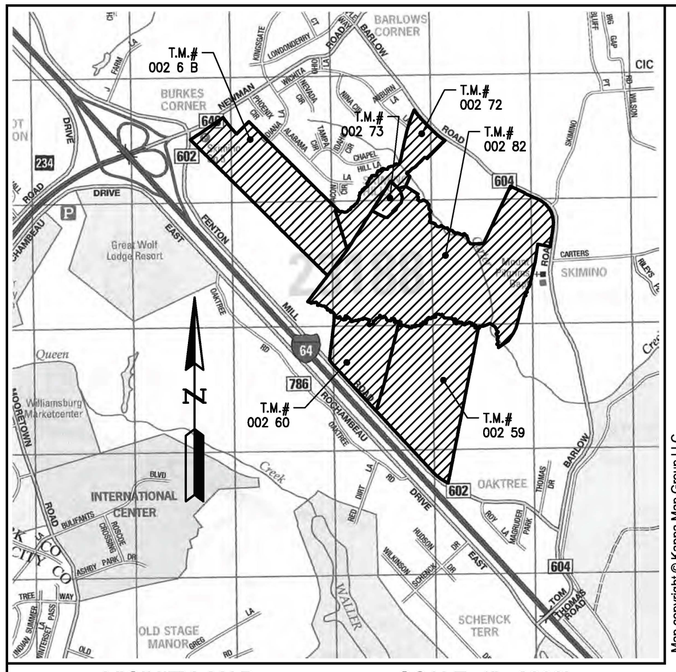

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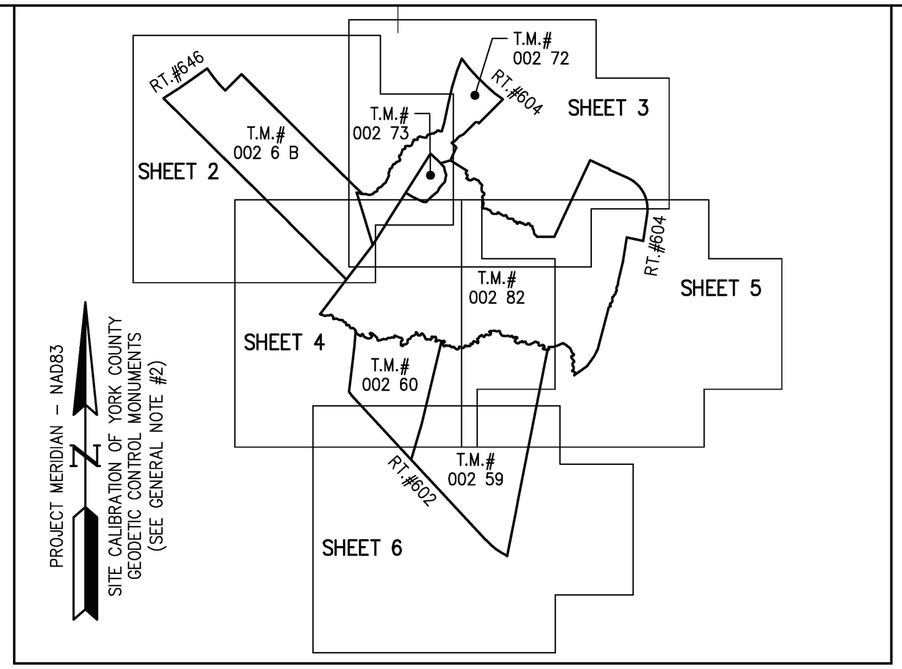
VICINITY MAP SCALE: 1"= 2000'



SHEET KEY SCALE: 1"= 1500'

PLAT OF SURVEY OF 6 PARCELS

BEING

TAX MAP #002 6 B, CONTAINING 70.1567 ACRES ±,
TAX MAP #002 72, CONTAINING 24.7726 ACRES ±,
TAX MAP #002 73, CONTAINING 4.5546 ACRES,
TAX MAP #002 82, CONTAINING 166.4091 ACRES ±,
TAX MAP #002 60, CONTAINING 31.4157 ACRES ±,
TAX MAP #002 59, CONTAINING 81.2533 ACRES ±

BRUTON DISTRICT YORK COUNTY VIRGINIA

Date: 04-11-2019	Scale: Noted	Proj. No.: W10331-01S	Sheet: 1 of 6

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COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
4–11–2019
LAND SURVEYOR

PROPERTY INFORMATION
TAX MAP: #002 6 B
ADDRESS: #1000 NEWMAN ROAD
GPIN: C20d–4780–1137
OWNER: WILLIAMSBURG POTTERY FACTORY, INC.
SOURCE: DEED BOOK 389, PAGE 13

AREA WITHIN THIS SURVEY= 70.1567 ACRES±
DEEDED LOT SIZE #: 71.79 ACRES (PER GIS)

REFERENCES:
- P.B. 9, PG. 475 – PARCEL B SUBD. PLAT
- D.B. 620, PG. 644 – 10' C&P EASEMENT
- P.B. 11, PG. 106 – PARCEL I & II SUBD. PLAT
- P.B. 2, PG. 48 – PLAT OF SURVEY
- D.B. 201, PG. 519 – HIGHWAY R/W TAKE, STATE HIGHWAY P.B. 3, PG'S 26–30, PLANS FOR ROUTE 64, STATE HIGHWAY PROJECT 0064–099–102, RW–201, SHEETS 14, 14B, 14C, 15 AND 15C

PROPERTY INFORMATION
TAX MAP: #002 72
ADDRESS: #309 BARLOW ROAD
GPIN: D20c–1880–1425
OWNER: JUDY B. TURMAN & ROY G. TURMAN, TRUSTEES, UNDER THE JUDY B. TURMAN LIVING TRUST DATED MAY 25, 1999
SOURCE: INSTRUMENT #99018269, PAGE 190

AREA WITHIN THIS SURVEY= 24.7726 ACRES±
DEEDED LOT SIZE #: 25.54 ACRES (PER GIS)

REFERENCES:
- P.B. 8, PG. 21 – PLAT OF SURVEY
- AES JOB #7904 – UNRECORDED PLAT OF SURVEY, DATED OCTOBER 14, 1993
- INSTR. #040023666, INSTR. #040023667 (PLAT) – SUBD. OUT FOR Y.C. PUMP STATION LOT, PARCEL "A"

PROPERTY INFORMATION
TAX MAP: #002 73
ADDRESS: #307LL BARLOW ROAD
GPIN: D20c–1816–0933
OWNER: CLARENCE F. CURRY & CLARENCE F. CURRY, JR., TRUSTEES OF THE CURRY JOINT TRUST DATED JUNE 13, 2012
SOURCE: INSTRUMENT #150014891

AREA WITHIN THIS SURVEY= 4.5546 ACRES±
DEEDED LOT SIZE #: 5 ACRES (PER GIS)

REFERENCES:
- ADJOINS P.B. 7, PG'S 212 & 213
- ADJOINS P.B. 8, PG. 21

PROPERTY INFORMATION
TAX MAP: #002 82
ADDRESS: #257 BARLOW ROAD
GPIN: D19b–2734–4736
OWNER: WILLIAMSBURG POTTERY FACTORY, INC.
SOURCE: DEED BOOK 378, PAGE 350

AREA WITHIN THIS SURVEY= 166.4091 ACRES±
DEEDED LOT SIZE #: 165.73 ACRES (PER GIS)

REFERENCES:
- P.B. 9, PG'S. 525 & 526 – PLAT OF SURVEY
- D.B. 386, PG. 23 – VEPCO EASEMENT
- P.B. 7, PG'S 212 & 213 – PLAT OF SURVEY
- D.B. 260, PG. 422 – HIGHWAY R/W TAKE, STATE HIGHWAY P.B. 4, PG 67, PLANS FOR ROUTE 604, STATE HIGHWAY PROJECT 0604–009–113, C–501, SHEET 3

PROPERTY INFORMATION
TAX MAP: #002 60
ADDRESS: #188 FENTON MILL ROAD
GPIN: D19a–1381–3152
OWNER: WILLIAMSBURG POTTERY FACTORY, INC.
SOURCE: DEED BOOK 406, PAGE 504

AREA WITHIN THIS SURVEY= 31.4157 ACRES±
DEEDED LOT SIZE #: 29.66 ACRES (PER GIS)

REFERENCES:
- P.B. 6, PG. 189 – PLAT OF SURVEY
- P.B. 6, PG. 152 – PLAT OF SURVEY
- HIGHWAY R/W, PLANS FOR ROUTE 64, STATE HIGHWAY PROJECT 0064–099–102, RW–201, SHEET 16

PROPERTY INFORMATION
TAX MAP: #002 59
ADDRESS: #156 FENTON MILL ROAD
GPIN: D19b–2545–2534
OWNER: WILLIAMSBURG POTTERY FACTORY, INC.
SOURCE: INSTRUMENT #170010857

AREA WITHIN THIS SURVEY= 81.2533 ACRES±
DEEDED LOT SIZE #: 78.38 ACRES (PER GIS)

REFERENCES:
- D.B. 25, PG. 268 – PLAT OF SURVEY
- D.B. 199, PG. 761 – HIGHWAY R/W TAKE, STATE HIGHWAY P.B. 2, PG'S 392–396, PLANS FOR ROUTE 64, STATE HIGHWAY PROJECT 0064–099–102, RW–201, PARCEL B, SHEETS 16 AND 17

GENERAL NOTES:

1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS AND ENCUMBRANCES OF RECORD.
2. THIS SURVEY IS BASED UPON A GPS SITE CALIBRATION UTILIZING COUNTY OF YORK, GEODETIC SURVEY CONTROL MONUMENT STATIONS #003, #004, #006, #009, #011 & #012 RE–SET. HORIZONTAL DATUM IS VIRGINIA STATE PLANE COORDINATES – SOUTH ZONE 4502 (NAD 1983), NORTH AMERICAN DATUM OF 1983.
3. FIELDWORK WAS CONDUCTED, BEGINNING WITH GPS CALIBRATION BEING PERFORMED ON JANUARY 30, 2019; TRAVERSE AND BOUNDARY LOCATIONS BEING PERFORMED DURING FEBRUARY, MARCH AND APRIL 2019.
4. AREAS OF SURVEYED PARCELS ARE COMPUTED TO THE CENTERLINE (C/L) OF STREAMS; THE STREAM LINES SHOWN ARE TAKEN FROM AN AERIAL SURVEY PERFORMED QUANTUM SPATIAL [TERRESTRIAL LOCATIONS OF THE STREAM LINES NEAR AND ADJACENT TO PROPERTY LINE MONUMENTS & INTERSECTIONS WERE FIELD OBSERVED BY AES], THE MAPPING SCALE OF THE AERIAL SURVEY IS 1 INCH = 50 FEET AND COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED 4–28–2018.
5. COURSES, BETWEEN "TRIANGLES" (△———△———△) ARE SURVEY CLOSURE LINES ONLY... PARCEL AREAS ARE CALCULATED TO STREAM CENTERLINE.
6. RESOURCE PROTECTION AREAS (RPA) AND BUFFERS SHOWN ON TAX MAP #002 6 B, #002 82, #002 59 & #002 60 WERE DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. (VHB); THE RESOURCE PROTECTION AREAS AND BUFFERS SHOWN ON TAX MAP #002 72 WERE DELINEATED BY WETLANDS STUDIES AND SOLUTIONS, INC. (WSSI) AND WERE PROVIDED TO AES OWNER AND/OR CLIENT AND WERE NOT PART OF THIS SURVEY.
7. THIS PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AND ZONE A, (NO BASE FLOOD ELEVATION DETERMINED, AREAS WITHIN THE 1% CHANCE FLOOD PLAIN) PER F.I.R.M. PANELS #51199C0026D, #51199C0027D, #51199C0028D AND #51199C0029D, MAP REVISED DATE JANUARY 16, 2015.

REFERENCES:
- P.B. 1, PG. 241
- P.B. 8, PG. 486
- P.B. 9, PG. 96
- P.B. 9, PG. 155
- P.B. 9, PG. 181
- P.B. 9, PG 254
- P.B. 9, PG. 293
- P.B. 9, PG. 368
- P.B. 9, PG. 450
- P.B. 11, PG. 55
- P.B. 11, PG. 105
- P.B. 11 PG. 106
- INSTR. #030006022
- INSTR. #040012830
- INSTR. #040019809
- INSTR. #040023667
- INSTR. #060016787
- INSTR. #070014513
- INSTR. #100017830
- INSTR. #140015267
- INSTR. #160023032
- AES JOB #9075 – UNRECORDED PLAT OF SURVEY, DATED JUNE 22, 2001

YORK COUNTY
APPROVED AS TO CONFORMANCE WITH EXISTING GIS DATA
BY: _____
TITLE: _____
DATE: _____

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK–POQUOSON, THE _____ DAY OF _____, 2019.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ _____ AM/PM AS INSTRUMENT NO. _____

TESTE: _____ CLERK

BY: _____

SEE SHEET 3 OF 6

PLAT OF SURVEY OF 6 PARCELS

BEING

TAX MAP #002 6 B, CONTAINING 70.1567 ACRES ±,
TAX MAP #002 72, CONTAINING 24.7726 ACRES ±,
TAX MAP #002 73, CONTAINING 4.5546 ACRES,
TAX MAP #002 82, CONTAINING 166.4091 ACRES ±,
TAX MAP #002 60, CONTAINING 31.4157 ACRES ±,
TAX MAP #002 59, CONTAINING 81.2533 ACRES ±

BRUTON DISTRICT | YORK COUNTY | VIRGINIA

Date: 04-11-2019	Scale: 1"=200'	Proj. No.: W10331-01S	Sheet: 2 of 6

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COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
4-11-2019
LAND SURVEYOR

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

PROJECT MERIDIAN – NAD83
SITE CALIBRATION OF YORK COUNTY GEODETIC CONTROL MONUMENTS (SEE GENERAL NOTE #2)

SURVEY LINE TABLE		
LINE	BEARING	LENGTH
T1	N74°47'44"W	86.44'
T2	S77°51'03"E	93.75'
T3	N61°52'00"E	163.13'
T4	N37°23'00"E	190.09'
T5	N15°12'35"E	185.77'
T6	N49°27'00"E	139.82'
T7	N10°41'40"E	131.02'
T8	N55°50'40"E	244.48'
T9	N71°39'42"E	366.43'

TAX MAP #002 6 B
3,056,026 S.F. ±
70.1567 ACRES ±
PARCEL "B", P.B. 9, PG. 475

TAX MAP #002 73
198,397 S.F.
4.5546 ACRES

TAX MAP #002 72
1,079,096 S.F. ±
24.7726 ACRES ±

TAX MAP #002 82
7,248,781 S.F. ±
166.4091 ACRES ±

N/F
CROSS REAL ESTATE DEVELOPMENT, LLC
INSTR. #030038913
TAX MAP #002 6 C
PARCEL "C", P.B. 9, PG. 475

LEGEND:
AF = AXLE FOUND
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
VDHT MF = VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION MONUMENT FOUND
F&A = FORE AND AFT CHOPPED
S/L = SIDELINE CHOPPED
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
INSTR. = INSTRUMENT

NOTE:
SEE SHEET 1 FOR GENERAL NOTES AND REFERENCES.

YORK COUNTY
APPROVED AS TO CONFORMANCE WITH EXISTING GIS DATA
BY: _____
TITLE: _____
DATE: _____

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK–POQUOSON, THE _____ DAY OF _____, 2019.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ _____ AM/PM AS INSTRUMENT NO. _____
TESTE: _____ CLERK
BY: _____

SEE SHEET 4 OF 6
SEE SHEET 3 OF 6

PLAT OF SURVEY OF 6 PARCELS

BEING

TAX MAP #002 6 B, CONTAINING 70.1567 ACRES ±,
TAX MAP #002 72, CONTAINING 24.7726 ACRES ±,
TAX MAP #002 73, CONTAINING 4.5546 ACRES,
TAX MAP #002 82, CONTAINING 166.4091 ACRES ±,
TAX MAP #002 60, CONTAINING 31.4157 ACRES ±,
TAX MAP #002 59, CONTAINING 81.2533 ACRES ±

BRUTON DISTRICT | YORK COUNTY | VIRGINIA

Date: 04-11-2019 | Scale: 1"=200' | Proj. No.: W10331-01S | Sheet: 3 of 6

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NOTE:
SEE SHEET 1 FOR GENERAL NOTES AND REFERENCES.
SEE SHEET 2 FOR LEGEND.

SURVEY LINE TABLE		
LINE	BEARING	LENGTH
T1	N74°47'44"W	86.44'
T2	S77°51'03"E	93.75'
T3	N61°52'00"E	163.13'
T4	N37°23'00"E	190.09'
T5	N15°12'35"E	185.77'
T6	N49°27'00"E	139.82'
T7	N10°41'40"E	131.02'
T8	N55°50'40"E	244.48'
T9	N71°39'42"E	366.43'

SURVEY LINE TABLE		
LINE	BEARING	LENGTH
T10	S3°33'12"E	112.49'
T11	S84°30'27"E	124.19'
T12	S47°38'06"E	92.18'
T13	S2°37'17"W	66.04'
T14	S60°33'39"E	59.14'
T15	S83°38'22"E	44.74'
T16	S59°18'46"E	74.73'
T17	S47°18'27"E	88.46'
T18	N68°15'20"E	31.25'

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°00'07"E	117.87'
L2	S56°28'55"E	12.01'
L3	S65°02'14"E	134.49'
L4	S78°55'35"E	20.77'
L5	S89°53'05"E	24.84'
L6	N44°56'46"E	108.06'
L7	N50°23'19"E	66.10'
L8	N54°15'45"E	38.46'
L9	N23°37'43"E	51.19'

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L10	N38°08'27"E	21.75'
L11	N40°48'40"E	37.80'
L12	N45°16'56"E	52.67'
L14	N18°17'13"W	65.38'
L15	N10°11'44"W	46.85'
L16	N42°44'24"W	32.15'
L17	N44°26'39"W	26.68'
L18	N30°31'34"W	11.72'

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L19	N45°16'39"W	25.00'
L20	S89°43'21"W	28.28'
L21	S64°08'29"W	60.16'
L22	S44°43'21"W	95.19'
L23	N42°56'04"W	10.01'
L24	S44°43'21"W	40.74'
L25	S45°23'34"E	86.07'

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

RT. #1626 AUBURN LANE (50' PUBLIC R/W)
RT. #1618 WICHITA LANE (50' PUBLIC R/W)
CHAPEL HILL LANE (50' PUBLIC R/W)
MACON CIRCLE (50' PUBLIC R/W)
ROUTE #604 BARLOW ROAD (VAR. WIDTH PUBLIC R/W)
ROUTE #797 SKIMINO ROAD (VARIABLE WIDTH PUBLIC R/W)

SKIMINO HILLS SECTION EIGHT P.B. 9, PG. 450
SKIMINO HILLS SECTION SIX P.B. 9, PG. 293
SKIMINO HILLS SECTION FIVE P.B. 9, PG. 254
SKIMINO RANCHES P.B. 9, PG. 368

LOT 42, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10

TAX MAP #002 72
1,079,096 S.F. ±
24.7726 ACRES ±

TAX MAP #002 73
198,397 S.F.
4.5546 ACRES

TAX MAP #002 82
7,248,781 S.F. ±
166.4091 ACRES ±

TELECOMM PED (TELEPHONE)
Δ=10°34'01" R=1763.68' L=325.27' T=163.10' C=324.81' C.B.=S40°12'40"E
N21°32'40"E 174.05'
N16°50'33"E 237.99'
IPF 1" (OFF IRF N58°34'14"W 0.97')
IPF 1"
IRF
54.0' IPF TO IPF
3.46' IRF TO IPF
NEIGHBORS GRAVEL DR (LOT 150) ONTO PROPERTY HERE, 3' TO 16' x 55'
N12°49'11"E 258.87'
N11°52'00"E 243.71'
N16°56'50"E 118.75'± (C/L STREAM)
WIRE FENCE
WOOD FENCE
BARN
POWER POLE & GUY WIRE
OVERHEAD UTILITY LINES (OUL) TYP.
S45°29'40"E 177.88'
Δ=11°26'00" R=1450.24' L=289.39' T=145.18' C=288.91' C.B.=S51°12'40"E
25' WIRE FENCE
ASPHALT DRIVE
S44°43'21"W 464.97'
S44°43'21"W 240.01'
VARIABLE WIDTH PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT (HATCHED) PER INSTR. #040023666 & INSTR. #040023667 (PLAT)
LIMITS OF RPA BUFFER BY WSSI
20' PERMANENT UTILITY EASEMENT, INSTR. #040023666 & INSTR. #040023667
BRYAN SMITH & ANNE MARIE DEFIGLIO–SMITH INSTR. #160010174 TAX MAP #002 74
COUNTY OF YORK, VIRGINIA INSTR. #040023666 TAX MAP #002 72A
PUMP STATION
ALZEONIA MORTON INSTR. #000019460 TAX MAP #002 75
COUNTY OF YORK, VIRGINIA INSTR. #040019808 TAX MAP #002/74A
S23°56'26"W 194.19'
IPF 1" BENT AT BASE OF FALLEN DECAYED OAK
S57°52'38"E 256.10' TOTAL 266.48' TO SURVEY LINE
S57°52'38"E 10.36'± (C/L STREAM)
20"TWIN OAK
N73°58'20"E 139.68'
N46°45'25"W 191.10'
18"PINE STUMP w/WIRE
17"OAK F&A w/WIRE
30"OAK
20"POPLAR F&A
14"POPLAR S/L NORTH
12"PINE STUMP
19"RED OAK F&A
POPLAR FALLEN AND DECAYED
16"GUM F&A
22"OAK F&A w/WIRE
PINE STUMP REMNANTS
IRF LEANING
24"OAK F&A w/WIRE
IPF 1.5" BENT
13"MAPLE S/L SOUTH
IPF 1.5"
9"OAK DEAD & DECAYING
20"OAK F&A w/WIRE
C/L STREAM IS PROPERTY LINE
S32°21'06"W 633.96'
S32°21'06"W 841.82'
PROPERTY LINE PER P.B. 8/21
S17°15'10"E 747.57' TOTAL TO SURVEY LINE 746.26'
PROPERTY LINE P.B. 9/475
19"OAK CHOPPED F&A
S20°27'27"W 592.52'
LIMITS OF RPA BUFFER PER INFORMATION PROVIDED BY WSSI
S45°34'10"E 16.21'± (C/L STREAM)
IPF 1" 482.13'
IRF @ STREAM
18"PINE OLD CHOPS
PROJECT MERIDIAN – NADB3
SITE CALIBRATION OF YORK COUNTY GEODETIC CONTROL MONUMENTS (SEE GENERAL NOTE #2)
S8°23'40"E 185.00'
S29°32'45"E 100.60'
S57°25'16"E 68.85'
S80°01'34"E 138.36'
DRAINAGE COURSES FROM AERIAL SURVEY (TYPICAL)
LIMITS OF RPA BUFFER PER INFORMATION PROVIDED BY VHB
SOLID PIN 1.5" LEANING
IPF 2" NEAR FALLEN MARKED BEECH
26"PINE SIDELINE CHOPS NORTH SIDE
S79°17'23"E 106.47'
S65°16'50"E 72.08'
S15°13'30"E 110.08'
S43°08'41"E 57.33'
C/L STREAM IS PROPERTY LINE
23"GUM F&A
IRF LEANING IN STUMP REMNANTS
N89°09'12"E 236.39'± (C/L STREAM)
LIMITS OF RPA BUFFER PER INFORMATION PROVIDED BY VHB
N25°12'07"E 1151.98'
MICHAEL D. & SANDRA D. DRUITT INSTR. #100018026 TAX MAP #002 83
DAVID M. & DEBORAH C. GATEWOOD D.B. 621, PG. 388 TAX MAP #002 81
IRF BENT
IPF PINCHED
IPF 1" IN CONC
REMNANTS OF CHERRY AT FRONT BASE OF OAK
50"OAK (4.83' OFF R/W)
S64°47'45"E 181.21'
S66°19'53"E 111.97'
NEIGHBORS GRAVEL DRIVE ONTO PROPERTY HERE, 4' TO 10' x 46'
VEPCO EASEMENT D.B. 386, PG. 23
S23°40'07"W 10.00'
IRS S66°19'53"E 263.17'
POWER POLE & GUY WIRE
TELECOMM BOX (TELEPHONE)
TELECOMM PED (TELEPHONE)
Δ=74°37'07" R=467.46' L=608.79' T=356.23' C=566.67' C.B.=S29°01'19"E
IPF 3"

A N/F TROY & VICTORIA MORTON INSTR. #170016783 TAX MAP #002 75A
B N/F BETTY JEAN & KEITH E. SIBLEY INSTR. #110012255 TAX MAP #002 76
C N/F LAWRENCE E. & SHARON F. JONES D.B. 725, PG. 726 TAX MAP #002 77
D N/F LAWRENCE E. & SHARON P. JONES D.B. 403, PG. 875 TAX MAP #002 78
E N/F LUE DEAN BROWN D.B. 514, PG. 604 TAX MAP #002 79
F N/F MICHAEL D. & SANDRA D. DRUITT INSTR. #100018026 TAX MAP #002 83A
G N/F ANNETTE SMITH D.B. 820, PG. 244 TAX MAP #002 78
H N/F DAVID M. & DEBORAH C. GATEWOOD INSTR. #090019313 TAX MAP #002 81H
J N/F WILHEMINA E. SMITH D.B. 691, PG. 755 TAX MAP #002 81A

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
4–11–2019
LAND SURVEYOR

YORK COUNTY
APPROVED AS TO CONFORMANCE WITH EXISTING GIS DATA
BY: _____
TITLE: _____
DATE: _____

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK–POQUOSON, THE _____ DAY OF _____, 2019.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ _____ AM/PM AS INSTRUMENT NO. _____
TESTE: _____ CLERK
BY: _____

SEE SHEET 2 OF 6
SEE SHEET 4 OF 6
SEE SHEET 5 OF 6

PLAT OF SURVEY OF 6 PARCELS

BEING

TAX MAP #002 6 B, CONTAINING 70.1567 ACRES ±,
TAX MAP #002 72, CONTAINING 24.7726 ACRES ±,
TAX MAP #002 73, CONTAINING 4.5546 ACRES,
TAX MAP #002 82, CONTAINING 166.4091 ACRES ±,
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TAX MAP #002 59, CONTAINING 81.2533 ACRES ±

BRUTON DISTRICT | YORK COUNTY | VIRGINIA

Date: 04-11-2019	Scale: 1"=200'	Proj. No.: W10331-01S	Sheet: 4 of 6

AES CONSULTING ENGINEERS
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SEE SHEET 2 OF 6
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N/F
CROSS REAL ESTATE DEVELOPMENT, LLC
INSTR. #030038913
TAX MAP #002 6 C
PARCEL "C", P.B. 9, PG. 475

1.31'±
(C/L STREAM)

18" PINE OLD CHOPS

20"OAK F&A w/WIRE

24"OAK F&A w/WIRE

IRF

IPF 1.5" BENT

L5

L6

L3

PROPERTY LINE
PER P.B. 8/21

S17°15'10"E 746.26'
747.57' TOTAL
TO SURVEY LINE

S32°21'06"W 841.82'

PROPERTY LINE
PER P.B. 8/21

S29°32'45"E
100.60'

S57°25'16"E
68.85'

S80°1

DRAINAGE COURSES
FROM AERIAL SURVEY
(TYPICAL)

LIMITS OF RPA BUFFER
PER INFORMATION
PROVIDED BY VHB

TAX MAP #002 6 B
3,056,026 S.F. ±
70.1567 ACRES ±
PARCEL "B", P.B. 9, PG. 475

PROPERTY LINE
PER P.B. 9/475

19"OAK CHOPPED F&A

PROPERTY LINE
PER P.B. 9/475

S37°20'27"W 592.52'

PROPERTY LINE
PER P.B. 7/212 & 213

IPF 1"

TOTAL TO SURVEY LINE

596.21'±
N37°20'27"E 1188.73'±

PROPERTY LINE
PER P.B. 9/475

SMALL METAL FENCE POST

METES AND BOUNDS SURVEY LINE
SHOWN BY BOUNDARY SURVEY
RECORDED IN INSTR. #060016787

18"ASH OLD CHOPS

STUMP HOLE

T26

T25

T24

N/F
SCRUGGS VENTURES, LLC
INSTR. #060016788
TAX MAP #002 61

N4°31'24"E
7.05'±
(C/L STREAM)

IPF LEANING TOP STREAM BANK

NOTE:
PIPE ON BANK CALLED FOR BY
BOUNDARY SURVEY RECORDED
IN P.B. 6, PG. 189

N4°31'24"E
66.72'

IRS

73.77' TOTAL
TO SURVEY LINE

IRF C/L STREAM

C/L STREAM IS
PROPERTY LINE

N5°07'59"E
154.09'

IRS

PROPERTY LINE AS SHOWN BY
BOUNDARY SURVEY RECORDED
IN P.B. 6, PG. 189

PROPERTY LINE SHOWN BY
BOUNDARY SURVEY RECORDED
IN INSTR. #060016787

N6°37'27"E
338.55'

IRF

DRAINAGE COURSES
FROM AERIAL SURVEY
(TYPICAL)

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

IRS

OAK REMNANTS POSSIBLE KNOT WHERE A CHOP MAY HAVE BEEN

N7°09'31"E
268.96'

VDHT MF

22"PINE NO CHOPS FOUND

VDHT MF

25"OAK DEAD DECAYED BARK GONE

IRS

N34°32'21"W
71.29'

VDHT MF

TAX MAP #002 60
1,368,467 S.F. ±
31.4157 ACRES ±

TAX MAP #002 82
7,248,781 S.F. ±
166.4091 ACRES ±

DRAINAGE COURSES
FROM AERIAL SURVEY
(TYPICAL)

LIMITS OF RPA BUFFER
PER INFORMATION
PROVIDED BY VHB

METES AND BOUNDS SURVEY LINE
SHOWN BY BOUNDARY SURVEY
RECORDED IN INSTR. #060016787

N40°26'09"W
55.16'

N36°40'34"W
79.39'

N73°39'10"W
77.26'

T23

T22

T21

T20

T19

S49°44'17"W
275.44'

N65°34'08"W
212.91'

N79°18'59"W
144.86'

N62°13'07"W
232.36'

N13°28'09"E
33.43'±
(C/L STREAM)

40"BEECH FALLEN AND DECAYED

RESOURCE
PROTECTION
AREA (RPA)

C/L STREAM IS
PROPERTY LINE

S62°46'36"W
243.14'

N89°35'18"W
86.79'

N31°26'41"W
71.61'

N82°38'29"W
208.71'

N50°25'14"W
68.97'

S63°30'39"W
95.65'

N37°08'24"E
54.71'

N45°47'06"W
53.27'

S76°18'42"W
103.65'

N58°19'06"W
201.84'

ZONE A

N11°04'16"E
117.24'±
(C/L STREAM)

18"ASH

S46°11'06"W
136.84'

S76°49'09"W
187.82'

LIMITS OF RPA BUFFER
PER INFORMATION
PROVIDED BY VHB

CARTER

RESOUR
PROTECT
AREA (R

LIMITS OF RPA BUFFER
PER INFORMATION
PROVIDED BY VHB

LIMITS OF ZONE A
PER FEMA's
NATIONAL FLOOD
HAZARD LAYER (NFHL)
VIEWER –
[DOWNLOADED COUNTY
GIS DATA]

TAX MAP #002 59
3,539,394 S.F. ±
81.2533 ACRES ±

N13°28'09"E 1128.32'
1161.75' TOTAL TO SURVEY LINE

PROPERTY LINE AS SHOWN BY
BOUNDARY SURVEY RECORDED
IN P.B. 6, PG. 189

IPF 1"

N16°27'08"E 512.20'

N42°51'11"W 1191.52'

LIMITS OF RPA B
PER INFORM
PROVIDED B

DRAINAGE COURSES
FROM AERIAL SURVEY
(TYPICAL)

LEGEND:
AF = AXLE FOUND
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
VDHT MF = VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION MONUMENT FOUND
F&A = FORE AND AFT CHOPPED
S/L = SIDELINE CHOPPED
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
INSTR. = INSTRUMENT

SURVEY LINE TABLE		
LINE	BEARING	LENGTH
T19	N8°48'11"E	84.74'
T20	N61°59'18"W	102.16'
T21	S75°17'13"W	231.89'
T22	N44°58'07"W	108.98'
T23	S76°24'59"W	131.49'
T24	N56°09'35"W	117.62'
T25	N66°53'44"W	151.64'
T26	N73°40'48"W	223.41'

PROJECT MERIDIAN – NAD83
N
SITE CALIBRATION OF YORK COUNTY
GEODETIC CONTROL MONUMENTS
(SEE GENERAL NOTE #2)

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

NOTE:
SEE SHEET 1 FOR GENERAL NOTES AND REFERENCES.

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
4-11-2019
LAND SURVEYOR

YORK COUNTY
APPROVED AS TO CONFORMANCE WITH
EXISTING GIS DATA
BY: _____
TITLE: _____
DATE: _____

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK–POQUOSON, THE _____ DAY OF _____, 2019.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ _____ AM/PM AS INSTRUMENT NO. _____

TESTE: _____ CLERK

BY: _____

AES CONSULTING ENGINEERS

PLAT OF SURVEY OF 6 PARCELS

BEING

TAX MAP #002 6 B, CONTAINING 70.1567 ACRES ±,
TAX MAP #002 72, CONTAINING 24.7726 ACRES ±,
TAX MAP #002 73, CONTAINING 4.5546 ACRES,
TAX MAP #002 82, CONTAINING 166.4091 ACRES ±,
TAX MAP #002 60, CONTAINING 31.4157 ACRES ±,
TAX MAP #002 59, CONTAINING 81.2533 ACRES ±

BRUTON DISTRICT | YORK COUNTY | VIRGINIA

Date: 04-11-2019	Scale: 1"=200'	Proj. No.: W10331-01S	Sheet: 5 of 6

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TAX MAP #002 82
7,248,781 S.F. ±
166.4091 ACRES ±

TAX MAP #002 59
3,539,394 S.F. ±
81.2533 ACRES ±

PROJECT MERIDIAN – NAD83
SITE CALIBRATION OF YORK COUNTY GEODETIC CONTROL MONUMENTS (SEE GENERAL NOTE #2)

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

NOTE:
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COMMONWEALTH OF VIRGINIA
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LAND SURVEYOR

YORK COUNTY
APPROVED AS TO CONFORMANCE WITH EXISTING GIS DATA
BY: _____
TITLE: _____
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STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK–POQUOSON, THE _____ DAY OF _____, 2019.
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BY: _____

AES CONSULTING ENGINEERS

PLAT OF SURVEY OF 6 PARCELS

BEING

TAX MAP #002 6 B, CONTAINING 70.1567 ACRES ±,
TAX MAP #002 72, CONTAINING 24.7726 ACRES ±,
TAX MAP #002 73, CONTAINING 4.5546 ACRES,
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TAX MAP #002 59, CONTAINING 81.2533 ACRES ±

BRUTON DISTRICT	YORK COUNTY	VIRGINIA
Date: 04-11-2019	Scale: 1"=200'	Proj. No.: W10331-01S	Sheet: 6 of 6

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SEE SHEET 5 OF 6

PROPERTY LINE AS SHOWN BY BOUNDARY SURVEY RECORDED IN P.B. 6, PG. 189

TAX MAP #002 60
1,368,467 S.F. ±
31.4157 ACRES ±

N42°51'11"W 1191.52'

IPF 1"

N16°27'09"E 512.20'

IRS

LIMITS OF RPA BUFFER PER INFORMATION PROVIDED BY VHB

DRAINAGE COURSES FROM AERIAL SURVEY (TYPICAL)

RESOURCE PROTECTION AREA (RPA)

LIMITS OF RPA BUFFER PER INFORMATION PROVIDED BY VHB

TAX MAP #002 59
3,539,394 S.F. ±
81.2533 ACRES ±

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

N42°51'11"W 1505.55'

1986.77'
S11°04'16"W

2882.23' TOTAL TO SURVEY LINE

N/F
LANGHORNE WILSON
W.B. 74, PG. 577
TAX MAP #002 58

AF

191.06'
S11°04'16"W

IRF

587.16'
S11°04'16"W

N/F
EDWIN LESTER WILSON
INSTR. #030006023
TAX MAP #002 58A

VDHT MF
(NOT SHOWN ON HGWY PLAN)

VDHT MF

△=20°56'40"
R=991.74'
L=362.53'
T=183.31'
C=360.51'
C.B.=N53°19'31"W

IRF ON LINE
0.13' OFF R/W

VDHT MF

VDHT MF

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

GRAPHIC SCALE

200' 0' 200' 400'

SCALE: 1" = 200'

PROJECT MERIDIAN – NAD83

SITE CALIBRATION OF YORK COUNTY GEODETIC CONTROL MONUMENTS (SEE GENERAL NOTE #2)

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