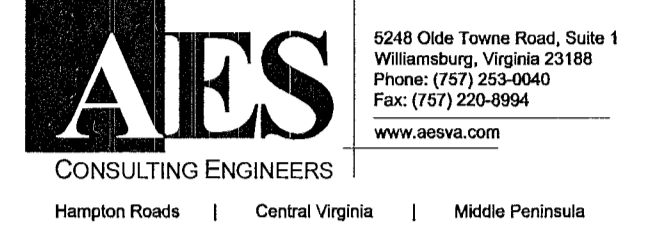
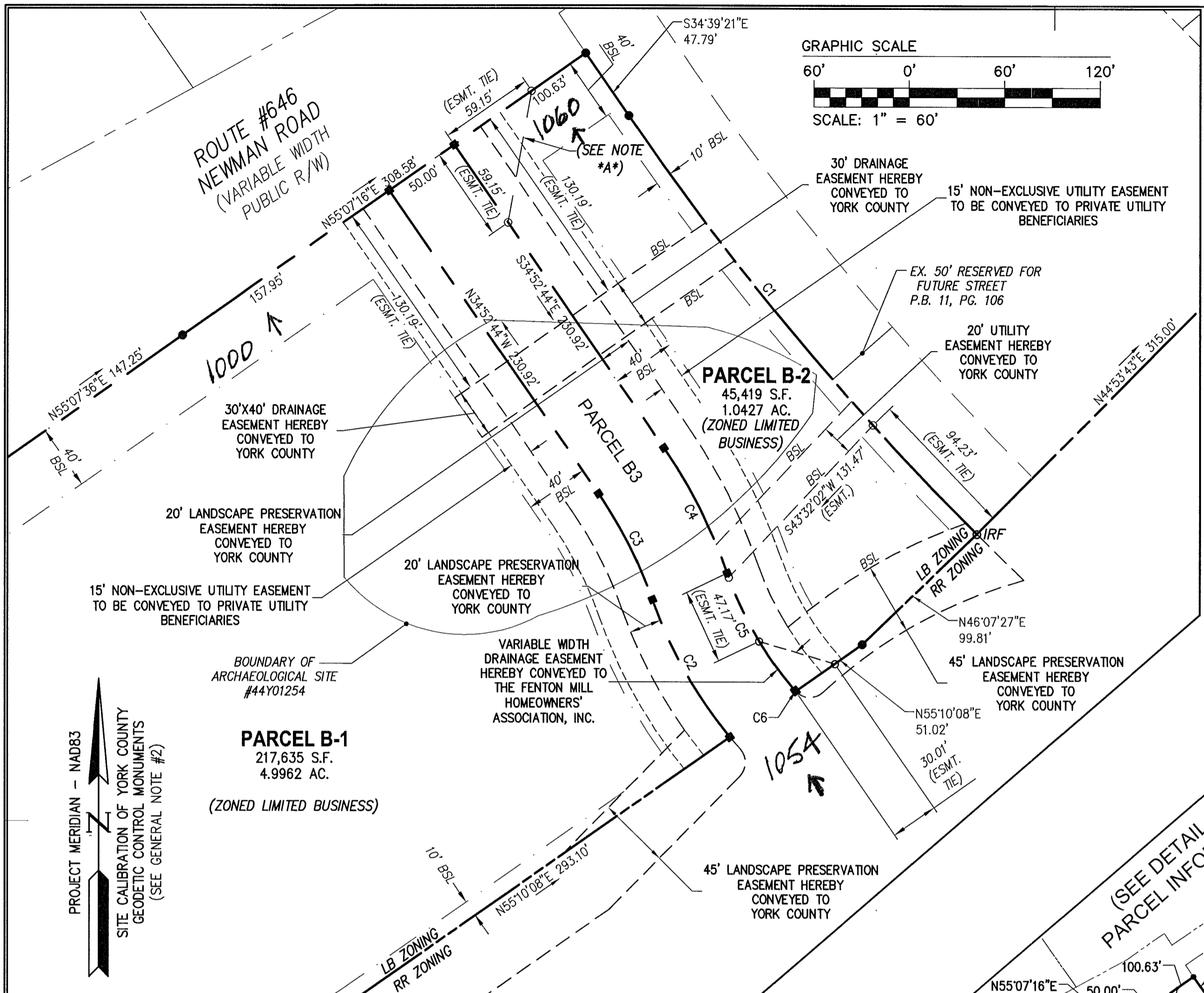
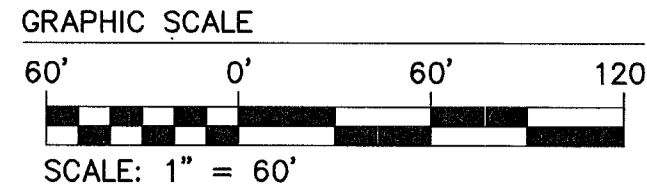


PLAT OF SUBDIVISION
AND PROPERTY LINE VACATION
OF THE PROPERTIES OF
FENTON MILL ASSOCIATES, LLC

BRUTON DISTRICT YORK COUNTY VIRGINIA
Date: 3-12-2024 Scale: NOTED Proj. No.: W10680-01 Sheet: 3 of 8



NOTE *A*
VARIABLE WIDTH SIGN EASEMENT HEREBY CONVEYED
TO THE FENTON MILL HOMEOWNERS' ASSOCIATION, INC.



LEGEND

---	PROPERTY LINE	○ IPF	IRON PIPE FOUND
---	RIGHT-OF-WAY LINE	○ IRF	IRON ROD FOUND
---	BUILDING SETBACK LINE	■	CONCRETE MONUMENT SET
---	DRAINAGE EASEMENT	●	IRON ROD SET
---	UTILITY EASEMENT	VDHT CMF	VIRGINIA DEPARTMENT OF HIGHWAYS CONCRETE MONUMENT FOUND
---	FENCE	---	MATCH LINE
ESMT	EASEMENT		
BSL	BUILDING SETBACK LINE		

PROJECT MERIDIAN - NAD83
SITE CALIBRATION OF YORK COUNTY
GEODETIC CONTROL MONUMENTS
(SEE GENERAL NOTE #2)

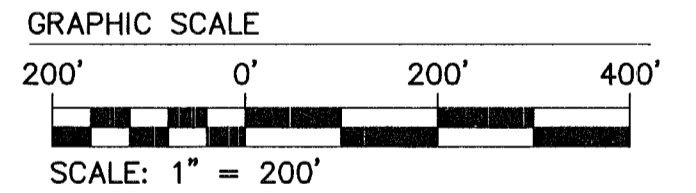
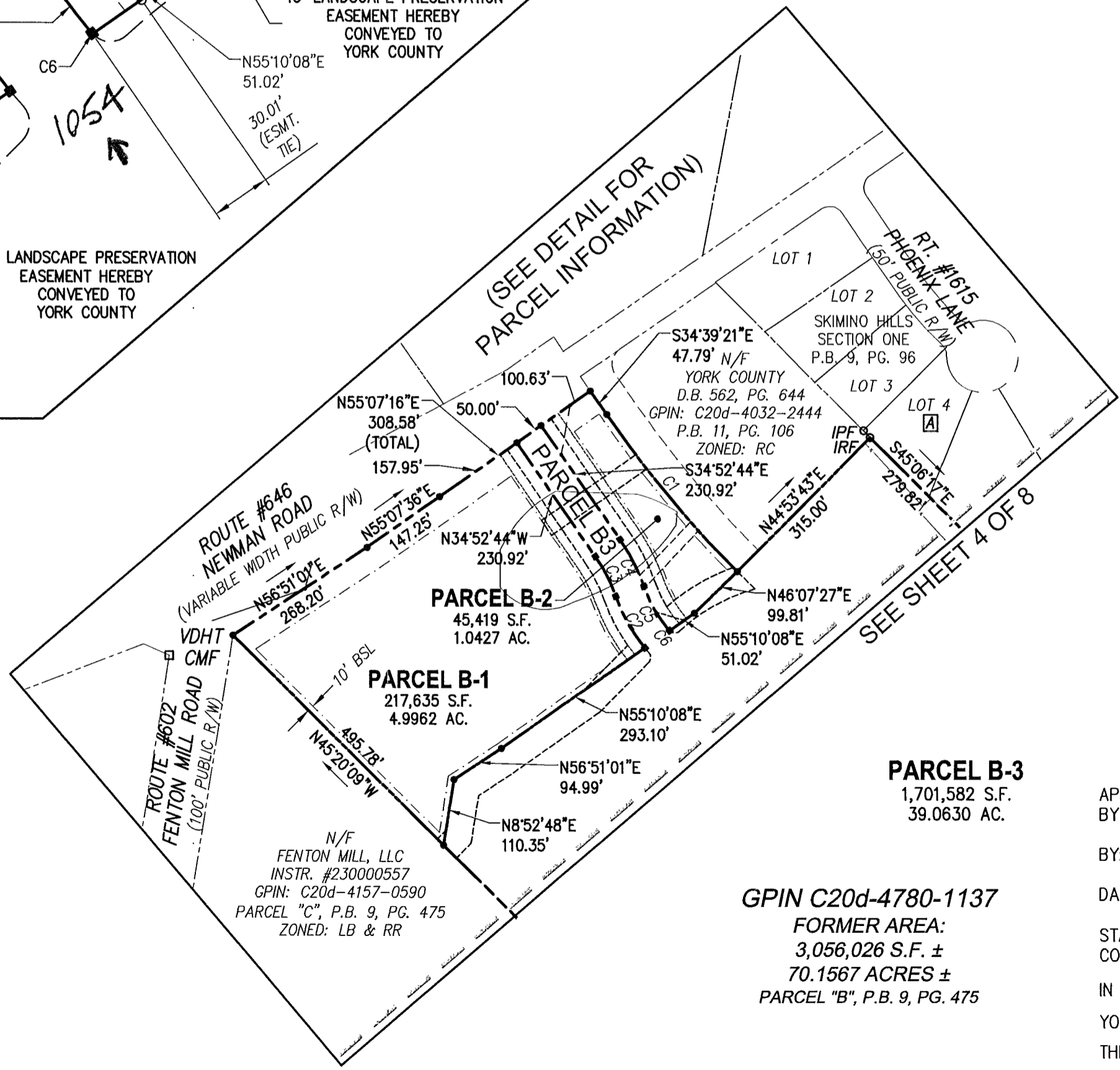
PROJECT MERIDIAN - NAD83
SITE CALIBRATION OF YORK COUNTY
GEODETIC CONTROL MONUMENTS
(SEE GENERAL NOTE #2)



DETAIL

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°43'00"	1825.25'	341.40'	171.20'	340.90'	S40°00'51"E
C2	20°41'29"	275.00'	99.31'	50.20'	98.77'	N29°42'35"W
C3	15°30'53"	275.00'	74.47'	37.46'	74.24'	N27°07'18"W
C4	15°30'53"	325.00'	88.01'	44.27'	87.74'	S27°07'18"E
C5	21°41'00"	225.00'	85.15'	43.09'	84.64'	S30°12'21"E
C6	3°07'52"	12.50'	0.68'	0.34'	0.68'	S42°36'47"E
C7	1°54'50"	469.50'	15.68'	7.84'	15.68'	N17°22'13"W
C8	18°35'42"	267.50'	86.82'	43.79'	86.43'	S65°27'44"E
C9	34°22'13"	93.00'	55.79'	28.76'	54.96'	N40°24'06"E
C10	32°24'28"	132.00'	74.66'	38.36'	73.67'	N39°25'12"E
C11	27°36'58"	233.00'	112.30'	57.26'	111.22'	N41°48'57"E
C12	14°07'13"	65.00'	16.02'	8.05'	15.98'	N35°04'05"E
C13	10°34'01"	1763.68'	325.27'	163.10'	324.81'	S40°12'40"E
C14	11°26'00"	1450.24'	289.39'	145.18'	288.91'	S51°12'40"E
C15	74°37'07"	467.46'	608.79'	356.23'	566.67'	S29°01'19"E
C16	20°56'40"	991.74'	362.53'	183.31'	360.51'	N53°19'31"W



PARCEL B-3
1,701,582 S.F.
39.0630 AC.

FORMER AREA:
3,056,026 S.F. ±
70.1567 ACRES ±
PARCEL "B", P.B. 9, PG. 475

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

DATE: APRIL 18, 2024

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
YORK-POQUOSON, THE 25th DAY OF April, 2024
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
@ 10:45 AM/PM AS INSTRUMENT NO. 240006449
TESTE: KRISTEN N. NELSON, CLERK CLERK

BY: *Christopher W. ...*
AES CONSULTING ENGINEERS