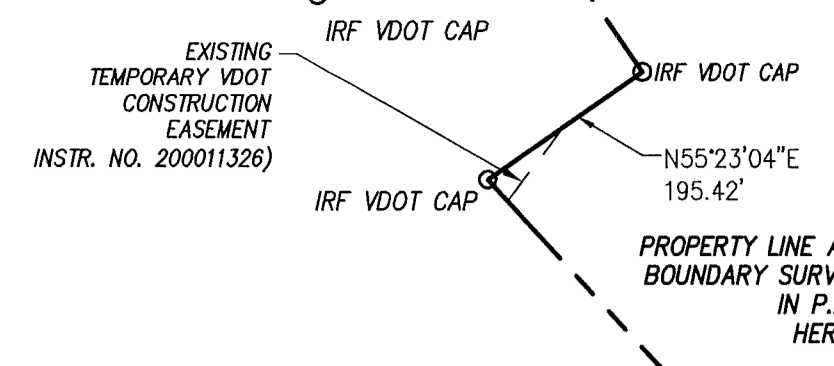


PLAT OF SUBDIVISION
AND PROPERTY LINE VACATION
OF THE PROPERTIES OF
FENTON MILL ASSOCIATES, LLC

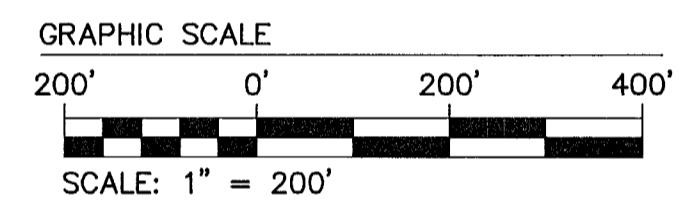
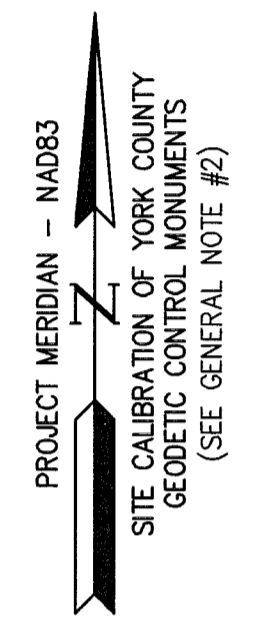
BRUTON DISTRICT YORK COUNTY VIRGINIA
Date: 3-12-2024 Scale: 1" = 200' Proj. No.: W10680-01 Sheet: 8 of 8

AES
CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
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N/F
LANGHORNE WILSON
W.B. 74, PG. 577
GPIN D19d-3729-1935
ZONE: RR



SEE SHEET 6 OF 8



PARCEL 1
10,444,564 S.F.
239.7742 AC.

GPIN D19b-2545-2534
3,490,949 S.F. ±
80.1411 ACRES ±

ROUTE #602
FENTON MILL ROAD
(VARIABLE WIDTH PUBLIC R/W)

ROUTE #602
FENTON MILL ROAD
(VARIABLE WIDTH PUBLIC R/W)

LINE	BEARING	LENGTH
L9	S77°51'03"E	93.75'
L10	N61°52'00"E	74.18'
L11	N61°52'00"E	88.95'
L12	N37°23'00"E	190.09'
L13	N15°12'35"E	185.77'
L14	N49°27'00"E	139.82'
L15	N10°41'40"E	131.02'
L16	N55°50'40"E	244.48'
L17	N71°39'42"E	366.43'
L18	N3°33'12"W	112.49'
L19	N84°30'27"W	124.19'
L20	N47°38'06"W	92.18'
L21	N2°37'17"E	21.02'
L22	N2°37'17"E	45.01'
L23	N8°23'40"W	185.00'
L24	N29°32'45"W	100.60'
L25	N57°25'16"W	68.85'
L26	N80°01'34"W	138.36'
L27	N60°33'39"W	59.14'
L28	N83°38'22"W	44.74'

LINE	BEARING	LENGTH
L29	N59°18'46"W	74.73'
L30	N47°18'27"W	88.46'
L31	S68°15'20"W	31.25'
L32	N79°17'23"W	106.47'
L33	N65°16'50"W	72.08'
L34	N15°13'30"W	110.08'
L35	N43°08'41"W	57.33'
L36	S14°33'27"W	105.84'
L37	S23°30'36"W	148.15'
L38	S19°43'15"W	159.55'
L39	N7°46'38"W	359.57'
L40	N51°19'58"W	122.66'
L41	S70°25'25"W	233.11'
L42	N34°42'11"W	8.57'
L43	N40°26'09"W	55.16'
L44	N56°09'35"W	117.62'
L45	N66°53'44"W	151.64'
L46	N73°40'48"W	223.41'

LINE	BEARING	LENGTH
(L47)	N32°21'06"E	633.96'
(L48)	N46°45'25"W	191.10'
(L49)	S73°58'20"W	139.68'
(L50)	N30°31'34"W	11.72'
(L51)	N44°26'39"W	26.68'
(L52)	N42°44'24"W	32.15'
(L53)	N10°11'44"W	46.85'
(L54)	N18°17'13"W	65.38'
(L55)	N11°19'53"E	101.26'
(L56)	N45°16'56"E	52.67'
(L57)	N40°48'40"E	37.80'
(L58)	N38°08'27"E	21.75'
(L59)	N23°37'43"E	51.19'
(L60)	N54°15'45"E	38.46'
(L61)	N50°23'19"E	66.10'
(L62)	N44°56'46"E	108.06'
(L63)	S89°53'05"E	24.84'
(L64)	S78°55'35"E	20.77'
(L65)	S65°02'14"E	134.49'
(L66)	S60°00'07"E	117.87'

LINE	BEARING	LENGTH
L1	N45°16'39"W	25.00'
L2	S89°43'21"W	28.28'
L3	S44°43'21"W	240.01'
L4	S64°08'29"W	60.16'
L5	S44°43'21"W	95.19'
L6	N42°56'04"W	10.01'
L7	S44°43'21"W	40.74'
L8	S45°23'34"E	86.07'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- FENCE
- STREAM
- MATCH LINE
- RPA RESOURCE PROTECTION AREA
- VDHT CMF VIRGINIA DEPARTMENT OF HIGHWAYS CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON ROD SET
- [WETLANDS] WETLANDS
- .ESMT EASEMENT
- BSL BUILDING SETBACK LINE



SEE SHEET 3 FOR CURVE TABLE

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: Eileen Kassel PLAT APPROVING AGENT
DATE: APRIL 18, 2024

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 25th DAY OF April, 2024
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
© 12:45 AM/PM AS INSTRUMENT NO. 240005219
TESTE: KRISTEN N. NELSON, CLERK CLERK
BY: Christina Walker-Clyde

SEE SHEET 3 FOR CURVE TABLE

AES CONSULTING ENGINEERS