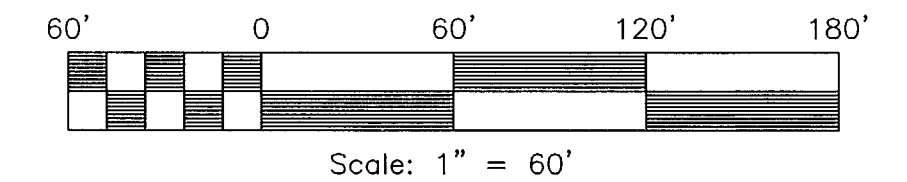


DAWSON LANDING

BEING A SUBDIVISION OF
LOT 2
PROPERTY OF SIDNEY W. DAWSON, JR. ETALS

GRAFTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 04/22/2021 SCALE: 1"=60' JOB #: 17-435

LandTech Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com
SHEET 4 OF 4



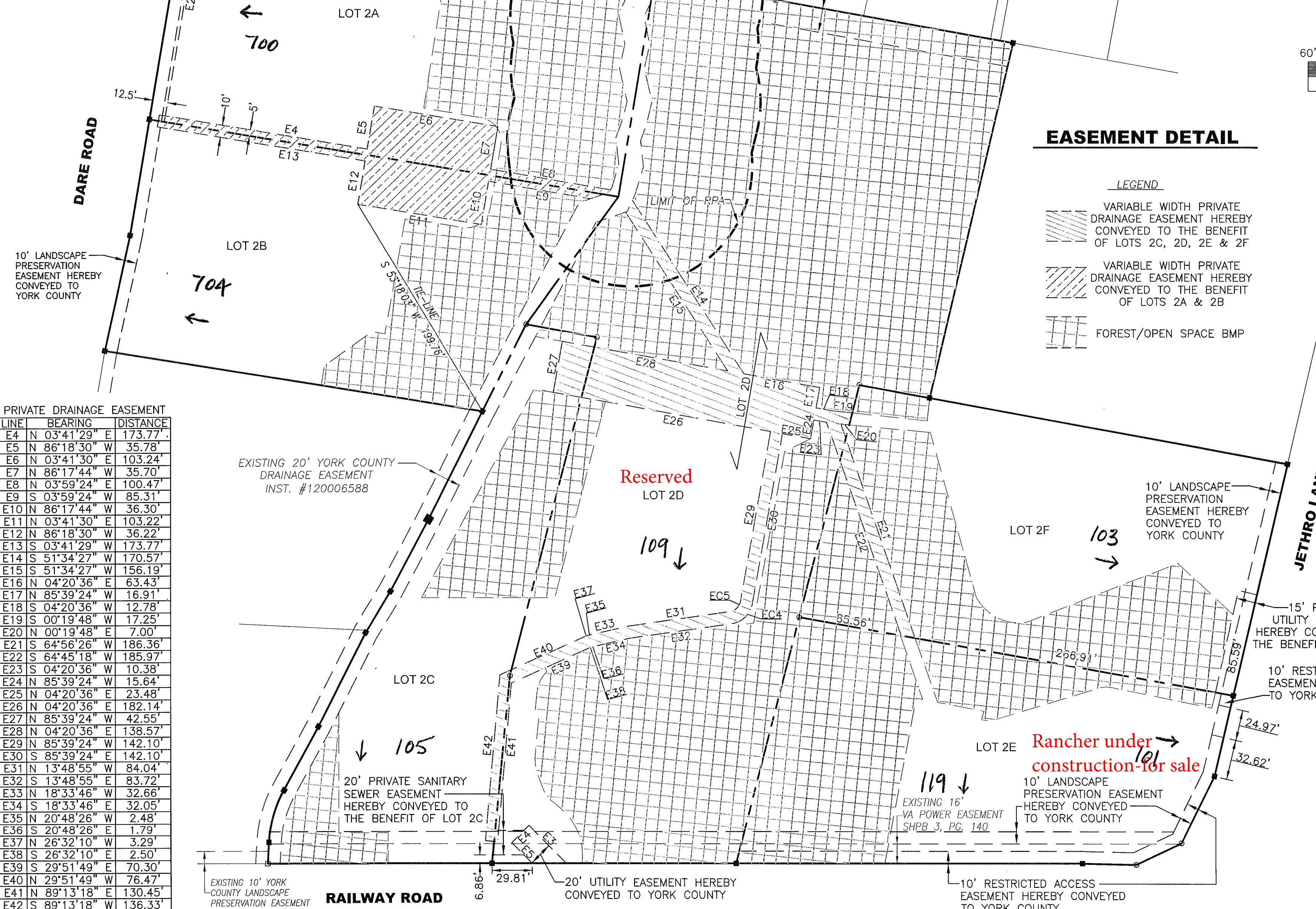
YORK CO. SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
E1	N 51°53'19" E	18.75'
E2	S 86°17'44" E	165.87'

12.5' UTILITY EASEMENT
HEREBY CONVEYED
TO YORK COUNTY

EXISTING 20' PRIVATE
DRAINAGE EASEMENT
FOR THE BENEFIT OF
GPIN: T07b-2942-2586
INST. #120006588

VA STATE PLANE
SOUTH ZONE
(NAD 1983)



EASEMENT DETAIL

LEGEND

- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 2C, 2D, 2E & 2F
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 2A & 2B
- FOREST/OPEN SPACE BMP



PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
E4	N 03°41'29" E	173.77'
E5	N 86°18'30" W	35.78'
E6	N 03°41'30" E	103.24'
E7	N 86°17'44" W	35.70'
E8	N 03°59'24" E	100.47'
E9	S 03°59'24" W	85.31'
E10	N 86°17'44" W	36.30'
E11	N 03°41'30" E	103.22'
E12	N 86°18'30" W	36.22'
E13	S 03°41'29" W	173.77'
E14	S 51°34'27" W	170.57'
E15	S 51°34'27" W	156.19'
E16	N 04°20'36" E	63.43'
E17	N 85°39'24" W	16.91'
E18	S 04°20'36" W	12.78'
E19	S 00°19'48" W	17.25'
E20	N 00°19'48" E	7.00'
E21	S 64°56'26" W	186.36'
E22	S 64°45'18" W	185.97'
E23	S 04°20'36" W	10.38'
E24	N 85°39'24" W	15.64'
E25	N 04°20'36" E	23.48'
E26	N 04°20'36" E	182.14'
E27	N 85°39'24" W	42.55'
E28	N 04°20'36" E	138.57'
E29	N 85°39'24" W	142.10'
E30	S 85°39'24" E	142.10'
E31	N 13°48'55" W	84.04'
E32	S 13°48'55" E	83.72'
E33	N 18°33'46" W	32.66'
E34	S 18°33'46" E	32.05'
E35	N 20°48'26" W	2.48'
E36	S 20°48'26" E	1.79'
E37	N 26°32'10" W	3.29'
E38	S 26°32'10" E	2.50'
E39	S 29°51'49" E	70.30'
E40	N 29°51'49" W	76.47'
E41	N 89°13'18" E	130.45'
E42	S 89°13'18" W	136.33'

EXISTING 20' YORK COUNTY
DRAINAGE EASEMENT
INST. #120006588

20' PRIVATE SANITARY
SEWER EASEMENT
HEREBY CONVEYED TO
THE BENEFIT OF LOT 2C

EXISTING 10' YORK
COUNTY LANDSCAPE
PRESERVATION EASEMENT
INST. #200014865

20' UTILITY EASEMENT HEREBY
CONVEYED TO YORK COUNTY

EXISTING 16'
VA POWER EASEMENT
SHPB 3, PG. 140

10' RESTRICTED ACCESS
EASEMENT HEREBY CONVEYED
TO YORK COUNTY

10' LANDSCAPE
PRESERVATION
EASEMENT HEREBY
CONVEYED TO
YORK COUNTY

15' PRIVATE
UTILITY EASEMENT
HEREBY CONVEYED TO
THE BENEFIT OF LOT 2E

10' RESTRICTED ACCESS
EASEMENT HEREBY CONVEYED
TO YORK COUNTY

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Green Kamel*
PLAT APPROVING AGENT

DATE: *MARCH 10, 2022*

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-POQUOSON THE 11 DAY OF March
2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS AS INST. NO. 2200041916.

TESTE: *Kristen N. Nelson*
CLERK

BY: *Pauline Wobber*

PRIVATE DRAINAGE EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC4	20.00'	24.75'	23.20'	S 50°11'48" E	70°55'12"
EC5	10.00'	12.31'	11.55'	N 50°23'15" W	70°32'18"

YORK CO. SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
E3	N 39°17'07" E	43.79'
E4	N 50°42'53" W	20.00'
E5	S 39°17'07" W	23.85'