

FAMILY SUBDIVISION OF THE PROPERTY OF

CAROLYN K. LAWSON

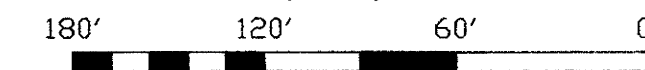
GRAFTON DISTRICT  
YORK COUNTY, VIRGINIA

JULY 9, 2015

A.D. POTTS & ASSOCIATES, INC.

11524 JEFFERSON AVENUE  
NEWPORT NEWS, VIRGINIA 23601

PHONE: (757) 595-4610



SCALE: 1"=60'  
SHEET 2 OF 2

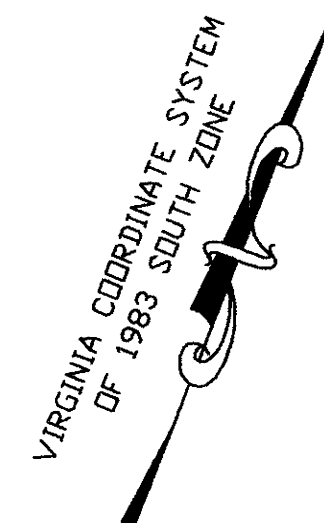
FAMILY SUBDIVISION OF THE PROPERTY OF  
HUGH PAUL AUSTIN & DOROTHY AUSTIN  
PB 10 PG 11

LOT 3  
N. or F.  
DAVID T. KIEDINGER  
INSTR. #060004723, P.B. 10 PG. 11  
TAX PARCEL 30-79-00-003  
GPIN: T06B-3585-3628  
ZONED RR

LOT 2  
N. or F.  
PAULA M. STEVENS  
P.B. 10 PG. 11  
TAX PARCEL 30-79-00-002  
GPIN: T06B-4005-3691  
ZONED RR

TIDAL WETLANDS  
U.S. ARMY CORPS OF ENGINEERS PROJECT  
NUMBER: NAO-2010-00229, (PATRICKS CREEK)  
VALID UNTIL MARCH 18, 2017  
PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK  
DISTRICT LETTER DATED SEPTEMBER 29, 2014  
10,353± SQ. FT., 0.24± ACRE

VARIABLE WIDTH DRAINAGE & VARIABLE WIDTH UTILITY  
EASEMENT HEREBY CONVEYED TO YORK COUNTY  
2,529± SQ. FT., 0.06± ACRE



PARCEL 2 (TOTAL)  
82,751± SQ. FT.  
1.8997± ACRES  
PARCEL 2 (LESS STEM & BELOW 4' CONTOUR)  
62,566 SQ. FT.  
1.4363 ACRES  
PARCEL 2 WETLAND  
11,628 SQ. FT.  
0.2669 ACRE

PATRICK'S CREEK ESTATES  
INSTR. #140018182 (PLAT)  
TAX PARCEL 30V-00-00-LOT#  
ZONED RR

VARIABLE WIDTH WETLANDS CONSERVATION  
EASEMENT HEREBY CONVEYED TO YORK COUNTY

10' DRAINAGE & UTILITY EASEMENT  
HEREBY CONVEYED TO YORK COUNTY

EXISTING YORK COUNTY VARIABLE WIDTH  
WETLANDS CONSERVATION EASEMENT OVER  
U.S.A.C.O.E. NON-TIDAL JURISDICTIONAL WETLANDS  
(INSTR. #140018182)

NON-TIDAL WETLANDS  
U.S. ARMY CORPS OF ENGINEERS PROJECT  
NUMBER: NAO-2010-00229, (PATRICKS CREEK)  
VALID UNTIL MARCH 18, 2017  
PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK  
DISTRICT LETTER DATED SEPTEMBER 29, 2014  
5,349± SQ. FT., 0.12± ACRE

EXISTING 10' YORK COUNTY  
DRAINAGE & UTILITY EASEMENT  
(PB 10 PG 65)

PATRICKS CREEK ESTATES  
LOT 7  
N. or F.  
ELBRAN, LLC  
INSTR. #140019012  
TAX PARCEL 30V-00-00-007  
GPIN: T06B-3808-2923

EXISTING 10' PRIVATE NON-EXCLUSIVE UTILITY EASEMENT (INSTR. #140018182)  
EXISTING 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT (INSTR. #140018182)  
EXISTING 10' PRIVATE PATRICK'S CREEK ESTATES  
HOMEOWNERS ASSOCIATION DRAINAGE EASEMENT  
(INSTR. #140018182)

EXISTING 10'x105' PRIVATE WATERLINE EASEMENT  
TO BENEFIT TAX MAP #30-00-00-073  
(INSTR. #150001303)

BENCHMARK: RR SPIKE IN POWER  
POLE #MJ-21, ELEV.=12.35' (NGVD 29)

JURISDICTIONAL WETLAND IMPACT (U.S. ARMY  
CORPS OF ENGINEERS PERMIT #NAO-2010-00229)  
1,275 SQ. FT./0.03 AC.)

PARCEL 1 (TOTAL)  
48,925 SQ. FT.  
1.1232 ACRES  
PARCEL 1 (LESS WETLANDS)  
43,577 SQ. FT.  
1.0004 ACRES  
PARCEL 1 WETLANDS  
5,349 SQ. FT.  
0.1228 ACRE

EXISTING 10'x15' YORK COUNTY  
UTILITY EASEMENT  
(INSTR. #150012111)  
ZONE X (UNSHADED)

EX. 15' YORK COUNTY UTILITY EASEMENT (DB 1018 PG 725-732)

10' PRIVATE WATERLINE EASEMENT HEREBY  
CONVEYED TO BENEFIT PARCEL 1 & PARCEL 2

PATRICKS CREEK ROAD  
STATE ROUTE #616  
50' R/W

10' LANDSCAPE PRESERVATION EASEMENT  
HEREBY CONVEYED TO YORK COUNTY

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: U. Maddalena  
PLAT APPROVING AGENT

DATE: 4/25/16

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT  
FOR THE COUNTY OF YORK-POQUOSON, ON  
THIS 28th DAY OF April, 2016,  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD  
AS THE LAW DIRECTS, AS INSTRUMENT

NUMBER 160006812 8:22 AM

TESTE: Kristen N. Nelson  
CLERK

BY: Valerie D. ...  
DEPUTY CLERK

