QUEENS LAKE INTERMEDIATE SCHOOL
N/F
YORK COUNTY SCHOOL BOARD

WALNUT TREE

N 86°41'00"W
264.30'

ROYAL GRANT SUBDIVISION
N/F
VIRGINIA CUSTOM BUILDING CORPORATION

CONC. MON.

N 82°11'00"W
226.00' (TOTAL)

83.13'

142.87'

CONC. MON.

S 87°19'00"W
91.00'

SWEET GUM

S 88°19'00"W
383.30'

CONC. MON.

S 74°19'30"W
198.10'

CONC. MON.

S 12°00'30"W
324.63'

S 18°02'00"W
275.30'

CONC. MON.

CONC. MON.

PARCEL "C"
3.30 AC.±

PARCEL "D" 1.59 AC.±

60' WIDE STRIP (SEE DETAIL BELOW)

50' WIDE STRIP TO S.R. 143-MERRIMAC TRAIL

PARCEL "B"
13.25 AC.± (TOTAL)
(11.40 AC.± YORK CO.
1.85 AC.± WMSBG)

748.13'

S 20°43'29"E

S 41°36'09"E
339.00'

CITY OF WMSBG
COUNTY
200'

YORK
VERGO R/W

N 46°24'30"W
1093.53' (TOTAL)

RECORD

S 40°04'30"W
233.50'

S 28°12'30"W
279.30

S 55°12'00"W
226.70'

CONC. MON.

CEDAR STAKE

CEDAR STAKE

CONC. MON.

S 35°46'00"W
1228.80'

15.14 Ac.±
(INCLUDED IN PARCEL "A")

S 43°03'00"E
18.05'

CONC. MON.

S 10°37'20"E
154.03'

CONC. MON.

259.25'

950.00' (TOTAL)

690.75'

S 23°45'20"E

SCALE IN FEET
1" = 200'

0 100 200 300 400
50 150 250

PARCEL "A"
127.91 Ac.±

NOTE: ALL PROPERTY CORNERS CALLED OFF ON THIS PLAT WERE TAKEN FROM A PLAT RECORDED BY McMANUS, MROCK, & McMANUS, DATED MAY 10, 1965 & FOUND IN PLAT BOOK 7, PAGE 141. THESE CORNERS WERE NOT VERIFIED IN THE FIELD.

S 30°24'40"E
302.00'

CONC. MON.

S 23°45'20"E
800.00'

US INTERSTATE 64

Deed Book 362, P. 150

Plat Book No. 9 Page 472

In the Clerk's Office, Circuit Court, York Co., Va.
2nd day of February 1982

Date:

Edith M. Elliott, Clerk

By Barbara Bowden D. C.

N 33°34'00"E
1109.73'

IRON PIPE

4" T.C. PIPE FILLED W/CONC.

N 36°09'00"E
219.73'

IRON PIPE

376.80'

N 37°35'00"E

IRON ROD

N 39°14'00"E
398.50 (TOTAL)

CEDAR STAKE

175'± TO C/L

N 27°25'00"E
335.58'

CITY OF WMSBG

YORK COUNTY

161'± TO C/L

369.21'

N 28°06'00"E

36" SPANISH OAK

N/F
VILLAGE OF WOODSHIRE APARTMENTS

S 10°37'20"E
154.00'

CONC. MON.

S 23°45'20"E
60.4'

N 16°30'00"E
485'±

4" T.C. PIPE FILLED W/CONC.

N 33°20'30"E
1011.24'

R/S MARK OF QUEENS CREEK

REFERENCES:
D.B. 186 - PG. 525
P.B. 7 - PG. 141
D.B. 107 - PG. 338
D.B. 164 - PG. 275

NOTE: THIS PLAT IS BASED ON THE BEST AVAILABLE INFORMATION ON RECORD & DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

## DETAIL

ROYAL GRANT SUBDIVISION

S 74°19'30"W
198.10'

CONC. MON.

S 12°00'30"W
324.63'

60'

Δ = 33°55'58"
R = 500.00'
L = 296.12'
T = 152.54'
C = 291.81'
CB = S 66°09'09"W

PARCEL "C" (3.30 Ac.±)

S 83°07'08"W
126.49'

60' WIDE STRIP

126.49'
N 83°07'08"E

PARCEL "A" (127.91 Ac.±)

S 20°43'29"E
644.38'

Δ = 36°49'03"
R = 440.00'
L = 282.74'
T = 146.44'
C = 277.90'
CB = N 64°42'36"E

PARCEL "B" (13.25 Ac.±)

VERGO R/W

N 46°24'30"W
555.79'

VERGO R/W

Δ = 28°51'40"
R = 349.75'
L = 176.18'
T = 90.00'
C = 174.32'
CB = S 68°41'18"W

5.09'

50' R/W

Δ = 28°51'40"
R = 409.75'
L = 206.40'
T = 105.44'
C = 204.23'
CB = N 68°41'18"E

200' V.E.P.C.O.

5.09'

(TOTAL) 1013.53'

## DETAIL OF PARCEL "D"

(1" = 200' SCALE LOCATED ABOVE)

COLONIAL TOWN APTS., INC.

S 65°54'31"W
258.21'

EXISTING 50' WIDE STRIP

245.56'

N 65°54'31"E

408.15'

S 54°15'28"W

PARCEL "D" 1.59 AC.±

393.63'

N 54°15'28"E

50.57'

50.88'

N/F
JAMES ELLIS

300.2'±

N 12°29'36"W

S.R. 143
TO NEWPORT NEWS

TO RICHMOND
MERRIMAC TRAIL

RECORD

PARCEL "D"
1.59 AC.± (TOTAL)
0.84 AC.± 60' WIDE STRIP
0.75 AC.± 50' WIDE STRIP

SCALE:
1" = 100'

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**AES**, a professional corporation

625 Ironbound Road, Williamsburg, Va. 23185
804-253-0040

Architecture, Engineering, Surveying, Planning

PLAT OF PARCELS "A", "B", "C", & "D"
QUEENS CREEK TRACT
STANDING IN THE NAME OF
ROBERT S. HORNSBY

BRUTON DISTRICT YORK COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL C. SMALL
No. 1247
LAND SURVEYOR

| No. | DATE | REVISION / COMMENT / NOTE | BY |
|---|---|---|---|

| Designed | Drawn |
|---|---|
| E.E.Z. | R.W.E. |
| Scale | Date |
| AS SHOWN | FEB. 8, 1982 |
| Project No. | |
| 5145 | |
| Drawing No. | |
| 1 | |