PLAT OF
THE QUARTERS OF YORK COUNTY
PHASE II

NELSON DISTRICT – COUNTY OF YORK, VIRGINIA

SCALE: 1" = 40' JULY 8, 2005

THE SIRINE GROUP, LTD.
SURVEYORS ● ENGINEERS ● PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17, P.O. BOX 450
WHITE MARSH, VIRGINIA 23183
(804) 693-9548

SHEET 2 OF 3

0 20 40 80 120 160 FEET
GRAPHIC SCALE

EXISTING STORM WATER MANAGEMENT BASIN EASEMENT BENEFITING PARCELS 1 & 2 AND PARCELS IIA & IIB & VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT BENEFITING THE GENERALS WAY PROPERTY ASSOCIATION (INSTR.# 040014597)

N 3,597,549.598
E 12,068,688.254

NOW OR FORMERLY
DAVID W. PICKETT
(D.B.140, P.337; INSTR# 010000049)
(TAX PARCEL #24-00-00-088)
ZONED: IL/RMF

10' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE QUARTERS OF YORK COUNTY HOMEOWNERS ASSOCIATION

VARIABLE WIDTH YORK COUNTY WETLANDS CONSERVATION EASEMENT (INSTR. #050012941)

MEANDERING STREAM NORTHERLY BANK IS PROPERTY LINE

COMMONWEALTH OF VIRGINIA, DEPARTMENT OF CONSERVATION AND RECREATION OPEN SPACE EASEMENT (P.B.12, P.221–222; D.B.838, P.146)

APPROX. LIMITS OF WETLANDS

ZONE A
ZONE X

THE QUARTERS OF YORK COUNTY PHASE I COMMON AREA "B"
(INSTR.# 050012941)
TAX PARCEL: #24-84-01-0008
ZONED: RMF

4' HOMEOWNER'S ASSOC. DRAINAGE ESM'T. (INSTR. #0500012941)

ELLIS DRIVE (PRIVATE 32' STREET)
(INSTR.# 050012941)

EXIST. 20' YORK COUNTY UTILITY EASEMENT (INSTR. #050012941)

COMMON AREA "A"
124,280± SQ.FT. OR 2.853± ACRES

COMMON AREA "B"
3,893 SQ.FT.
OR 0.089 ACRE

THE QUARTERS OF YORK COUNTY PHASE I COMMON AREA "A"
(INSTR.# 050012941)
TAX PARCEL #24-84-01-000A
ZONED: RMF

MATCHLINE

PHASE II
264,504± SQ. FT.
OR 6.072± AC.

NOW OR FORMERLY
CITY OF NEWPORT NEWS
(D.B.63, P.86; P.B.12, P.221–222)
(TAX PARCEL #23-00-00-014G)
ZONED: RC

475.43'(TIE)

VARIABLE WIDTH YORK COUNTY WETLANDS CONSERVATION EASEMENT (INSTR. #050012941)

50' WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT BUFFER LIMITS

SHEET 3

COMMON AREA "A"
124,280± SQ.FT. OR 2.853± ACRES

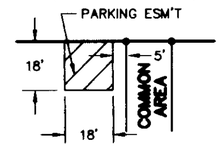
N 3,597,690.449
E 12,068,245.000

EXIST. 20' YORK COUNTY UTILITY EASEMENT (INSTR. #050012941)

COMMON AREA
WOOD TOWNE QUARTERS
PHASE I
(P.B.10, P.383–385; D.B.615, P.338)
(TAX PARCEL 24-55-01-000A)
ZONED: RMF

PIPE FD.
6"BIRCH FD.
9"CEDAR FD.
AXLE FD.

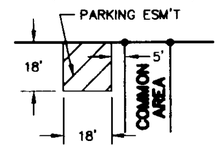
ELLIS DRIVE
(PRIVATE 32' STREET)



TYPICAL PARKING EASEMENT DIMENSIONS
SCALE: 1"=40'

LOTS 23, 39, 43
LOTS 24, 40, 44, & 48
(REVERSED)

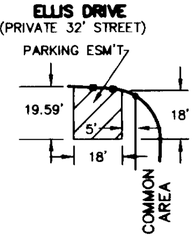
GRANT COURT
(PRIVATE 32' STREET)



TYPICAL PARKING EASEMENT DIMENSIONS
SCALE: 1"=40'

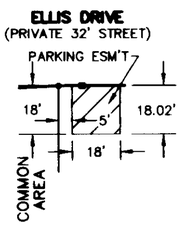
LOTS 27, 28, 31,
32 & 36

ELLIS DRIVE
(PRIVATE 32' STREET)

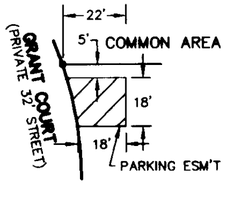


PARKING EASEMENT DIMENSIONS FOR LOT 19
SCALE: 1"=40'

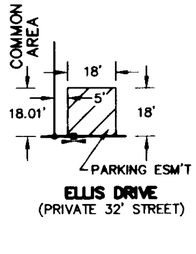
ELLIS DRIVE
(PRIVATE 32' STREET)



PARKING EASEMENT DIMENSIONS FOR LOT 20
SCALE: 1"=40'

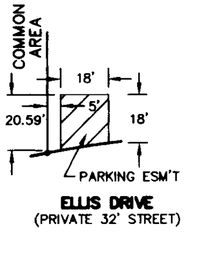


PARKING EASEMENT DIMENSIONS FOR LOT 35
SCALE: 1"=40'



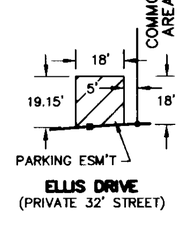
ELLIS DRIVE
(PRIVATE 32' STREET)

PARKING EASEMENT DIMENSIONS FOR LOT 47
SCALE: 1"=40'



ELLIS DRIVE
(PRIVATE 32' STREET)

PARKING EASEMENT DIMENSIONS FOR LOT 51
SCALE: 1"=40'



ELLIS DRIVE
(PRIVATE 32' STREET)

PARKING EASEMENT DIMENSIONS FOR LOT 52
SCALE: 1"=40'

COMMONWEALTH OF VIRGINIA
11/7/2005
JAMES S. LEIGH
No. 1758
LAND SURVEYOR

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: A. Maddalena
DATE: 3/1/06

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY – POQUOSON, VIRGINIA, THE 6th DAY OF March, 2006, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 060006092 2:26 pm

TESTE: LYNN S. JENKINS, CLERK
CLERK

BY: Rachel Friedrich
DEPUTY CLERK

PROPERTY IS ASSESSOR'S PARCEL: 24-00-00-086
GPIN: Q08B-3335-2700

JO #10512

FILE: 10512PH2PLAT: SERVER