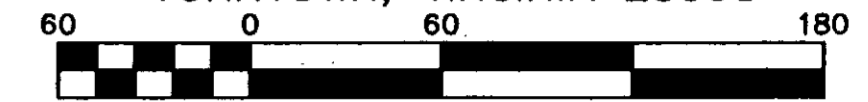


SUBDIVISION PLAT OF  
**JACOB'S SPRINGS  
 SECTION TWO**

GRAFTON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE : 1" = 60' DATE :25 MAY 2006

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



Scale 1" = 60 ft

SHEET 3 OF 3

- S Y M B O L S -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTIONS
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES RESOURCE PROTECTION AREA
- DENOTES RESOURCE MANAGEMENT AREA
- DENOTES U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS (CROSS-HATCH)

TANGENT TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 60°20'22" W	4.97'
L2	S 60°20'22" E	4.97'
L3	N 30°18'15" E	90.37'
L4	N 14°30'30" W	17'±
L5	N 28°01'01" E	40.00'
L6	S 80°29'51" E	33.68'
L7	S 60°20'22" E	4.97'
L8	S 79°42'54" E	84.07'
L9	N 10°17'06" E	129.34'
L10	N 16°43'34" E	336.78'
L11	S 10°17'06" W	158.63'

LOT AREA TABLE

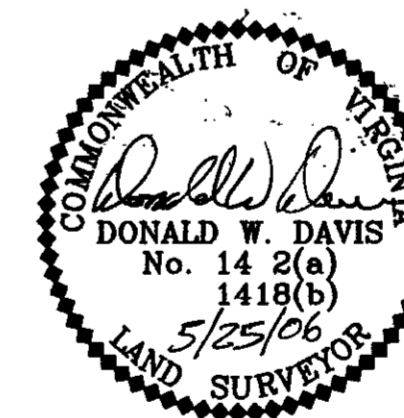
	GROSS AREA	WETLAND AREA	NET AREA
LOT 1	24,934 S.F.	N/A	24,934 S.F.
LOT 2	23,612 S.F.	N/A	23,612 S.F.
LOT 3	20,459 S.F.	N/A	20,459 S.F.
LOT 4	21,064 S.F.	994± S.F.	20,070± S.F.
LOT 5	22,706 S.F.	2,650± S.F.	20,056± S.F.
LOT 6	23,883± S.F.	2,425± S.F.	21,458± S.F.
LOT 7	24,987± S.F.	2,338± S.F.	22,649± S.F.
LOT 8	21,518± S.F.	1,518± S.F.	20,000± S.F.
LOT 9	25,063± S.F.	532± S.F.	24,531± S.F.
LOT 10	24,827± S.F.	630± S.F.	24,197± S.F.
LOT 11	25,418± S.F.	268± S.F.	25,150± S.F.
LOT 12	27,688± S.F.	620± S.F.	27,068± S.F.
LOT 13	44,332 S.F.	9,858± S.F.	34,474± S.F.
COMMON	26,473± S.F.	7,671± S.F.	18,802± S.F.

CURVE DATA TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	90°00'00"	25.00	39.27	25.00	35.36	N 34°42'54" W
C2	19°22'31"	175.00	59.18	29.87	58.90	N 70°01'38" W
C3	20°09'29"	125.00	43.98	22.22	43.75	N 70°25'07" W
C4	20°09'29"	175.00	61.57	31.11	61.25	S 70°25'07" E
C5	19°22'31"	125.00	42.27	21.34	42.07	S 70°01'38" E
C6	90°00'00"	25.00	39.27	25.00	35.36	N 55°17'06" E
C7	06°26'28"	400.00	44.97	22.51	44.94	N 13°30'20" E
C8	51°19'04"	25.00	22.39	12.01	21.65	N 08°55'58" W
C9	282°38'08"	55.00	271.31	44.04	68.75	S 73°16'26" E
C10	51°19'04"	25.00	22.39	12.01	21.65	S 42°23'06" W
C11	06°26'28"	350.00	39.35	19.69	39.33	S 13°30'20" W
C12	20°09'29"	150.00	52.77	26.66	52.50	S 70°25'07" E
C13	19°22'31"	150.00	50.72	25.61	50.48	S 70°01'38" E
C14	06°26'28"	375.00	42.16	21.10	42.14	N 13°30'20" E

**EASEMENT LEGEND**

- ① - EXISTING YORK COUNTY 20' DRAINAGE & UTILITY EASEMENT (P.B. 11, PGS. 240-241)
- ② - EXISTING YORK COUNTY 10' DRAINAGE & UTILITY EASEMENT (P.B. 11, PGS. 240-241)
- ③ - EXISTING 10' LANDSCAPE PROTECTION ZONE (P.B. 11, PGS. 240-241)
- ④ - EXISTING YORK COUNTY VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT (P.B. 11, PGS. 240-241)
- ⑤ - EXISTING YORK COUNTY 20' SANITARY SEWER EASEMENT (INST. # 070002341)
- ⑥ - 20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY
- ⑦ - VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY (10' FROM CENTER OF STORM SEWER)
- ⑧ - 10'x33' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY (CENTERED OVER SANITARY SEWER)
- ⑨ - TURN AROUND EASEMENT TO BE VACATED UPON EXTENSION OF CONNOR DRIVE (R=45.00')
- ⑩ - VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
- ⑪ - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- ⑫ - 20' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED FOR THE BENEFIT OF LOT 3
- ⑬ - VARIABLE WIDTH DRAINAGE & WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY (OVER U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS)
- ⑭ - 20' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY (CENTERED OVER SANITARY SEWER)
- ⑮ - 50' VEGETATIVE BUFFER HEREBY CONVEYED TO THE JACOB'S SPRINGSHOMEOWNERS ASSOCIATION (NO LAND DISTURBANCE OR CLEARING OF VEGETATION IS PERMITTED WITHOUT THE APPROVAL OF THE HOMEOWNERS ASSOCIATION)
- ⑯ - 20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY (CENTERED OVER STORM SEWER)



**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
 PLAT APPROVING AGENT

DATE: 2/23/07

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON  
 THE 22nd DAY OF March, 2007, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 070006551

TESTE: Lynn S. Jenkins 12:02 pm  
 CLERK

BY: Rachael Rude