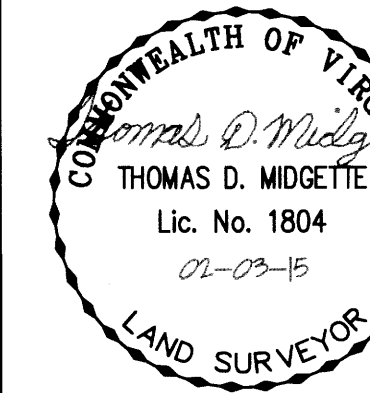
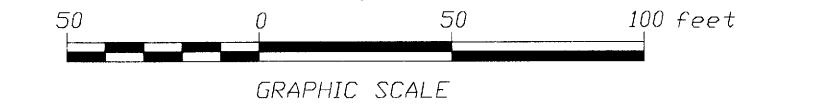


PLAT OF RIGHT-OF-WAY DEDICATION,
EASEMENT DEDICATION, AND EASEMENT VACATION
FOR
YORKTOWN ARCH, LLC AND
TRIPLE FEATURE ASSOCIATES,
A VIRGINIA LIMITED PARTNERSHIP
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
(SCALE: 1"=50') OCTOBER 6, 2014
SHEET 2 OF 18



NDI ENGINEERING COMPANY
BASGIER AND ASSOCIATES DIVISION
ENGINEERS-SURVEYORS-PLANNERS
572 CENTRAL DRIVE, SUITE 103
tele (757)431-2177, fax (757)431-2175
VIRGINIA BEACH, VIRGINIA 23454



-PROPERTY LINE CURVE TABLE-

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	300.00'	10.07'	10.07'	S 89°04'57" E	1°55'25"	5.04'
C2	250.00'	19.25'	18.78'	N 69°48'43" E	44°06'38"	10.13'
C3	52.00'	252.71'	-	-	278°26'52"	-
C4	250.00'	24.70'	23.71'	N 62°05'24" W	56°35'57"	13.46'
C5	250.00'	234.09'	225.63'	S 62°46'32" W	53°39'01"	126.42'
C6	300.00'	156.36'	154.59'	S 50°52'52" W	29°51'43"	80.00'
C7	250.00'	39.26'	35.35'	S 20°49'25" W	89°58'38"	24.99'
C8	250.00'	34.32'	31.69'	N 74°45'04" W	78°39'34"	24.99'
C9	250.00'	130.30'	128.84'	N 50°52'00" W	29°51'45"	66.67'

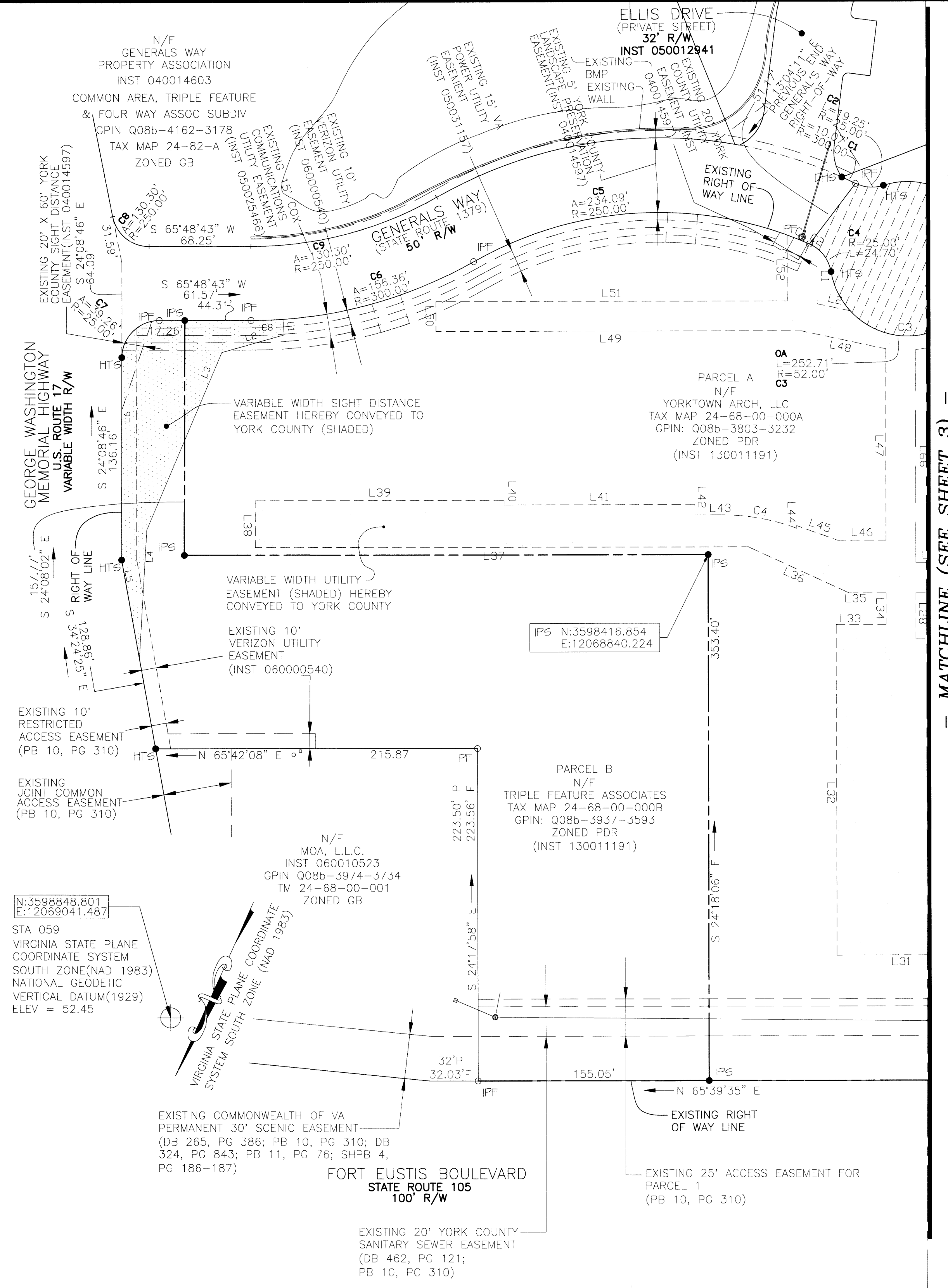
-PIN LEGEND-

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CMF CONCRETED STEEL PIN FOUND
- CMS CONCRETED STEEL PIN SET
- DHS DRILL HOLE SET
- HTS HUB/TACK SET

SHEET 2 - PROPOSED VARIABLE WIDTH UTILITY AND PROPOSED VARIABLE WIDTH SIGHT DISTANCE EASEMENTS. SEE SHEET 4 FOR THE CURVE AND LINE TABLE.

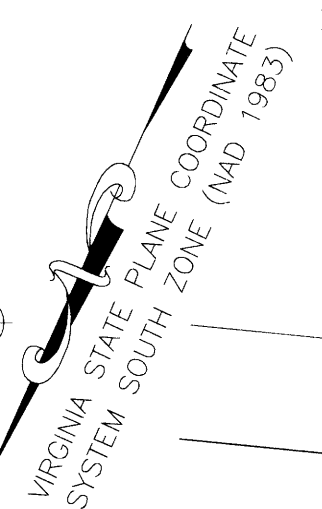
APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *[Signature]*
PLAT APPROVING AGENT
DATE: *[Date]*

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE COUNTY OF YORK-POQUOSON, THE 17th DAY OF March, 2015
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 15000376 @ 1:28pm
TESTED BY: *[Signature]* CLERK



- MATCHLINE (SEE SHEET 3) -

N: 3598848.801
E: 12069041.487
STA 059
VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD 1983)
NATIONAL GEODETIC
VERTICAL DATUM (1929)
ELEV = 52.45



EXISTING COMMONWEALTH OF VA
PERMANENT 30' SCENIC EASEMENT
(DB 265, PG 386; PB 10, PG 310; DB
324, PG 843; PB 11, PG 76; SHPB 4,
PG 186-187)

FORT EUSTIS BOULEVARD
STATE ROUTE 105
100' R/W

EXISTING 20' YORK COUNTY
SANITARY SEWER EASEMENT
(DB 462, PG 121;
PB 10, PG 310)

IPS N: 3598416.854
E: 12068840.224

PARCEL B
N/F
TRIPLE FEATURE ASSOCIATES
TAX MAP 24-68-00-000B
GPIN: Q08b-3937-3593
ZONED PDR
(INST 130011191)

PARCEL A
N/F
YORKTOWN ARCH, LLC
TAX MAP 24-68-00-000A
GPIN: Q08b-3803-3232
ZONED PDR
(INST 130011191)

N/F
MOA, L.L.C.
INST 060010523
GPIN Q08b-3974-3734
TM 24-68-00-001
ZONED GB

N/F
GENERAL'S WAY
PROPERTY ASSOCIATION
INST 040014603
COMMON AREA, TRIPLE FEATURE
& FOUR WAY ASSOC SUBDIV
GPIN Q08b-4162-3178
TAX MAP 24-82-A
ZONED GB

EXISTING 10' RESTRICTED
ACCESS EASEMENT
(PB 10, PG 310)

EXISTING 10' VERIZON UTILITY
EASEMENT
(INST 060000540)

VARIABLE WIDTH UTILITY
EASEMENT (SHADED) HEREBY
CONVEYED TO YORK COUNTY

VARIABLE WIDTH SIGHT DISTANCE
EASEMENT HEREBY CONVEYED TO
YORK COUNTY (SHADED)

GEORGE WASHINGTON
MEMORIAL HIGHWAY
U.S. ROUTE 17
VARIABLE WIDTH R/W

EXISTING 20' X 60' YORK
COUNTY SIGHT DISTANCE
EASEMENT (INST 040014597)

ELLIS DRIVE
(PRIVATE STREET)
32' R/W
INST 050012941

EXISTING 15' VA
POWER UTILITY
EASEMENT (INST 050031157)

EXISTING 10'
UTILITY
(INST 060000540)

EXISTING 15' VA
CROSSING
EASEMENT (INST 060000540)

EXISTING 15' VA
CROSSING
EASEMENT (INST 060000540)

EXISTING 15' VA
CROSSING
EASEMENT (INST 060000540)