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SUBDIVISION PLAT OF RIVERWALK TOWNES PHASE V-C

SHEET 3 OF 3

NELSON DISTRICT YORK COUNTY VIRGINIA

Date: 7-20-12	Scale: 1"=40'	Proj. No.: W09875-05-C	Proj. Contacts: TCS / CMA

REV.: 9-18-12

AES CONSULTING ENGINEERS
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Williamsburg, Virginia 23188
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Hampton Roads | Central Virginia | Middle Peninsula

GRAPHIC SCALE
40' 0' 40' 80'
SCALE: 1" = 40'

N/F USA GPIN:N12D-2674-1531 TAX MAP:12-00-00-002 ZONED:RC

RIVERWALK TOWNES PHASE V-B INSTR. #120007642 TAX MAP #18-08-5B-LOT# ZONED: RMF

S64°16'38"E 1449.88' (TOTAL)
312.92'
COMMON AREA 16
S64°16'38"E 130.46'
S64°16'38"E 152.46'
233.52'
103.50'
226.21'
S26°13'54"W 468.78'
S25°43'22"W 235.18'
N25°43'22"E 134.99'

LOT 27E 3,461 S.F.± | LOT 27D 2,259 S.F.± | LOT 27C 2,231 S.F.± | LOT 27B 2,230 S.F.± | LOT 27A 3,266 S.F.± | CA-16 | LOT 45F 3,266 S.F.± | LOT 45E 2,230 S.F.± | LOT 45D 2,230 S.F.± | LOT 45C 2,230 S.F.± | LOT 45B 2,230 S.F.± | LOT 45A 3,266 S.F.±

101 103 105 107 109 111 113 115 117 119 121

RIVA COURT 30' PRIVATE R/W
S64°16'38"E 236.64'
N64°16'38"W 139.41'
N64°16'38"W 60.00'
S25°43'22"W 30.00'
S25°43'22"W 37.23'
N64°16'38"W

LOT 28A 2,884 S.F.± | LOT 28B 1,976 S.F.± | LOT 28C 1,976 S.F.± | LOT 28D 1,976 S.F.± | LOT 28E 1,888 S.F.± | LOT 28F 2,766 S.F.±

100 102 104 106 108 110

N25°43'22"E 88.39'
S25°43'22"W 85.83'
N64°16'38"W 98.23'
N64°16'38"W 54.23'
S19°08'35"W 54.23'
N55°07'02"W 66.23'
N87°59'03"W 132.22'
N3°16'28"E 205.02'
116.70'
88.32'
N12°06'38"E 69.87'
N18°47'56"E 9.47'
N67°30'15"W 54.39'
N67°30'15"W 98.06'
S22°29'45"W 4.00'
N71°12'04"W 7.76'
N61°55'35"W 89.78'
N63°37'54"W 11.74'
N77°57'20"W 26.51'

COMMON AREA 16 26,154 S.F.±

15' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
8.72' ESMT TIE
2.82' ESMT TIE
VAR. WIDTH PRIVATE DRAINAGE EASEMENT
VAR. WIDTH PRIVATE DRAINAGE EASEMENT

SEE DETAIL BELOW

DETAIL 1"=10'
GAP TIE N86°43'32"W 0.54'
CA-16 N25°43'22"E LOT 28A N64°16'38"W N3°16'28"E COMMON AREA 16 ALEXIA LANE

EX. 15' YORK COUNTY UTILITY EASEMENT INSTR. #120007642
EX. VARIABLE WIDTH YORK COUNTY SIGHT ESMT INSTR. #120007642
EX. 15' YORK COUNTY UTILITY EASEMENT INSTR. #100005822
EX. VARIABLE WIDTH YORK COUNTY SIGHT ESMT INSTR. #100005822

LOT 26A LOT 26B LOT 26C LOT 26D LOT 26E LOT 25A LOT 25B LOT 25C LOT 25D LOT 25E LOT 24A LOT 24B LOT 24C LOT 24D LOT 24E LOT 23A LOT 23B LOT 23C LOT 22A LOT 22B LOT 22C

COMMON AREA 15 | COMMON AREA 14 | COMMON AREA 13 | COMMON AREA 3

APPROXIMATE LIMITS OF BMP FACILITY

RIVERWALK TOWNES PHASE I INSTR. #070024151 TAX MAP #18-08-01-LOT# ZONED: RMF

RECORD MERIDIAN INSTRUMENT #120007642

COUNTY OF YORK PUMP STATION LOT

RESIDUAL LAND FOR FUTURE DEVELOPMENT 2.157 ACRES± TAX MAP #18-00-00-116A GPIN: 012C-0135-0197 ZONED: RMF

RIVERWALK TOWNES PHASE V-B INSTR. #120007642 TAX MAP #18-08-5B-LOT# ZONED: RMF

RIVERWALK TOWNES PHASE IV INSTR. #100005822 TAX MAP #18-08-04-LOT# ZONED: RMF

RIVERWALK TOWNES PHASE I INSTR. #070024151 TAX MAP #18-08-01-LOT# ZONED: RMF

RIVERWALK TOWNES PHASE V-B INSTR. #120007642 TAX MAP #18-08-5B-LOT# ZONED: RMF

N/F USA GPIN:N12D-2674-1531 TAX MAP:12-00-00-002 ZONED:RC

ALEXIA LANE (30' PRIVATE R/W) (INSTR. #100005822)
KELLY STREET (30' PRIVATE R/W) (INSTR. #100005822)
ASHTON DRIVE (30' PRIVATE R/W) (INSTR. #070024151)
RMA LINE

LINE TABLE

LINE	BEARING	LENGTH
L12	S86°43'32"E	17.00'
L13	N03°16'28"E	24.00'
L14	N86°43'32"W	17.00'
L15	N55°08'02"W	12.58'
L16	S34°52'58"W	4.00'
L17	S25°43'22"W	4.00'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	N86°43'32"E	35.26'
E2	S64°43'07"E	215.28'
E3	S86°00'21"W	15.09'
E4	N69°14'29"W	14.30'
E5	N69°14'29"W	19.25'

LEGEND

⊸	DENOTES IRON ROD SET UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
RPA	RESOURCE PROTECTION AREA
RMA	RESOURCE MANAGEMENT AREA
R/W	RIGHT-OF-WAY
N/F	NOW / FORMERLY

THOMAS C. SUBLETT
LIC. No. 1030
7-20-2012
COMMONWEALTH OF VIRGINIA

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena, PLAT APPROVING AGENT

DATE: 12/4/12

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 6th DAY OF Dec, 2012. 2:30pm
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. LR120022279.

TESTE: Lynn S. Mendibur, CLERK
BY: Christina H Elliott D.C.

AES CONSULTING ENGINEERS