

PLAT OF SUBDIVISION  
SMITH FARM ESTATES  
PHASE 2A

BETHEL DISTRICT  
YORK COUNTY, VIRGINIA

Date: 6/20/2023 Scale: 1" = 60' Proj. No.: W10415-02 Proj. Contacts: SJB / PET



5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23186  
Phone: (757) 253-0040  
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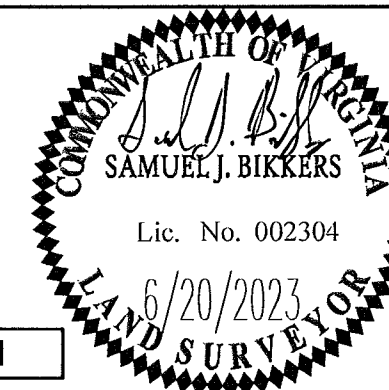
Hampton Roads | Central Virginia | Middle Peninsula

SHEET 5 OF 6

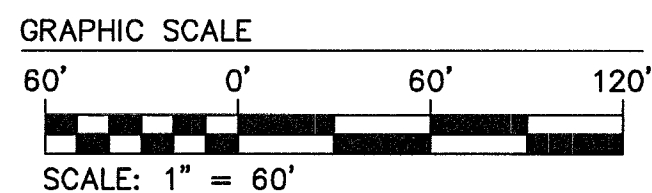
FOR LOT CURVE  
TABLES SEE  
SHEET 6

SEE SHEET 6 FOR SURVEY LEGEND

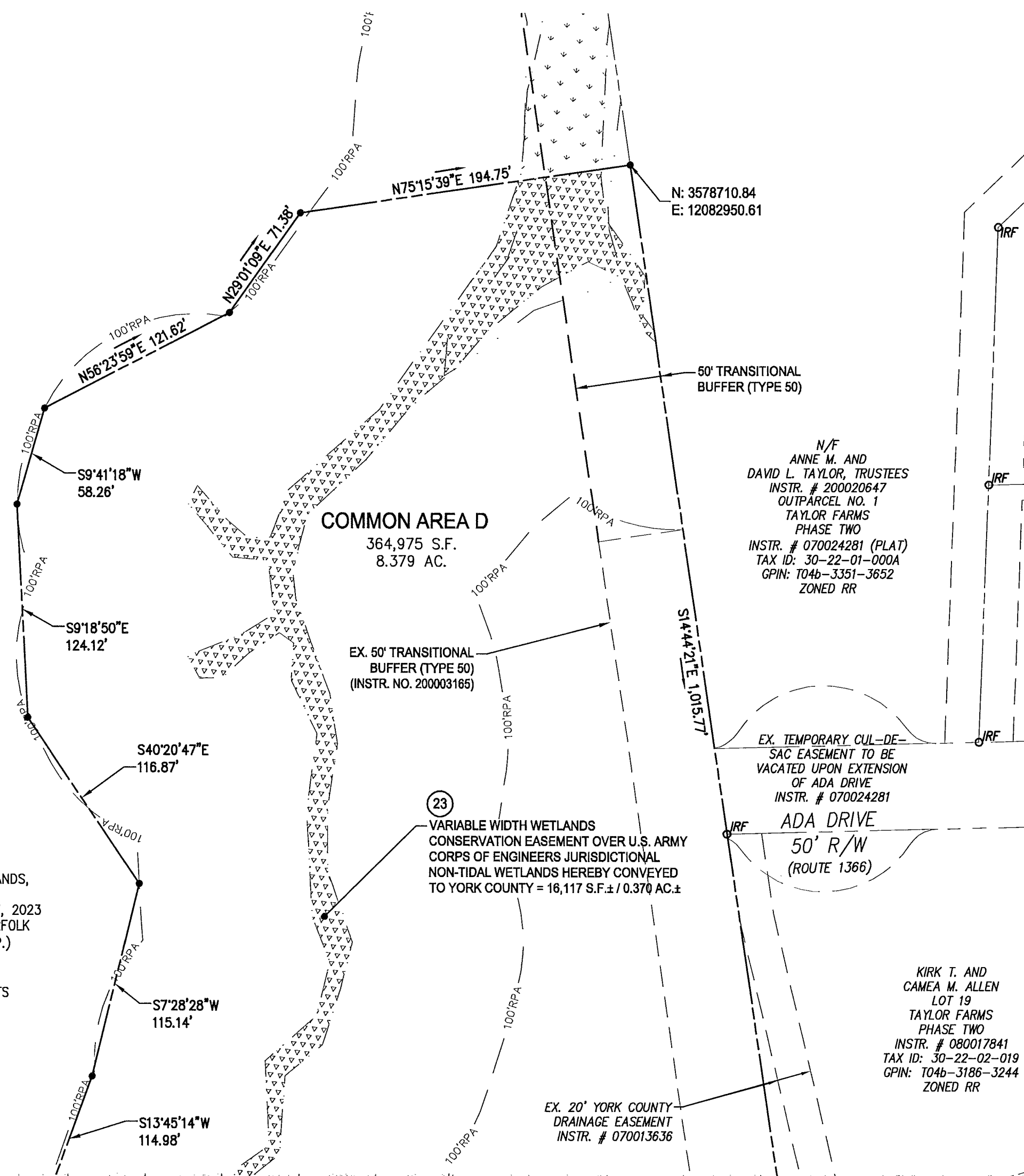
SEE SHEET 6 FOR AREA TABULATION



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=2,929,067 S.F.±,  
67.242 AC.±  
(TO TRAVERSE LINE)  
(INSTR. #180011048)  
(INSTR. #200003165)  
NEW AREA = 1,926,386 S.F.±  
44.224 AC.±



- 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.) (SEE INSTRUMENT NO. 200003165)
- EXISTING JURISDICTIONAL WETLANDS IMPACTS U.S. ARMY CORPS OF ENGINEERS PERMIT # WP4-18-0991 (SEE INSTRUMENT NO. 200003165)
- VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT OVER U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL NON-TIDAL WETLANDS HEREBY CONVEYED TO YORK COUNTY



MATCHLINE SHEET 3

EASEMENT LEGEND:

- 1 EXISTING 5'x10' 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 EXISTING 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT, SMITH FARM ESTATES, PHASE 1B, INSTR. #210001469.
- 5 EXISTING VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165.
- 7 EXISTING 15' SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, PHASE 1B, INSTR. #210001469.
- 8 EXISTING VARIABLE WIDTH SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, PHASE 1A, INSTR. #200003165
- 9 EXISTING 10' SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT WITHIN THE GOFFIGANS TRACE (50' PUBLIC R/W) INSTR. #200003165 HEREBY VACATED
- 11 EXISTING 20' SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT, PHASE 1A, #200003165
- 12 EXISTING 20' AND VARIABLE WIDTH YORK COUNTY UTILITY EASEMENT, SMITH FARM ESTATES, PHASE 1A, INSTR. #200003165
- 13 EXISTING TEMPORARY TURN AROUND EASEMENT ON LOT 94 INSTR. #200003165 HEREBY VACATED
- 14 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- 15 5'x10' WATERLINE EASEMENT (TYPICAL, ALL LOTS) TO BE DEDICATED TO THE CITY OF NEWPORT NEWS.
- 16 VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- 17 VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
- 18 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
- 19 VARIABLE WIDTH UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
- 21 5' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.

NOTE: SEE SHEET 4 EASEMENT LEGEND FOR (22) - (23) - (24)

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Sean Kassel, PLAT APPROVING AGENT

DATE: JUNE 29, 2023

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 29th DAY OF June, 2023.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 2300009343

TESTE: Kristen Nelson, CLERK  
BY: Barbara Hutchman, Jr