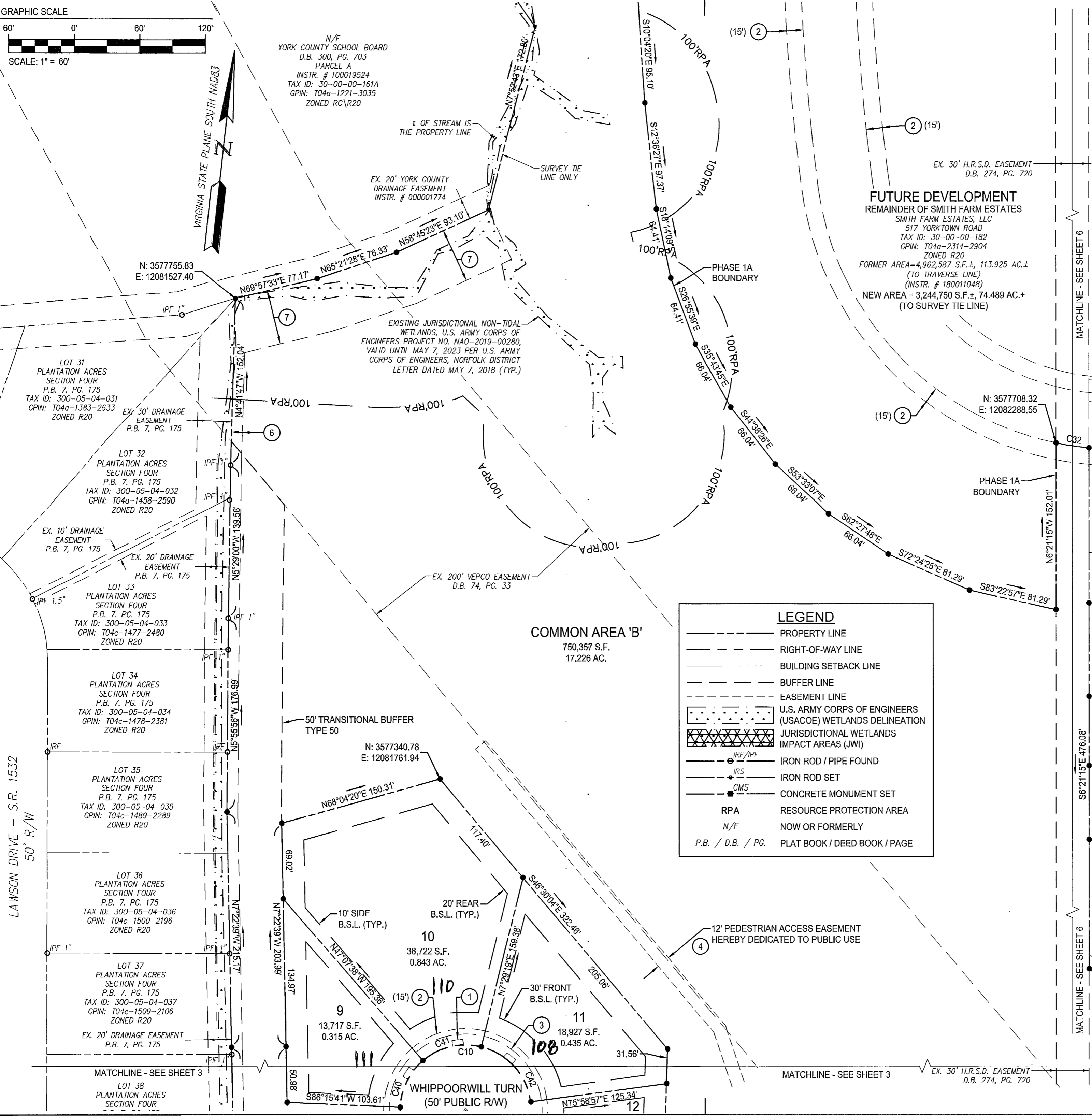


N/F  
YORK COUNTY SCHOOL BOARD  
D.B. 300, PG. 703  
PARCEL A  
INSTR. # 100019524  
TAX ID: 30-00-00-161A  
GPIN: T04a-1221-3035  
ZONED RC/R20



LAWSON DRIVE - S.R. 1532  
50' R/W

- LOT 31 PLANTATION ACRES SECTION FOUR P.B. 7, PG. 175 TAX ID: 300-05-04-031 GPIN: T04a-1383-2633 ZONED R20
- LOT 32 PLANTATION ACRES SECTION FOUR P.B. 7, PG. 175 TAX ID: 300-05-04-032 GPIN: T04a-1438-2590 ZONED R20
- LOT 33 PLANTATION ACRES SECTION FOUR P.B. 7, PG. 175 TAX ID: 300-05-04-033 GPIN: T04c-1477-2480 ZONED R20
- LOT 34 PLANTATION ACRES SECTION FOUR P.B. 7, PG. 175 TAX ID: 300-05-04-034 GPIN: T04c-1478-2381 ZONED R20
- LOT 35 PLANTATION ACRES SECTION FOUR P.B. 7, PG. 175 TAX ID: 300-05-04-035 GPIN: T04c-1489-2289 ZONED R20
- LOT 36 PLANTATION ACRES SECTION FOUR P.B. 7, PG. 175 TAX ID: 300-05-04-036 GPIN: T04c-1500-2196 ZONED R20
- LOT 37 PLANTATION ACRES SECTION FOUR P.B. 7, PG. 175 TAX ID: 300-05-04-037 GPIN: T04c-1509-2106 ZONED R20
- LOT 38 PLANTATION ACRES SECTION FOUR

COMMON AREA 'B'  
750,357 S.F.  
17.226 AC.

**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- BUFFER LINE
- - - EASEMENT LINE
- [Pattern] U.S. ARMY CORPS OF ENGINEERS (USACOE) WETLANDS DELINEATION JURISDICTIONAL WETLANDS IMPACT AREAS (JWI)
- IRF/IPF IRON ROD / PIPE FOUND
- IRS IRON ROD SET
- CMS CONCRETE MONUMENT SET
- RPA RESOURCE PROTECTION AREA
- N/F NOW OR FORMERLY
- P.B. / D.B. / PG. PLAT BOOK / DEED BOOK / PAGE

PLAT OF SUBDIVISION  
SMITH FARM ESTATES  
PHASE 1A  
BETHEL DISTRICT  
YORK COUNTY, VIRGINIA

Date: 07/25/2019 Scale: 1" = 60' Proj. No.: W10415-02 Proj. Contacts: MHR/JCA

816 Greenbrier Circle, Suite F  
Chesapeake, Virginia 23320  
Phone: (757) 410-7438  
www.aesva.com

SHEET 5 OF 11

FOR LINE AND CURVE TABLES SEE SHEET 7



- EASEMENT LEGEND:**
- ① 5x10' WATERLINE EASEMENT (TYPICAL, ALL LOTS) TO BE DEDICATED TO THE CITY OF NEWPORT NEWS.
  - ② EXISTING 15' AND 20' DOMINION ENERGY EASEMENT, INSTR. #190015212.
  - ③ 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ④ 12' PEDESTRIAN ACCESS EASEMENT HEREBY CONVEYED TO PUBLIC USE.
  - ⑤ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ⑥ 10' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ⑦ 50' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ⑧ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
  - ⑨ 10' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
  - ⑩ 15' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
  - ⑪ 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE SMITH FARMS ESTATES HOMEOWNERS ASSOCIATION.
  - ⑫ 20' AND VARIABLE WIDTH UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ⑬ TEMPORARY TURN AROUND EASEMENT TO BE VACATED UPON EXTENSION OF GOFFIGANS TRACE (50' PUBLIC RW).
  - ⑭ 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Gordon Kassel, PLAT APPROVING AGENT  
DATE: FEBRUARY 18, 2020  
STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 20 DAY OF February, 2020.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 200003165  
TESTE: \_\_\_\_\_, CLERK  
BY: Walter H. Wolf, Jr.