

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: 1" = 200' Proj. No.: W10680-01 Sheet: 6 of 8

**AES**  
CONSULTING ENGINEERS  
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Hampton Roads | Central Virginia | Middle Peninsula

GPIN D19b-2734-4736  
FORMER AREA:  
7,248,781 S.F. ±  
166.4091 ACRES ±

PARCEL 1  
10,444,564 S.F.  
239.7742 AC.

GPIN D19b-2545-2534  
FORMER AREA:  
3,490,949 S.F. ±  
80.1411 ACRES ±

GPIN D19a-1381-3152  
FORMER AREA:  
1,313,479 S.F. ±  
30.1533 ACRES ±

PARCEL 1  
10,444,564 S.F.  
239.7742 AC.

GPIN C20d-4780-1137  
FORMER AREA:  
3,056,026 S.F. ±  
70.1567 ACRES ±  
PARCEL "B", P.B. 9, PG. 475

PARCEL 1  
10,444,564 S.F.  
239.7742 AC.

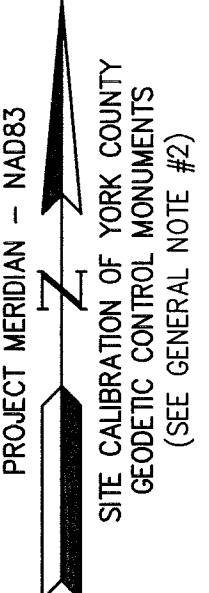
N/F  
FENTON MILL, LLC  
INSTR. #230000557  
GPIN: C20d-4157-0590  
PARCEL "C", P.B. 9, PG. 475  
ZONED: LB & RR

N/F  
SCRUGGS VENTURES, LLC  
INSTR. #060016788  
GPIN C19b-4975-4224  
ZONE: RR

ROUTE #602  
FENTON MILL ROAD  
(VARIABLE WIDTH PUBLIC R/W)

SEE SHEET 7 OF 8

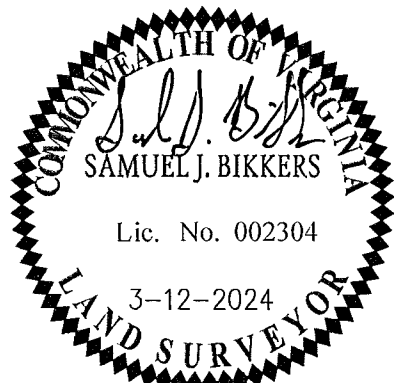
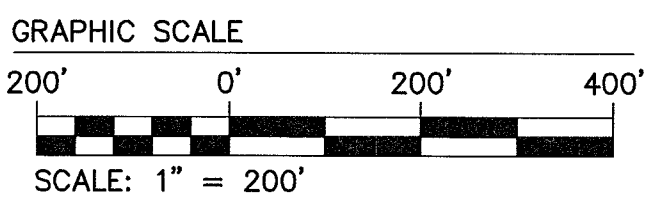
SEE SHEET 8 OF 8



**LEGEND**

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

SEE SHEET 3 FOR CURVE TABLE  
SEE SHEET 8 FOR LINE TABLES



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. 240006419  
TESTE: KRISTEN N. NELSON CLERK  
BY: Christina W. ...