

PLAT OF SUBDIVISION

TRANQUILITY PHASE IB

BRUTON DISTRICT COUNTY OF YORK VIRGINIA  
 Date: 01-11-23 Scale: 1"=50' Proj. No.: W10483-01 Proj. Contacts: SUB/TRS



5248 Old Towne Road, Suite 1  
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SEE SHEET 4 FOR CURVES 1-48 SHEET 5 OF 6

EASEMENT LEGEND

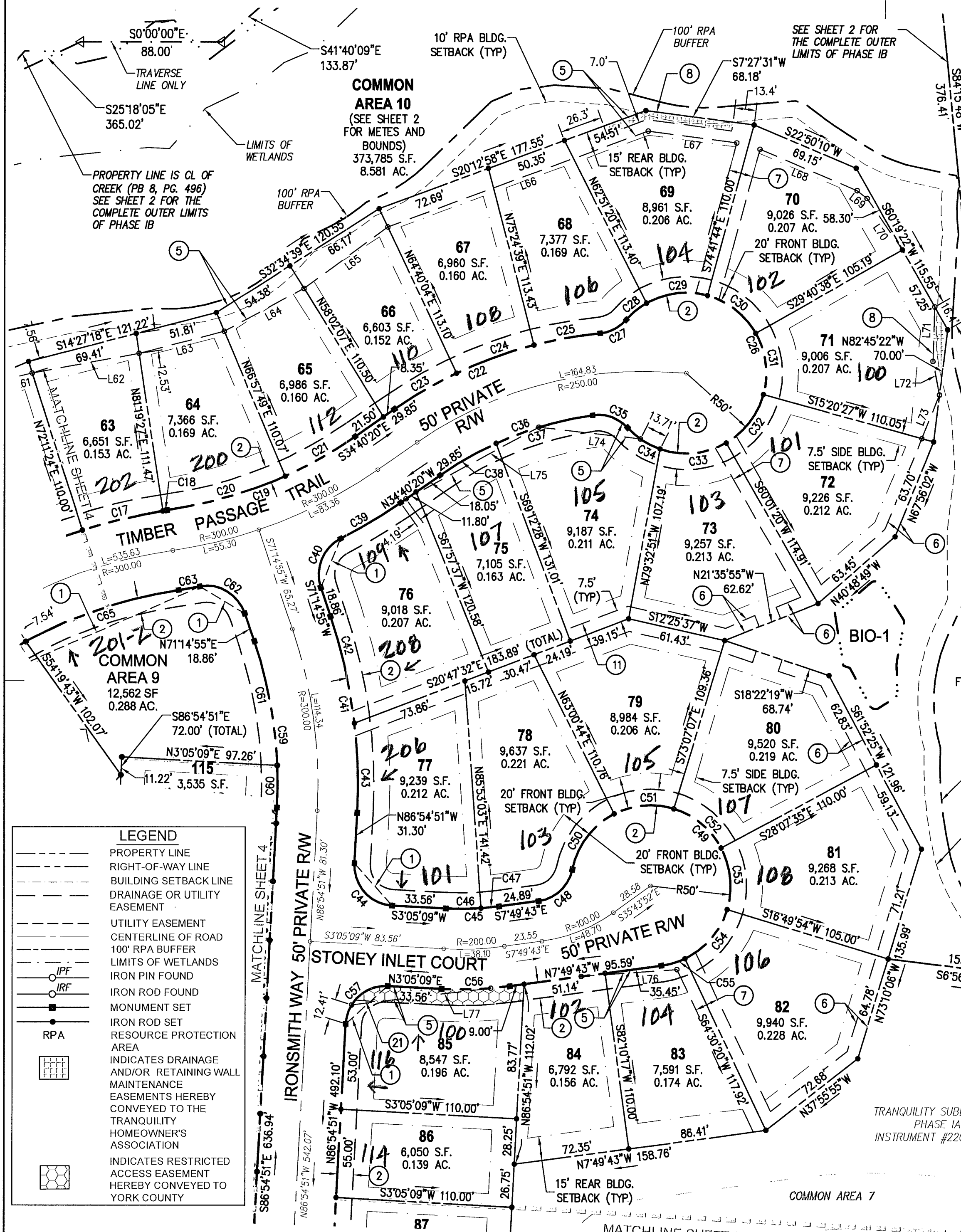
- ① VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- ② 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- ⑤ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
- ⑥ 7.5' DRAINAGE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
- ⑦ 15' INGRESS/EGRESS AND DRAINAGE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
- ⑧ VARIABLE WIDTH DRAINAGE AND RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATIONS ARE PERMITTED TO INTERIOR AREA BEHIND RETAINING WALL AFTER INSTALLATION)
- ⑪ 15' DRAINAGE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
- ⑫ 10' RESTRICTED ACCESS EASEMENT ALONG STONEY INLET COURT (50' PRIVATE R/W) HEREBY CONVEYED TO YORK COUNTY.

SEE SHEET 3 FOR EASEMENT LINE TABLE

CURVE TABLE

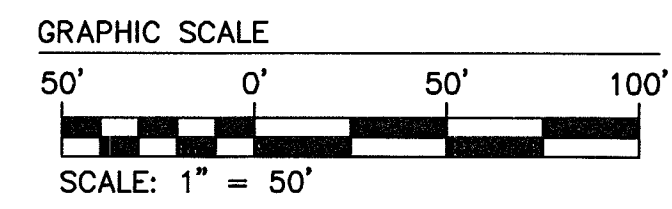
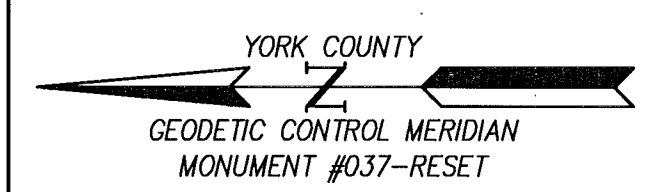
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C49	250°31'46"	50.00'	218.63'	70.71'	81.65'	S46°54'27"W
C50	51°22'11"	50.00'	44.83'	24.05'	43.34'	S52°40'21"E
C51	43°50'36"	50.00'	38.26'	20.12'	37.33'	S5°03'58"E
C52	45°01'05"	50.00'	39.29'	20.72'	38.28'	S39°21'53"W
C53	44°57'29"	50.00'	39.23'	20.69'	38.23'	S84°21'10"W
C54	47°40'26"	50.00'	41.60'	22.09'	40.41'	N49°19'53"W
C55	17°40'00"	50.00'	15.42'	7.77'	15.36'	N16°39'40"W
C56	10°54'52"	225.00'	42.86'	21.50'	42.80'	N22°21'7"W
C57	90°00'00"	25.00'	39.27'	25.00'	35.36'	N41°54'51"W
C58	90°00'00"	25.00'	39.27'	25.00'	35.36'	S48°05'09"W
C59	21°50'15"	275.00'	104.81'	53.05'	104.18'	N82°10'02"E
C60	5°26'19"	275.00'	26.10'	13.06'	26.09'	N89°38'00"W
C61	16°23'56"	275.00'	78.71'	39.63'	78.44'	S79°26'53"W
C62	81°47'12"	25.00'	35.69'	21.65'	32.73'	N30°21'19"E
C63	2°20'53"	325.00'	13.32'	6.66'	13.32'	N9°21'51"W
C64	102°17'53"	275.00'	491.00'	341.41'	428.33'	N59°20'21"W
C65	21°07'02"	275.00'	101.36'	51.26'	100.78'	S18°44'56"E
C66	7°41'10"	275.00'	36.89'	18.47'	36.86'	S33°09'02"E
C67	11°42'52"	275.00'	56.23'	28.21'	56.13'	S42°51'03"E
C68	10°48'02"	275.00'	51.84'	26.00'	51.76'	S54°06'30"E
C69	10°53'18"	275.00'	52.26'	26.21'	52.18'	S64°57'10"E
C70	10°50'58"	275.00'	52.07'	26.12'	52.00'	S75°49'18"E
C71	10°56'09"	275.00'	52.49'	26.32'	52.41'	S86°42'51"E
C72	9°37'00"	275.00'	46.16'	23.13'	46.10'	N83°00'34"E
C73	8°41'22"	275.00'	41.71'	20.89'	41.67'	N73°51'24"E
C74	23°34'27"	325.00'	133.72'	67.82'	132.78'	N81°17'56"E
C75	0°46'22"	325.00'	4.38'	2.19'	4.38'	N69°53'54"E
C76	6°03'14"	325.00'	34.34'	17.19'	34.32'	N73°18'41"E
C77	5°53'46"	325.00'	33.44'	16.74'	33.43'	N79°17'11"E
C78	5°40'32"	325.00'	32.19'	16.11'	32.18'	N85°04'20"E
C79	5°10'33"	325.00'	29.36'	14.69'	29.35'	S89°30'07"E

FUTURE DEVELOPMENT -  
 REMAINDER OF TRANQUILITY  
 TRANQUILITY RESIDENTIAL LLC  
 AREA= 35.606 AC.±  
 TAX MAP #11-04-00-001  
 GPIN 114c-2303-1468  
 INSTRUMENT NO. 210015677  
 ZONED PDR



**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- DRAINAGE OR UTILITY EASEMENT
- UTILITY EASEMENT
- CENTERLINE OF ROAD
- 100' RPA BUFFER
- LIMITS OF WETLANDS
- IPF IRON PIN FOUND
- IRF IRON ROD FOUND
- MONUMENT SET
- IRON ROD SET
- RESOURCE PROTECTION AREA
- INDICATES DRAINAGE AND/OR RETAINING WALL MAINTENANCE EASEMENTS HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNER'S ASSOCIATION
- INDICATES RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY



SHEET 3 FOR EASEMENT LINE TABLE



APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: Chris Kasul PLAT APPROVING AGENT  
 DATE: SEPTEMBER 18, 2023  
 STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 28<sup>th</sup> DAY OF September, 23.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 230015050  
 TESTE: Kristen M. Nelson, Clerk CLERK  
 BY: Maureen M. Holt, C.E.