 - CMF=CONCRETE MONUMENT FOUND
 - IRF=IRON ROD FOUND
 - BSL=BUILDING SETBACK LINE (TYP.)=TYPICAL ALL LOTS
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 2C, 2D, 2E & 2F
 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 2A & 2B
 - FOREST/OPEN SPACE BMP

"A" EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2009-01839 VALID UNTIL MARCH 18, 2022 PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED MAY 7, 2020 (51,820 S.F., 1.29 AC.)



LOT 1A
SUBDIVISION OF THE PROPERTY OF MARYLEE. DAWSON, TRUSTEE
N/F
MARYLEE DAWSON TRUSTEE
INST. #130010499 (DEED)
INST. #200014865 (PLAT)
MAP #25-00-00-479
GPIN: T07d-3222-1839
ADDRESS: 710 DARE ROAD
ZONED: RR (RURAL RESIDENTIAL)

LOT 1B
SUBDIVISION OF THE PROPERTY OF MARYLEE. DAWSON, TRUSTEE
N/F
MARYLEE DAWSON TRUSTEE
INST. #200018024 (DEED)
INST. #200014865 (PLAT)
MAP #25-00-00-479A
GPIN: T07d-3419-1828
ADDRESS: 712 DARE ROAD
ZONED: RR (RURAL RESIDENTIAL)

LOT 2D
182,257 S.F.
4.19 AC.

LOT 2F
70,817 S.F.
1.63 AC.

LOT 2C
53,596 S.F.
1.23 AC.

LOT 2E
62,943 S.F.
1.44 AC.

EXISTING PROPERTY LINE

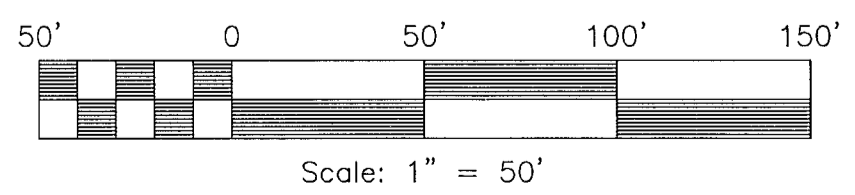
LINE	BEARING	DISTANCE
L1	S 87°12'48" W	17.42'
L2	N 67°02'15" W	59.34'
L3	N 68°50'58" W	86.38'
L4	N 64°47'57" W	39.27'
L5	N 67°53'17" W	67.30'
L6	N 69°00'37" W	99.01'
L7	S 69°24'38" E	61.41'
L8	S 31°00'58" E	41.43'
L9	S 04°30'00" E	44.31'

NEW PROPERTY LINE

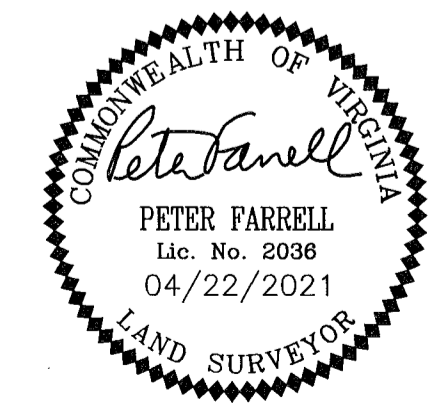
LINE	BEARING	DISTANCE
L10	S 69°00'37" E	80.08'
L11	N 60°03'52" W	130.34'
L12	N 86°15'41" W	183.95'

EXISTING PROPERTY LINE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.94'	100.00'	25°45'04"	S 79°54'43" E	44.57'



SEE EASEMENT DETAIL ON SHEET 4



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *Sharon Kassel*
PLAT APPROVING AGENT

DATE: MARCH 10, 2022
STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 11 DAY OF MARCH 2022 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INST. NO. 220004196

TESTE: *Kristen W. Nelson*
CLERK
BY: *Sharon Kassel*