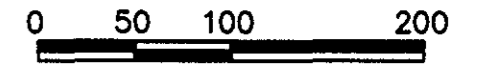
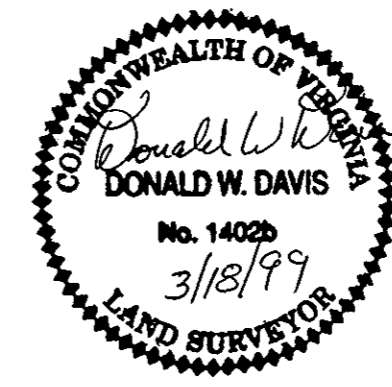


SUBDIVISION PLAT OF

# McDONALD BLUFFS

COUNTY OF YORK, VIRGINIA  
SCALE: 1" = 100' DATE: 18 MARCH 1999

**DAVIS & ASSOCIATES, P.C.**  
SURVEYORS - PLANNERS  
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY - SUITE "G"  
YORKTOWN, VIRGINIA 23693



GRAPHIC SCALE  
SHEET 4 OF 4

## - SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES RESOURCE PROTECTION AREA
- DENOTES RESOURCE MANAGEMENT AREA

TANGENT			TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 05°59'51" E	45.01'	L39	S 12°45'13" W	34.92'
L2	N 05°59'51" E	84.27'	L40	S 69°56'45" E	13.96'
L3	S 16°40'11" W	112.29'	L41	S 08°41'46" W	26.58'
L4	N 36°41'03" W	59.74'	L42	S 18°43'49" E	24.41'
L5	N 05°56'27" E	51.04'	L43	S 36°53'14" W	27.43'
L6	N 40°59'08" E	119.15'	L44	N 62°32'39" W	9.04'
L7	S 40°59'07" W	120.36'	L45	S 47°08'11" W	15.36'
L8	S 84°50'37" W	69.88'	L46	S 07°57'40" W	43.27'
L9	N 69°14'34" W	49.30'	L47	S 47°28'48" E	36.45'
L10	N 69°14'34" W	52.05'	L48	S 21°05'04" E	13.75'
L11	N 84°04'30" W	53.78'	L49	S 19°13'51" W	17.83'
L12	N 58°22'40" W	15.02'	L50	S 34°49'20" E	72.99'
L13	N 74°54'32" W	12.49'	L51	S 03°46'51" W	20.04'
L14	N 74°54'32" W	101.22'	L52	N 02°22'31" E	20.08'
L15	N 02°10'12" W	75.70'	L53	N 63°58'03" E	33.62'
L16	N 12°23'21" E	44.28'	L54	N 64°46'18" E	16.74'
L17	N 00°21'59" E	57.43'	L55	N 83°57'35" E	7.77'
L18	N 00°21'59" E	14.13'	L56	S 76°51'08" E	2.54'
L19	N 34°06'50" W	10.41'	L57	S 46°42'11" E	106.96'
L20	N 14°46'25" E	52.30'	L58	S 46°42'11" E	98.97'
L21	N 44°51'00" W	19.55'	L59	S 46°42'11" E	88.75'
L22	N 25°03'46" E	22.51'	L60	S 46°42'11" E	84.67'
L23	N 25°03'46" E	4.74'	L61	S 46°42'11" E	85.69'
L24	N 12°08'29" W	34.42'	L62	S 79°16'55" E	17.28'
L25	N 05°24'06" W	37.35'	L63	S 79°16'55" E	32.34'
L26	N 15°03'48" W	20.15'	L64	S 79°16'55" E	47.40'
L27	N 15°03'48" W	79.85'	L65	S 79°16'55" E	62.46'
L28	N 30°35'26" E	38.97'	L66	S 79°16'55" E	77.52'
L29	N 30°35'26" E	37.74'	L67	N 51°14'26" E	71.77'
L30	N 26°17'25" E	64.26'	L68	N 51°14'26" E	90.07'
L31	N 28°23'16" E	77.16'	L69	N 51°14'26" E	108.27'
L32	N 44°54'10" E	114.11'	L70	N 51°14'26" E	132.41'
L33	S 18°05'23" W	32.07'	L71	N 51°14'26" E	141.63'
L34	S 20°36'49" W	20.05'	L72	N 02°21'24" E	120.57'
L35	S 20°36'51" W	17.99'	L73	N 02°21'24" E	203.52'
L36	S 07°41'16" E	24.00'	L74	N 14°34'57" E	148.28'
L37	S 59°13'27" E	18.26'	L75	N 37°38'51" E	100.96'
L38	S 16°16'32" W	27.45'	L76	N 75°14'40" E	100.96'

LOT AREA TABLE	
LOT NO.	AREA
1	17,172 S.F.
2	13,040 S.F.
3	11,543 S.F.
4	10,023 S.F.
5	12,455 S.F.
6	34,202 S.F. ±
7	29,385 S.F. ±
8	29,587 S.F. ±
9	36,358 S.F. ±
10	20,188 S.F. ±
11	17,947 S.F. ±
12	22,210 S.F. ±
13	11,534 S.F.
14	12,971 S.F.
15	25,066 S.F. ±
16	27,469 S.F. ±
17	26,856 S.F. ±
18	25,215 S.F. ±
19	25,612 S.F. ±
20	28,270 S.F. ±
21	30,706 S.F. ±
22	48,427 S.F. ±
23	41,615 S.F. ±
24	30,179 S.F. ±
25	29,478 S.F. ±
26	17,316 S.F.
27	15,438 S.F.
28	15,638 S.F.
29	15,456 S.F.
30	14,322 S.F.
31	13,664 S.F.
32	13,080 S.F.
33	12,307 S.F.
34	9,908 S.F.
35	10,186 S.F.

CURVE DATA							TABLE						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	90°00'00"	25.00	39.27	25.00	35.36	S 41°13'09" E	C24	04°23'27"	1305.63	100.05	50.05	100.03	S 65°35'03" E
C2	12°53'19"	262.89	59.14	29.69	59.01	N 79°46'29" W	C25	00°54'35"	1305.63	20.73	10.36	20.73	S 62°56'03" E
C3	10°51'04"	262.89	49.79	24.97	49.71	N 67°54'17" W	C26	23°44'24"	212.89	88.21	44.75	87.58	N 74°20'57" W
C4	00°53'34"	1255.63	19.56	9.78	19.56	S 62°55'32" E	C27	85°00'57"	25.00	37.10	22.91	33.78	S 51°16'22" W
C5	03°57'06"	1255.63	86.60	43.32	86.58	S 65°20'52" E	C28	12°07'25"	308.81	65.34	32.79	65.22	N 14°49'36" E
C6	03°43'25"	1255.63	81.60	40.82	81.59	S 69°11'07" E	C29	11°45'10"	308.81	63.34	31.78	63.23	N 26°45'53" E
C7	03°36'18"	1255.63	79.00	39.51	78.99	S 72°50'59" E	C30	11°17'56"	308.81	60.90	30.55	60.80	N 38°17'26" E
C8	03°36'10"	1255.63	78.96	39.49	78.94	S 76°27'13" E	C31	48°43'55"	25.00	21.26	11.32	20.63	S 19°34'28" W
C9	00°44'42"	1255.63	16.33	8.16	16.33	S 78°37'39" E	C32	59°06'28"	60.00	61.90	34.02	59.19	N 24°45'44" E
C10	53°58'05"	25.00	23.55	12.73	22.69	N 74°00'58" E	C33	63°17'01"	60.00	66.27	36.97	62.95	N 85°57'29" E
C11	30°28'48"	60.00	31.92	16.35	31.54	S 62°16'19" W	C34	17°59'01"	60.00	18.83	9.49	18.76	S 53°24'30" E
C12	53°28'24"	60.00	56.00	30.23	53.99	N 75°45'05" W	C35	19°11'17"	60.00	20.09	10.14	20.00	S 34°49'21" E
C13	11°32'14"	60.00	12.08	6.06	12.06	N 43°14'45" W	C36	19°11'17"	60.00	20.09	10.14	20.00	S 15°38'03" E
C14	33°26'40"	60.00	35.02	18.03	34.53	N 20°45'18" W	C37	19°11'17"	60.00	20.09	10.14	20.00	S 03°33'14" W
C15	38°11'50"	60.00	40.00	20.78	39.26	N 15°03'57" E	C38	19°11'17"	60.00	20.09	10.14	20.00	S 22°44'31" W
C16	38°11'50"	60.00	40.00	20.78	39.26	N 53°15'47" E	C39	09°36'57"	60.00	10.07	5.05	10.06	S 37°08'38" W
C17	34°22'39"	60.00	36.00	18.56	35.46	N 89°33'01" E	C40	60°44'05"	60.00	63.60	35.16	60.67	S 72°19'10" W
C18	48°13'44"	60.00	50.51	26.86	49.03	S 49°08'47" E	C41	60°53'53"	25.00	26.57	14.70	25.34	N 72°14'16" E
C19	53°58'05"	25.00	23.55	12.73	22.69	N 52°00'58" W	C42	25°23'29"	258.81	114.69	58.30	113.76	N 29°05'35" E
C20	00°31'36"	1305.63	12.00	6.00	12.00	S 78°44'12" E	C43	12°36'59"	258.81	56.99	28.61	56.87	N 10°05'21" E
C21	03°30'40"	1305.63	80.01	40.02	80.00	S 76°43'04" E	C44	47°52'45"	283.81	237.16	126.00	230.32	N 27°43'14" W
C22	03°30'40"	1305.63	80.01	40.02	80.00	S 73°12'23" E	C45	23°44'24"	237.89	98.57	50.00	97.86	N 74°20'57" W
C23	03°40'17"	1305.63	83.66	41.84	83.64	S 69°36'55" E	C46	16°31'15"	1280.63	369.26	185.92	367.98	S 70°44'23" E

**A P P R O V E D**

YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Alenu, PE  
PLAT APPROVING AGENT

DATE: 7-16-99

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE DAY OF July 1999, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 20.

TESTE: NANCY B. KANE, CLERK

BY: John T. Alenu, P.C.