PLAT OF SUBDIVISION

TRANQUILITY
PHASE IIB

BRUTON DISTRICT | COUNTY OF YORK | VIRGINIA

Date: 12-12-24	Scale: 1"=50'	Proj. No.: W10483-01	Proj. Contacts: SJB/TRS

AES CONSULTING ENGINEERS
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Hampton Roads | Central Virginia | Middle Peninsula

LINE TABLE		
LINE	BEARING	LENGTH
L1	S59°55'21"E	67.13'
L2	S59°55'21"E	91.33'
L3	S59°55'21"E	53.31'
L4	S59°55'21"E	6.22'
L5	S59°55'21"E	102.56'
L6	S59°55'21"E	7.71'
L7	S59°55'21"E	71.97'
L8	S67°48'08"E	10.13'
L9	S67°48'08"E	37.34'
L10	S67°48'08"E	38.56'
L11	S67°48'08"E	17.71'
L12	S81°12'55"E	49.69'
L13	S81°12'55"E	33.49'
L14	S81°12'55"E	37.49'
L15	S81°12'55"E	12.18'
L16	S88°44'58"E	12.04'
L17	S88°44'58"E	64.35'
L18	S88°44'58"E	28.72'
L19	S88°44'58"E	56.96'
L20	S88°44'58"E	4.02'
L21	S88°44'58"E	27.17'
L22	S88°44'58"E	8.27'
L23	S56°00'54"E	3.99'
L24	S56°00'54"E	47.63'
L25	N31°34'46"E	59.10'
L26	N1°15'02"E	54.31'
L27	N1°15'02"E	33.51'
L28	N1°15'02"E	31.50'
L29	N8°47'05"E	30.23'
L30	N8°47'05"E	27.42'
L31	N22°11'52"E	28.86'
L32	N30°04'39"E	31.23'
L33	N30°04'39"E	31.30'
L34	S30°04'39"W	18.60'
L35	S30°04'39"W	18.66'
L36	S30°04'39"W	18.70'
L37	S30°04'39"W	18.77'
L38	S22°11'52"W	19.50'
L39	S22°11'52"W	20.05'
L40	S8°47'05"W	22.61'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S1°15'02"W	18.49'
L42	S1°15'02"W	18.50'
L43	S1°15'02"W	22.85'
L44	S59°53'06"E	38.42'
L45	S59°53'06"E	35.83'
L46	S59°53'06"E	24.64'
L47	S59°53'06"E	11.59'
L48	S59°53'06"E	84.57'
L49	S59°53'06"E	8.36'
L50	S59°53'06"E	101.68'
L51	S59°53'06"E	8.32'
L52	S59°53'06"E	60.16'
L53	S59°53'06"E	53.00'
L54	S59°53'06"E	7.84'
L55	S59°53'06"E	10.00'
L56	N33°35'47"E	80.91'
L57	N30°06'54"E	31.50'
L58	N30°06'54"E	31.50'
L59	N30°06'54"E	31.50'
L60	N30°06'54"E	31.50'
L61	N30°06'54"E	31.50'
L62	S30°06'54"W	18.50'
L63	S30°06'54"W	18.50'
L64	S30°06'54"W	18.50'
L65	S30°06'54"W	18.50'
L66	S30°06'54"W	18.50'
L67	S30°06'54"W	18.50'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	28°51'53"	475.00'	239.30'	122.25'	236.77'	S74°19'02"E
C2	7°21'27"	475.00'	61.00'	30.54'	60.95'	S63°33'49"E
C3	8°17'34"	475.00'	68.75'	34.44'	68.69'	S71°23'19"E
C4	8°17'34"	475.00'	68.75'	34.44'	68.69'	S79°40'53"E
C5	4°55'18"	475.00'	40.80'	20.41'	40.79'	S86°17'19"E
C6	48°11'23"	25.00'	21.03'	11.18'	20.41'	N67°09'20"E
C7	276°22'46"	50.00'	241.19'	44.72'	66.67'	S1°15'02"W
C8	23°35'27"	50.00'	20.59'	10.44'	20.44'	N54°51'22"E
C9	53°50'00"	50.00'	46.98'	25.38'	45.27'	S86°25'54"E
C10	51°47'12"	50.00'	45.19'	24.27'	43.67'	S33°37'18"E
C11	51°47'12"	50.00'	45.19'	24.27'	43.67'	S18°09'54"W
C12	51°47'12"	50.00'	45.19'	24.27'	43.67'	S69°57'07"W
C13	23°34'41"	50.00'	20.58'	10.44'	20.43'	S72°21'56"E
C14	20°01'00"	50.00'	17.47'	8.82'	17.38'	N50°34'06"W
C15	48°11'23"	25.00'	21.03'	11.18'	20.41'	N64°39'17"W
C16	28°51'53"	525.00'	264.49'	135.11'	261.70'	N74°19'02"W
C17	5°39'09"	525.00'	51.79'	25.92'	51.77'	N85°55'24"W
C18	5°46'56"	525.00'	52.98'	26.51'	52.96'	N80°12'22"W
C19	5°46'56"	525.00'	52.98'	26.51'	52.96'	N74°25'26"W
C20	5°46'56"	525.00'	52.98'	26.51'	52.96'	N68°38'31"W
C21	5°46'56"	525.00'	52.98'	26.51'	52.96'	N62°51'35"W
C22	0°05'01"	525.00'	0.77'	0.38'	0.77'	N59°55'36"W
C23	90°00'00"	25.00'	39.27'	25.00'	35.36'	S75°06'54"W
C24	90°00'00"	25.00'	39.27'	25.00'	35.36'	S14°53'06"E
C25	70°31'44"	25.00'	30.77'	17.68'	28.87'	N84°51'03"E
C26	250°31'44"	50.00'	218.63'	70.71'	81.65'	S5°08'57"E
C27	73°46'21"	50.00'	64.38'	37.52'	60.02'	N86°28'21"E
C28	66°44'02"	50.00'	58.24'	32.93'	55.00'	S23°16'27"E
C29	67°45'57"	50.00'	59.14'	33.58'	55.75'	S43°58'33"W
C30	42°15'23"	50.00'	36.88'	19.32'	36.05'	N81°00'47"W
C31	10°34'04"	100.00'	18.44'	9.25'	18.42'	S41°24'40"E
C32	27°09'33"	100.00'	47.40'	24.15'	46.96'	N70°54'03"E
C33	5°54'32"	100.00'	10.31'	5.16'	10.31'	N7°09'20"W
C34	18°15'26"	100.00'	31.86'	16.07'	31.73'	N7°10'46"W
C35	13°36'19"	100.00'	23.75'	11.93'	23.69'	N79°17'32"W
C36	28°00'26"	100.00'	48.88'	24.94'	48.40'	S84°27'48"W
C37	12°36'30"	100.00'	22.01'	11.05'	21.96'	S76°45'50"W
C38	15°23'56"	100.00'	26.88'	13.52'	26.80'	N89°13'58"W
C39	51°05'49"	100.00'	89.18'	47.80'	86.25'	S72°48'28"W
C40	29°52'38"	100.00'	52.15'	26.68'	51.56'	S62°11'53"W
C41	21°13'11"	100.00'	37.04'	18.73'	36.82'	S87°44'47"W
C42	17°33'37"	100.00'	30.65'	15.45'	30.53'	N72°53'59"W

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT
- CENTERLINE OF ROAD
- CENTERLINE OF UTILITY EASEMENT
- 100' RPA BUFFER
- LIMITS OF WETLANDS
- IPF — IRON PIN FOUND
- IRF — IRON ROD FOUND
- MONUMENT SET
- IRON ROD SET
- RPA — RESOURCE PROTECTION AREA
- VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION ARE PERMITTED TO INTERIOR AREA BEHIND RETAINING WALL AFTER INSTALLATION)
- 10' RESTRICTED ACCESS EASEMENT COLLOCATED WITH THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
12/12/2024
LAND SURVEYOR

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: _____ PLAT APPROVING AGENT
DATE: MAY 8, 2025

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK–POQUOSON THE 9th DAY OF May, 2025.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 250006923
TESTE: Kristen N. Nelson CLERK
BY: _____