

**QUARTERMARSH ESTATES
SECTION THREE "B"
GRAFTON DISTRICT
COUNTY OF YORK
VIRGINIA**

COENEN & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
696 J. CLYDE MORRIS BLVD. - NEWPORT NEWS, VA. 23601
SCALE: 1" = 60' DATE: MAY 8, 2003

SHEET 2 OF 2

EXISTING VA. POWER R/W (R/W NO. 2039) (TO BE VACATED)
(D.B. 130, P. 448-450) WIDTH NOT SPECIFIED IN DEED.
30' WIDTH ACCORDING TO VEPCO ENGINEER

15' STRIP HEREBY DEDICATED TO THE COMMONWEALTH
OF VIRGINIA DEPARTMENT OF TRANSPORTATION
FOR RIGHT OF WAY PURPOSES

15' PEDESTRIAN AND BICYCLE TRAIL EASEMENT
HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION

5' STRIP HEREBY DEDICATED TO THE COMMONWEALTH
OF VIRGINIA DEPARTMENT OF TRANSPORTATION
FOR RIGHT OF WAY PURPOSES

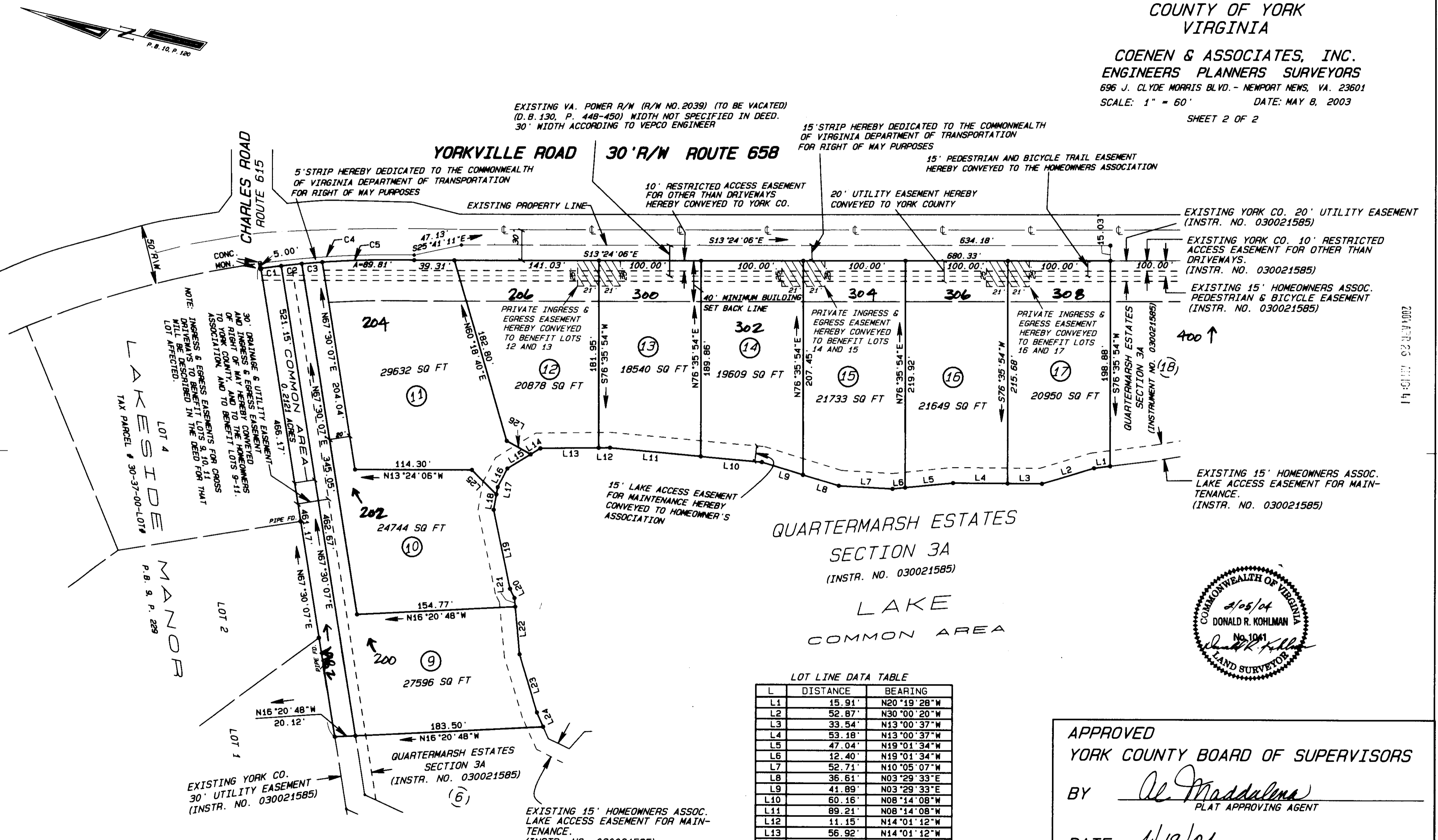
10' RESTRICTED ACCESS EASEMENT
FOR OTHER THAN DRIVEWAYS
HEREBY CONVEYED TO YORK CO.

20' UTILITY EASEMENT HEREBY
CONVEYED TO YORK COUNTY

EXISTING YORK CO. 20' UTILITY EASEMENT
(INSTR. NO. 030021585)

EXISTING YORK CO. 10' RESTRICTED
ACCESS EASEMENT FOR OTHER THAN
DRIVEWAYS.
(INSTR. NO. 030021585)

EXISTING 15' HOMEOWNERS ASSOC.
PEDESTRIAN & BICYCLE EASEMENT
(INSTR. NO. 030021585)

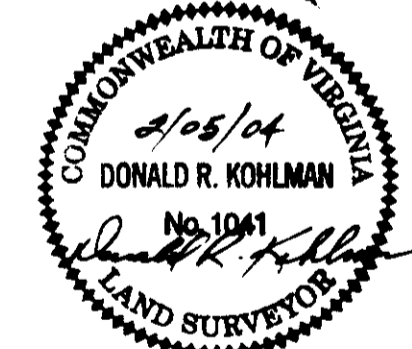


NOTE: INGRESS & EGRESS EASEMENTS FOR CROSS
DRIVEWAYS TO BENEFIT LOTS 9, 10, 11
ASSOCIATION AND TO BENEFIT LOTS 9-11,
TO YORK COUNTY, AND TO THE HOMEOWNERS
AND RIGHT OF WAY HEREBY CONVEYED
AND UTILITY EASEMENT
30' DRAINAGE & UTILITY EASEMENT
AND RIGHT OF WAY HEREBY CONVEYED
TO YORK COUNTY, AND TO BENEFIT LOTS 9-11,
ASSOCIATION AND TO BENEFIT LOTS 9-11,
NOTE: DRIVEWAYS TO BENEFIT IN THE DEED FOR THAT
LOT AFFECTED.

LOT 4
LAKE SIDE
TAX PARCEL # 30-37-00-LOT#
MANOR
P.B. 9, P. 229

**QUARTERMARSH ESTATES
SECTION 3A
(INSTR. NO. 030021585)
LAKE
COMMON AREA**

EXISTING 15' HOMEOWNERS ASSOC.
LAKE ACCESS EASEMENT FOR MAIN-
TENANCE.
(INSTR. NO. 030021585)



LOT LINE DATA TABLE

L	DISTANCE	BEARING
L1	15.91'	N20°19'28"W
L2	52.87'	N30°00'20"W
L3	33.54'	N13°00'37"W
L4	53.18'	N13°00'37"W
L5	47.04'	N19°01'34"W
L6	12.40'	N19°01'34"W
L7	52.71'	N10°05'07"W
L8	36.61'	N03°29'33"E
L9	41.89'	N03°29'33"E
L10	60.16'	N08°14'08"W
L11	89.21'	N08°14'08"W
L12	11.15'	N14°01'12"W
L13	56.92'	N14°01'12"W
L14	11.03'	N44°44'50"W
L15	26.52'	N44°44'50"W
L16	20.50'	N76°04'14"W
L17	7.25'	S86°26'48"W
L18	15.11'	S86°26'48"W
L19	78.40'	S64°44'37"W
L20	9.69'	S49°56'15"W
L21	8.82'	S71°20'19"W
L22	46.48'	S71°20'19"W
L23	58.94'	S59°53'12"W
L24	15.30'	S52°51'54"W
L25	33.78'	S31°35'54"W
L26	26.71'	S15°18'40"W

CURVE DATA TABLE

C	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	01°14'23"	924.93'	10.01'	20.01'	20.01'	S20°37'02"E
C2	01°14'27"	924.93'	10.02'	20.03'	20.03'	S19°22'38"E
C3	01°14'33"	924.93'	10.03'	20.06'	20.06'	S18°08'08"E
C4	09°17'29"	929.93'	75.57'	150.80'	150.64'	S16°35'56"E
C5	09°17'11"	924.93'	75.12'	149.91'	149.75'	S16°35'38"E

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY Al Maddalena
PLAT APPROVING AGENT

DATE 4/19/04

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK THE 21st DAY OF April 2004, THIS PLAT
WAS PRESENTED AND ADMITTED TO RECORD, AS THE LAW DIRECTS,
AS INSTRUMENT NO. 040008377

TESTE: Lynn S. Jenkins
CLERK
BY: Lynn S. Jenkins