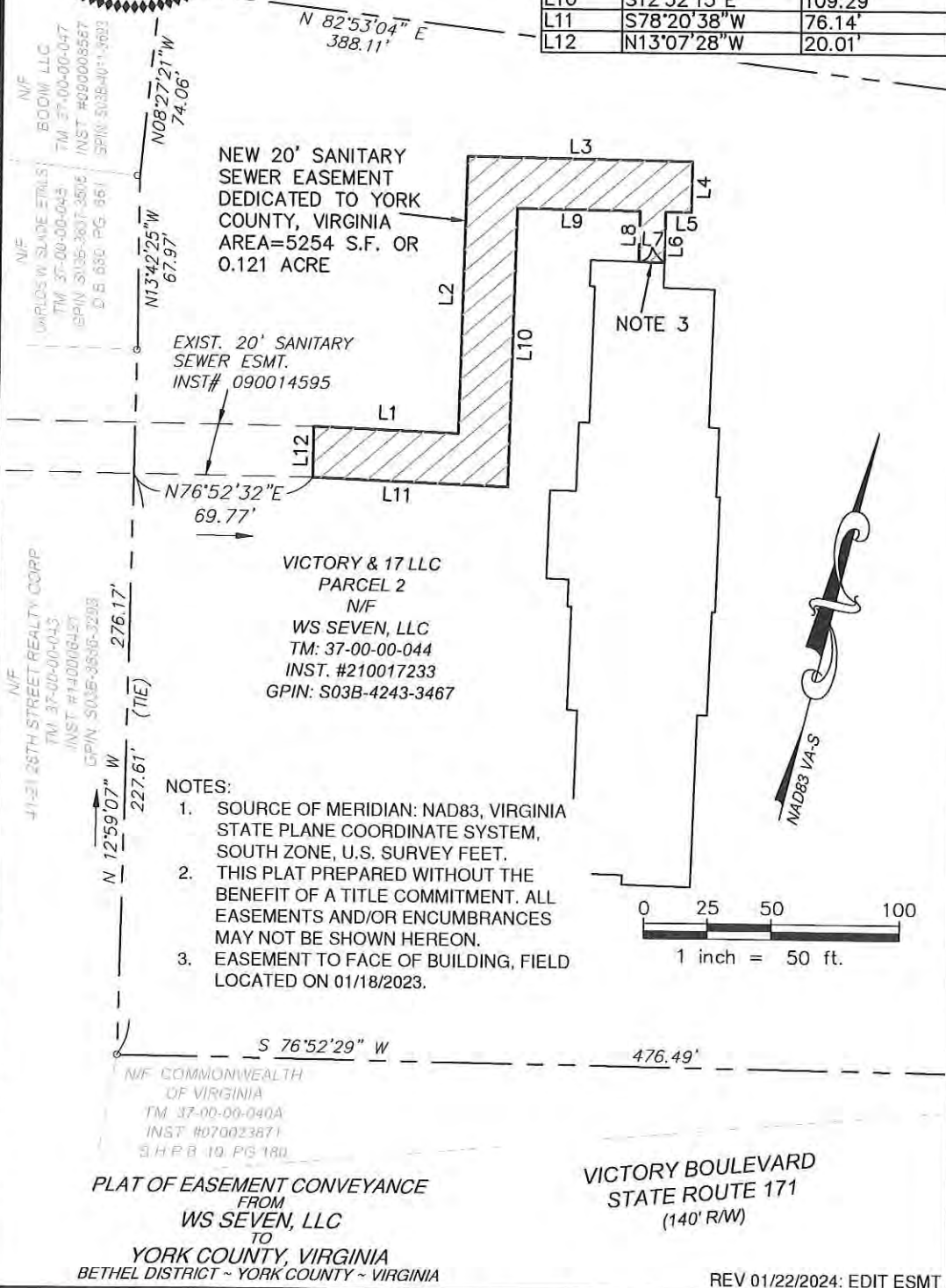


LINE	BEARING	DISTANCE
L1	N78°20'38"E	56.34'
L2	N12°32'15"W	108.79'
L3	N76°55'45"E	87.35'
L4	S13°04'15"E	20.00'
L5	S76°55'45"W	10.00'
L6	S13°04'15"E	19.93'
L7	S77°50'57"W	10.00'
L8	N13°04'15"W	19.77'
L9	S76°55'45"W	47.54'
L10	S12°32'15"E	109.29'
L11	S78°20'38"W	76.14'
L12	N13°07'28"W	20.01'

V:\employees.root\local\ENV\ECC\Richmond\Projects\202100600\2100678\05-SV\YCAD\2100678 SURV.dwg January 22, 2024 3:38:42 PM



NEW 20' SANITARY SEWER EASEMENT DEDICATED TO YORK COUNTY, VIRGINIA
 AREA=5254 S.F. OR 0.121 ACRE

EXIST. 20' SANITARY SEWER ESMT.
 INST# 090014595

VICTORY & 17 LLC
 PARCEL 2
 N/F
 WS SEVEN, LLC
 TM: 37-00-00-044
 INST. #210017233
 GPIN: S03B-4243-3467

- NOTES:
- SOURCE OF MERIDIAN: NAD83, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET.
 - THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL EASEMENTS AND/OR ENCUMBRANCES MAY NOT BE SHOWN HEREON.
 - EASEMENT TO FACE OF BUILDING, FIELD LOCATED ON 01/18/2023.

PLAT OF EASEMENT CONVEYANCE FROM WS SEVEN, LLC TO YORK COUNTY, VIRGINIA
 BETHEL DISTRICT ~ YORK COUNTY ~ VIRGINIA

VICTORY BOULEVARD STATE ROUTE 171 (140' RW)

REV 01/22/2024: EDIT ESMT



1030 Wilmer Avenue, Suite 100
 Richmond, VA 23227
 Ph: 804-264-2228
 Fax: 804-264-8773

DRAWN: DC SCALE: 1"=50'
 CHECKED: CLS III DATE: 01/18/2024

PROJECT: 2100678 SHEET 1 OF 1