

SUBDIVISION PLAT OF
**THE OAKS
 AT FENTON MILL**
 BRUTON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : N/A DATE : 31 MARCH 2005
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE "G"
 YORKTOWN, VIRGINIA 23693

CURVE DATA TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	38°11'33"	194.29	132.90	89.17	130.32	N 25°28'05" E
C2	13°32'06"	820.57	217.47	109.24	216.96	N 38°15'48" E
C3	18°42'31"	888.99	237.00	119.68	235.83	N 41°21'01" E
C4	42°34'00"	917.83	666.88	357.54	666.31	N 29°55'17" E
C5	38°12'44"	412.87	278.36	143.02	270.28	N 27°44'38" E
C6	28°48'38"	412.87	207.73	108.11	205.55	N 23°03'07" E
C7	09°23'05"	412.87	67.63	33.89	67.55	N 42°09'29" E
C8	16°09'52"	325.01	948.23	2899.40	948.84	N 38°43'55" W
C9	103°39'59"	325.01	988.04	413.50	511.05	N 04°58'58" W
C10	63°29'53"	325.01	360.19	201.11	342.04	N 88°33'54" W
C11	54°24'10"	736.53	899.34	378.55	873.36	N 03°16'24" E
C12	42°34'40"	860.03	631.68	331.22	617.24	N 02°38'21" W
C13	44°24'33"	599.99	485.04	244.91	453.49	N 03°33'18" W
C14	28°28'16"	845.70	420.24	214.55	415.93	S 64°22'28" E
C15	87°01'18"	25.00	37.97	23.73	34.42	N 52°19'38" E
C16	38°12'51"	219.06	138.46	71.63	138.17	N 28°55'28" E
C17	13°32'06"	895.57	211.56	108.27	211.07	N 38°15'48" E
C18	18°42'31"	713.99	245.60	124.03	244.39	N 41°21'01" E
C19	42°34'00"	892.83	663.31	347.80	648.18	N 29°55'17" E
C20	38°12'44"	437.87	292.03	151.68	288.85	N 27°44'38" E
C21	16°09'52"	300.01	875.29	2687.14	596.25	N 38°43'55" W
C22	79°50'08"	25.00	34.83	20.92	32.08	S 19°46'04" W
C23	259°50'09"	60.00	272.10	--	--	--
C24	54°43'19"	350.01	334.28	181.12	321.72	N 87°02'49" E
C25	83°55'59"	25.00	36.82	22.48	33.43	N 72°26'28" E
C26	54°24'10"	899.58	864.25	359.55	839.58	N 03°16'24" E
C27	42°34'40"	875.03	650.25	340.96	635.39	N 02°38'21" W
C28	37°32'57"	574.99	378.82	195.46	370.12	N 00°07'30" W
C29	57°28'22"	25.00	25.08	13.71	24.04	N 47°38'09" W
C30	287°47'54"	60.00	301.38	--	--	--
C31	80°52'35"	25.00	22.20	11.89	21.48	S 09°59'18" W
C32	38°05'58"	624.99	415.99	215.81	407.98	S 00°24'00" E
C33	42°34'40"	825.03	613.10	321.48	599.09	S 02°38'21" E
C34	54°24'10"	773.51	734.46	367.55	707.17	S 03°16'24" W
C35	79°11'04"	25.00	34.55	20.68	31.87	S 09°07'03" E
C36	88°33'36"	350.01	583.75	385.73	518.41	S 00°55'47" E
C37	01°48'45"	387.87	12.27	6.14	12.27	S 45°56'39" W
C38	89°10'34"	25.00	41.53	27.37	36.92	S 02°33'00" E
C39	28°27'16"	820.70	407.58	208.08	403.40	S 64°21'56" E
C40	28°29'14"	870.70	432.91	221.03	428.46	N 64°22'54" W
C41	100°40'55"	25.00	43.93	30.16	38.49	S 79°31'15" W
C42	20°32'30"	387.87	139.06	70.28	138.32	S 18°54'32" W
C43	42°34'00"	842.83	700.46	367.28	684.46	S 29°55'17" W
C44	18°42'31"	663.99	228.40	115.34	227.28	S 41°21'01" W
C45	13°32'06"	845.57	223.37	112.21	222.85	S 38°15'48" W
C46	44°40'34"	184.34	128.14	67.53	124.92	S 22°41'34" W
C47	84°30'59"	25.00	36.88	22.71	33.62	S 41°54'13" E
C48	05°54'48"	218.06	22.61	11.31	22.60	N 11°46'23" E
C49	10°25'45"	218.06	39.87	18.99	39.82	N 39°48'59" E
C50	03°34'18"	437.87	27.30	13.65	27.29	N 10°25'26" E
C51	10°10'36"	437.87	77.77	38.99	77.67	N 41°45'44" E
C52	47°47'03"	60.00	50.04	26.58	48.60	S 03°44'32" W
C53	51°24'25"	60.00	53.83	28.88	52.05	S 53°20'16" W
C54	21°56'48"	60.00	22.97	11.62	22.83	N 89°59'37" W
C55	24°13'14"	60.00	25.36	12.87	25.18	N 66°55'05" W
C56	48°07'02"	60.00	50.39	26.79	48.92	N 30°44'57" W
C57	51°02'51"	60.00	53.46	28.65	51.71	N 18°49'59" E
C58	15°19'44"	60.00	16.05	8.07	16.00	N 52°01'17" E
C59	04°35'55"	899.58	56.15	28.09	56.13	N 18°04'08" W
C60	03°33'36"	899.58	43.47	21.74	43.46	N 22°06'53" W
C61	50°36'46"	60.00	53.00	28.37	51.29	N 51°03'57" W
C62	56°18'56"	60.00	58.97	32.11	56.63	N 02°23'53" E
C63	54°48'42"	60.00	57.40	31.11	55.23	N 57°57'42" E
C64	18°16'08"	60.00	20.18	10.19	20.08	S 84°59'52" E
C65	81°24'33"	60.00	64.31	35.63	61.27	S 44°39'32" E
C66	45°22'51"	60.00	47.52	25.09	46.29	S 08°44'10" W
C67	02°59'40"	825.03	43.12	21.57	43.12	S 22°25'51" E
C68	03°16'33"	350.01	20.01	10.01	20.01	S 22°29'21" W
C69	03°08'39"	820.70	45.04	22.52	45.03	S 77°01'14" E
C70	07°13'14"	870.70	109.73	54.94	109.65	N 75°00'54" W

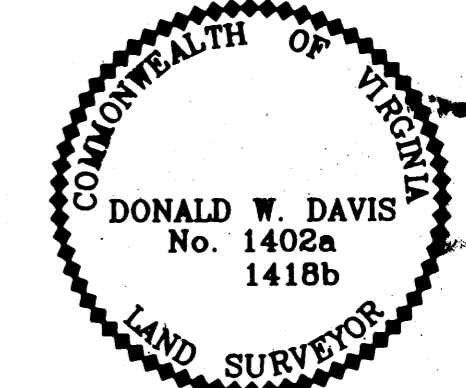
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 05°50'18" E	25.00'
L2	N 45°01'51" E	151.32'
L3	N 46°51'01" E	210.42'
L4	S 59°41'09" W	456.48'
L5	S 30°18'51" E	35.00'
L6	S 50°08'18" E	278.81'
L7	N 30°28'29" E	75.53'
L8	N 30°28'29" E	38.99'
L9	S 30°28'29" W	22.09'
L10	N 55°34'33" E	74.97'
L11	N 13°54'13" E	49.76'
L12	N 03°17'55" W	86.89'
L13	S 38°58'08" W	57.85'
L14	S 55°01'15" E	66.63'
L15	N 31°18'04" E	58.54'
L16	N 04°05'30" E	65.39'
L17	S 82°53'28" E	97.76'
L18	S 38°44'51" E	113.29'
L19	S 14°27'43" E	43.37'
L20	N 89°42'47" W	93.70'
L21	N 12°03'21" W	66.10'
L22	N 12°00'31" W	60.89'
L23	S 14°27'43" E	44.94'
L24	S 11°53'01" E	61.95'
L25	S 17°58'28" E	92.51'
L26	S 16°14'52" E	105.49'
L27	S 20°17'52" E	53.62'
L28	N 44°04'23" E	46.05'
L29	N 01°58'13" W	87.13'

EASEMENT LEGEND

- ① EXIST. YORK COUNTY VARIABLE WIDTH DRAINAGE EASEMENT (INST. # 020021845)
 - ② EXIST. 10' & 20' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B. 9, PAGE 454)
 - ③ EXIST. 10' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B. 10, PAGES 464-465)
 - ④ EXIST. 10' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B. 10, PAGES 273-274)
 - ⑤ EXIST. 20' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B. 10, PAGES 54-55)
 - ⑥ EXIST. 20' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B. 9, PAGES 516 & 539)
 - ⑦ EXIST. 20' YORK COUNTY UTILITY EASEMENT (P.B. 12, PAGE 359)
 - ⑧ 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK (CENTERED ON STORM SEWER OUTFALL)
 - ⑨ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK (25'x25')
 - ⑩ 20' SIGN EASEMENT HEREBY CONVEYED TO THE OAKS AT FENTON MILL HOMEOWNERS ASSOCIATION
 - ⑪ 10' x 40' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
 - ⑫ EXIST. 15' YORK COUNTY DRAINAGE EASEMENT (P.B. 7, PGS. 93-94)
 - ⑬ 20' UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK (CENTERED ON SAN. SEWER)
 - ⑭ 10' x 10' WATERLINE EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK (CENTERED ON FIRE HYDRANT)
 - ⑮ 10' UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
 - ⑯ 20' DRAINAGE EASEMENT HEREBY CONVEYED TO COMMONWEALTH OF VIRGINIA DEPT. OF TRANSPORTATION (CENTERED ON STORM SEWER)
 - ⑰ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE OAKS AT FENTON MILL HOMEOWNERS ASSOCIATION (10' FROM C OF STORM SEWER)
 - ⑱ EXIST. YORK COUNTY 20' DRAINAGE & UTILITIES EASEMENT (P.B. 10, PGS. 464-465)
 - ⑲ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO COMMONWEALTH OF VIRGINIA DEPT. OF TRANSPORTATION (10' FROM C OF STORM SEWER)
 - ⑳ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE OAKS AT FENTON MILL HOMEOWNERS ASSOCIATION (10' FROM C OF STORM SEWER)
 - ㉑ 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE OAKS AT FENTON MILL HOMEOWNERS ASSOCIATION (CENTERED ON STORM SEWER)
 - ㉒ 10' DRAINAGE EASEMENT HEREBY CONVEYED TO THE OAKS AT FENTON MILL HOMEOWNERS ASSOCIATION (CENTERED ON NATURAL DRAINAGE)
 - ㉓ EXIST. YORK COUNTY 20' DRAINAGE & UTILITIES EASEMENT (P.B. 10, PGS. 273-274)
 - ㉔ 20' DRAINAGE & BMP ACCESS EASEMENT (CENTERED ON STORM SEWER) HEREBY CONVEYED TO YORK COUNTY
 - ㉕ 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- NOTE: A CONSERVATION EASEMENT IS HEREBY CONVEYED TO THE COUNTY OF YORK ACROSS ALL WETLANDS AS SHOWN IN THIS SUBDIVISION.

- SHEET 7 OF 7
 - SYMBOLS -
- DENOTES MINIMUM BUILDING SETBACK LINE
 - DENOTES IRON ROD FOUND
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
 - DENOTES CONCRETE MONUMENT FOUND
 - DENOTES CONCRETE MONUMENT TO BE SET
 - DENOTES RESOURCE MANAGEMENT AREA
 - DENOTES RESOURCE PROTECTION AREA



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddox
 PLAT APPROVING AGENT

DATE: 11/21/06

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT
 COURT FOR THE COUNTY OF YORK-POQUOSON
 THE 28 DAY OF NOV 2006 THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # 060029282

TESTE: Lynn S. Jenkins 1:30pm
 CLERK

BY: Donald W. Davis