CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1 (RT)	5729.08'	03°51'17"	385.42'	192.78'	385.35'	N28°22'34"W
2 (RT)	5729.08'	01°00'23"	100.62'	50.31'	100.62'	N25°23'37"W
3	10.00'	90°00'00"	15.71'	10.00'	14.14'	N14°37'46"E
4	10.00'	90°00'00"	15.71'	10.00'	14.14'	N75°22'14"W
5	125.00'	61°52'15"	134.98'	74.92'	128.52'	S55°12'02"W
6	275.00'	35°21'52"	169.74'	87.67'	167.05'	S41°56'50"W
7	115.06'	43°23'36"	87.14'	45.78'	85.07'	S27°18'27"W
8	25.00'	54°01'07"	23.57'	12.74'	22.71'	S32°37'13"W

ZONING:

HUBBARD LANE FRONTAGE – R13 (SINGLE FAMILY RESIDENTIAL DISTRICT)
MINIMUM FRONT SETBACK = 30'
MINIMUM SIDE YARD = 12.5'
MINIMUM REAR YARD = 25'

REMAINDER OF PROPERTY – GB (GENERAL BUSINESS DISTRICT)
MINIMUM FRONT SETBACK = 45'
MINIMUM SIDE YARD = 10'
MINIMUM REAR YARD = 10'

RESUBDIVISION OF THE PROPERTY OF JAMES–YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

(D.B.995, P.63)

BRUTON DISTRICT – COUNTY OF YORK, VIRGINIA

SCALE: 1" = 100' JUNE 30, 2000

SHEET 2 OF 2

0 50 100 200 300 400 FEET

GRAPHIC SCALE

THE SIRINE GROUP, LTD.
SURVEYORS ● ENGINEERS ● PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
P.O. BOX 450
WHITE MARSH, VIRGINIA 23183

QUEENSWOOD SECTION ONE LOT 128 (P.B.8, P.280A) ROY M. PHILLIPS TAX PARCEL 10B–6–1–128 GPIN: F14D–4679–2315

WILLIAM T. McMURRY, JR. 64 TAX PARCEL 10B–73E–64 GPIN: F14D–4594–2312

ROY DEAN THOMPSON 63 TAX PARCEL 10B–73E–63 GPIN: F14D–4508–2311

ROBERT H. BERGMAN 62 TAX PARCEL 10B–73E–62 GPIN: F14D–4414–2303

JOHN A. COX 61 TAX PARCEL 10B–73E–61 GPIN: F14D–4316–2320

JOHN R. MANIQUE 60 TAX PARCEL 10B–73E–60 GPIN: F14D–4237–2383

RONALD L. HOLLOWAY 59 TAX PARCEL 10B–73E–59 GPIN: F14D–4175–2446

ROBERT J. WALKER 58 TAX PARCEL 10B–73E–58 GPIN: F14B–4101–2512

DAVID K. PERRY 57 TAX PARCEL 10B–73E–57 GPIN: F14B–4024–2585

TRICIA A. PRZENICZNY 56 TAX PARCEL 10B–73E–56 GPIN: F14B–3946–2625

MICHAEL TODD HASTINGS 55 TAX PARCEL 10B–73E–55 GPIN: F14B–3871–2654

CARL W. VERMEULEN 54 TAX PARCEL 10B–73E–54 GPIN: F14B–3900–2696

JEFFREY D. GRAHAM 53 TAX PARCEL 10B–73E–53 GPIN: F14B–3702–2726

MITCHELL J. BILLINGS 52 TAX PARCEL 10B–73D–52 GPIN: F14B–3599–2771

QUEENSWOOD SECTION THREE–D (P.B.11, P.638–639)

LOT 51 WALTER R. BONHOFF TAX PARCEL 10B–73D–51 GPIN: F14B–3482–2775

QUEENSWOOD SECTION THREE–E (P.B.12, P.17–18)

TO COLONIAL PARKWAY

HUBBARD LANE (VARIABLE WIDTH R/W)

STATE ROUTE 716

VIRGINIA COORDINATE SYSTEM OF 1983 SOUTH ZONE

EXIST. 10' ESM'T (P.B.8, P.280A)

EXIST. 5' ESM'T (P.B.8, P.280A)

S00°11'45"W 343.36'

S00°11'48"W 474.90'

447.87'

427.83'

N86°22'26"E

20' STRIP HEREBY CONVEYED TO COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION FOR ROAD WIDENING PURPOSES (9,496 SQ.FT. OR 0.218 ACRE)

NEW PARCEL D 136,710 SQ.FT. OR 3.138 ACRES

ZONED R13 ZONED GB

RMA RPA

40' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

403.74'

S47°45'27"E

S09°40'43"E 346.05'

100'

20'

EXIST. 25' YORK COUNTY DRAINAGE & UTILITY ESM'T. (P.B.12, P.17–18)

PIN FD.

S57°05'27"E 100.13'

PIN FD.

S74°49'58"E 184.95'

S60°20'58"E 240.00'

RPA RMA

NOW OR FORMERLY FORMERLY PARCEL ONE–C JAMES–YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY (D.B.409, P.413; D.B.995, P.63; P.B.8, P.340)

NEW PARCEL C 451,687± SQ.FT. OR 10.37± ACRES

PRIVATE 50' INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF PARCELS ONE, A, D, G, AND ONE

OLD PARCEL LINES PER P.B.7, P.130 ARE HEREBY VOIDED

N86°08'10"E

EXIST. ASPHALT ROAD

356.45'

359.81'

366.77'

(350.16')

NEW PARCEL G 89,683 SQ.FT. OR 2.058 ACRES

PARCEL G (P.B.7, P.130)

625.27' (TOTAL)

231.79'

150.36'

90.13'

S86°20'46"W 20.04'

TO PENNIMAN ROAD

EXIST. 10' UTILITY ESM'T. (D.B.198, P.113)

418.24'

S86°20'46"W

NOW OR FORMERLY WILLIAMSBURG PLAYERS, A VIRGINIA CORPORATION (D.B.305, P.632; D.B.145, P.141; D.B.85, P.276; P.B.10, P.237) TAX PARCEL 10–37 GPIN: F14D–4496–1455

THIS PROPERTY IS SUBJECT TO A 10' CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RIGHT–OF–WAY AGREEMENT OF UNDETERMINED LOCATION PER DEED BOOK 224, P.441.

THIS PROPERTY IS SUBJECT TO A 10' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT OF UNDETERMINED LOCATION PER DEED BOOK 236, PAGE 412 AND DEED BOOK 246, PAGE 701.

PARCEL D (P.B.7, P.130)

(150.00')

(150.00')

586°08'10"W

(150.00')

(556.86')

N41°10'03"E 241.56'

S16°53'02"E 25.71'

S46°03'58"W 51.31'

S09°51'28"E 26.30'

S40°58'30"W 57.51'

EXIST. YORK COUNTY PERMANENT DRAINAGE & UTILITY EASEMENT (D.B.1093, P.207)

S08°30'12"E 73.94'

EXIST. 30' YORK COUNTY DRAINAGE ESM'T. (P.B.10, P.237; D.B.441, P.338)

EXIST. 16' DRAINAGE ESM'T. (P.B.9, P.277)

S03°39'59"E 63.73'

FUTURE 1–STORY

BENT PIN FD.

S03°39'14"E 150.00'

NOW OR FORMERLY CITY OF WILLIAMSBURG (D.B.143, P.1) TAX PARCEL 10–43 GPIN: F14D–4112–1656

T–BAR IN CONC. FD.

(11.08')

N86°20'46"E 150.00'

PIN FD.

N03°39'14"W 150.00'

S86°20'46"E 150.00'

EXIST. 10' WATERLINE EASEMENT (D.B.204, P.874)

S35°21'20"W 37.73'

NEW PARCEL A 201,997 SQ.FT. OR 4.637 ACRES

OLD PARCEL LINES PER P.B.8, P.158 IS HEREBY VOIDED

PARCEL E (P.B.7, P.130)

(220.38')

(220.25')

EXISTING 10' WATERLINE EASEMENT (D.B.163, P.528)

FUTURE 1–STORY (TYP)

9.79'

373.04'

S86°20'46"W

S03°39'15"E 292.00'

S03°39'14"E 2.00' PIPE FD.

PARCEL A NOW OR FORMERLY SCHOOL BOARD OF YORK COUNTY, VIRGINIA (D.B.72, P.422; P.B.9, P.277) TAX PARCEL 10–14–A GPIN: F14D–4249–0904

PARCEL # 1 NOW OR FORMERLY DOMINION BANK OF GREATER HAMPTON ROADS, N.A. (FORMERLY DOMINION PROPERTIES, INCORPORATED, A VIRGINIA CORPORATION) (D.B.269, P.497; P.B.8, P.142; P.B.10, P.356) TAX PARCEL 10–35 GPIN: F14D–3765–1115

PART OF PARCEL C (P.B.7, P.130)

PART OF PARCEL A (P.B.7, P.130)

OLD PARCEL LINES PER P.B.7, P.130 ARE HEREBY VOIDED

OLD PARCEL LINES PER P.B.8, P.142 ARE HEREBY VOIDED

(345.00')

N59°37'46"E 34.17'

S30°22'14"E 157.00'

PIPE FD.

(689.79')

S75°27'38"E 65.32'

S30°22'14"E 163.91'

(95.00')

61.0'

(125.00')

101.76'

S59°37'46"W

S30°22'14"E 250.21'

(S30°22'14"E 252.19')

PIN FD.

PIPE FD.

R=115.06' A=87.14'

R=125.00' A=134.98'

S30°22'14"E 331.34'

(228.00')

10'

EXIST. VARIABLE YORK COUNTY DRAINAGE & UTILITY ESM'T. (P.B.11, P.638–639)

N32°47'02"E 203.00'

87.55'

N35°56'28"E 184.43'

S75°22'03"E 43.68'

202.7'

(738.88')

EXISTING 1–STORY (TYP)

EXIST. 1–STORY

PARCEL ONE NOW OR FORMERLY JAMES–YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY (D.B.409, P.413; D.B.218, P.686; D.B.995, P.63; P.B.8, P.142; P.B.8, P.158)

EXIST. 10' WATER LINE EASEMENT (D.B.222, P.471; P.B.8, P.158)

18.4'

R=25.00' A=23.57' 40.21'

S59°37'46"W 90.00'

S59°37'46"W 82.27'

50.00'

S30°22'14"E

6.5'

(430.76')

OLD PARCEL LINE PER P.B.8, P.158 IS HEREBY VOIDED

EXIST. 1–STORY

R=10.00' A=15.71'

51.0'

8.5'

N30°22'14"W 148.00'

S59°37'46"W 115.00'

N59°37'46"E 115.00'

S59°37'46"W 203.04'

S59°37'46"W 94.00'

N30°22'14"W 11.61'

N30°22'14"W 30.00'

N31°57'25"W 39.01'

NOW OR FORMERLY AUTOZONE INC. (D.B.1042, P.348; P.B.9, P.438) TAX PARCEL 10–21–1 GPIN: F14B–3176–2712

℄ OF STREAM IS PROPERTY LINE

TIE N45°15'46"E 108.69'

N42°04'00"E

N48°07'00"E 97.28'

N40°24'39"E 228.64'

514.62'

(100.605')

OLD PARCEL LINES PER P.B.8, P.142 ARE HEREBY VOIDED

NEW PARCEL ONE 684,806 SQ.FT. OR 15.721 ACRES

PARCEL TWO NOW OR FORMERLY EARL J. MINICK (D.B.551, P.397; P.B.8, P.158) TAX PARCEL 10–2–2 GPIN: F14D–3580–1295

EXIST. 1–STORY

EXIST. 1–STORY

EXIST. VEPCO EASEMENT (D.B.161, P.695)

S73°41'32"E 45.01'

A=80.10'

A=20.52'

R=5729.08' A=100.62'

60.00'

N29°53'14"W

N28°06'46"E 4.19'

R=5729.08'

A=385.44'

N30°22'14"W 429.94'

MERRIMAC TRAIL STATE ROUTE 143 (VARIABLE WIDTH R/W)

TO WILLIAMSBURG

TO NEWPORT NEWS

COMMONWEALTH OF VIRGINIA 12-6-2000 C.E.NEWBAKER,III No. 1380 LAND SURVEYOR

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 2/1/01

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 9 DAY OF Feb, 2001, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 239.

TESTE: Lynn S. Jenkins CLERK

BY: Stacy White

PROPERTIES ARE ASSESSOR'S PARCELS 10–00–00–036 AND 10–02–00–001.
PROPERTIES ARE GPIN No's F14d–4110–2082 AND F14d–3620–1799.

6671