

VICINITY MAP  
(Approximate Scale: 1" = 2000')

**SURVEYOR'S STATEMENT**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME(S) OF:

**PARCEL A**

TAX MAP 24-45-00-001A: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED BY DEED OF BOUNDARY LINE ADJUSTMENT DATED AUGUST 12, 2015 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON SEPTEMBER 18, 2015 AS INSTRUMENT NO. 150017144.

**FORMERLY:**

TAX MAP 24-56-00-000C: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017749.

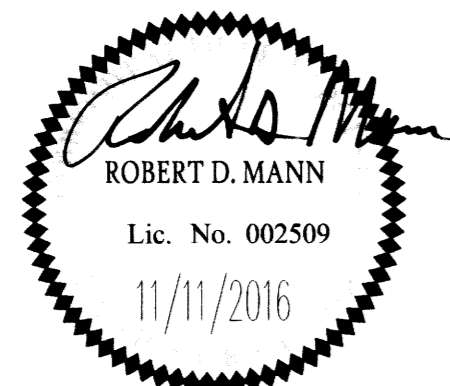
TAX MAP 24-00-00-103: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017745.

TAX MAP 24-00-00-101A: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017748.

TAX MAP 24-45-00-001A: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017747.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2017.

Robert D. Mann 11/11/2016  
ROBERT D. MANN, L.S. #002509 DATE



**GENERAL NOTES:**

- PROPERTY SHOWN HEREON IS ALL OF:  
TAX MAP PARCEL: 24-45-00-001A GPIN: R08a-0279-3748
- THE SUBJECT PARCEL IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE) IN ACCORDANCE WITH ORDINANCE NO. 11-10(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON JUNE 21, 2011.
- MINIMUM YARD REQUIREMENTS:**  
(REFERENCE: YORK COUNTY CODE ARTICLE III, SECTION 24.1-361.1(d)(4) OF THE YORK COUNTY ZONING ORDINANCE)  
EXTERNAL PROPERTY LINE SETBACK 20'  
EXTERNAL STREET SETBACK 50'
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY INCLUDE:  
(I) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT.  
(II) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBERS 51199C 0128D AND 51199C0136D, EFFECTIVE DATE: JANUARY 16, 2015.
- PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- HORIZONTAL DATUM**  
YORK COUNTY GEODETIC CONTROL NETWORK  
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83  
STATION NO. 058 N: 3601253.280 E: 12067979.271 ELEVATION: 59.25' (NGVD 29)  
STATION NO. 059 N: 3598848.801 E: 12069041.487 ELEVATION: 52.45' (NGVD 29)
- TOTAL NUMBER OF LOTS = 28
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE 500' WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- UTILITY NOTES:  
WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
- SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENTS AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- 5' PRIVATE ACCESS AND UTILITY EASEMENTS CENTERED ON PROPERTY LINES ARE PROVIDED TO PERMIT FRANCHISE UTILITY CONNECTIONS AND PLACEMENT OF HVAC UNITS. EASEMENT IS HEREBY PROVIDED FOR THE MUTUAL BENEFIT OF EACH LOT OWNER.
- ALL COMMON AREAS AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE YORKTOWN CRESCENT HOMEOWNERS ASSOCIATION.

**OWNER'S CONSENT AND DEDICATION**

TAX MAP PARCEL 24-45-00-001A  
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.  
YORKTOWN CRESCENT, LLC,  
A VIRGINIA LIMITED LIABILITY COMPANY  
BY: Charles Lewie Parrish 12/30/16  
DATE  
CHARLES LEWIE PARRISH MANAGER & PRESIDENT  
PRINTED NAME TITLE

**NOTARY PUBLIC FOR CHARLES LEWIE PARRISH, MANAGER & PRESIDENT OF YORKTOWN CRESCENT, LLC.**

CITY/COUNTY OF Newport News  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF December 20, 2016  
BY:  
Charles Lewie Parrish  
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)  
Amanda Dale Wooten COO  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 310329  
MY COMMISSION EXPIRES: 7-31-17

**TRUSTEE'S CONSENT:**

BY: Mark C. Hanna & Conway H. Shield, III 12/21/16  
EITHER OF/WHOM MAY ACT DATE  
Mark Hanna EVP  
PRINTED NAME TITLE

BENEFICIARY: EVB, F/K/A VIRGINIA COMPANY BANK  
DEED OF TRUST DATED OCTOBER 29, 2014 RECORDED AS INSTRUMENT NO. 140017750.  
DEED OF TRUST MODIFICATION AGREEMENT DATED SEPTEMBER 1, 2015 RECORDED AS INSTRUMENT NO. 150017145.

**NOTARY PUBLIC FOR TRUSTEE, YORKTOWN CRESCENT, LLC.**

CITY/COUNTY OF Newport News  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF December 21, 2016  
BY:

Mark C. Hanna  
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)  
Teresa Ann Nelson  
NOTARY PUBLIC  
Teresa Ann Nelson  
Notary Public  
Reg. # 7500919  
Commonwealth of Virginia

NOTARY REGISTRATION NUMBER: 7506949  
MY COMMISSION EXPIRES: July 31, 2020

**AREA TABULATION**

	AREA (S.F.)	AREA (ACRES)
PHASE 1 LOT AREA (28 LOTS)	46,562	1.069
PHASE 1, COMMON AREA 1 (CA-1) (INCLUDES DAYBEACON STREET AND BRACEWELL LANE)	56,918	1.307
PHASE 1, COMMON AREA 2 (CA-2)	30,617	0.703
PUBLIC RIGHT-OF-WAY AREA (MARINERS WAY)	12,437	0.286
PHASE 1, BLOCK 7 (FUTURE DEVELOPMENT)	47,215	1.084
REMAINDER PARCEL A (FUTURE DEVELOPMENT)	400,126	9.186
<b>TOTAL SUBDIVIDED AREA</b>	<b>593,875</b>	<b>13.633</b>

PLAT OF SUBDIVISION  
YORKTOWN CRESCENT  
PHASE 1

NELSON DISTRICT YORK COUNTY VIRGINIA  
Date: 11/11/2016 Scale: NOTED Proj. No.: H10028-00 Proj. Contacts: RDM



SHEET 1 OF 5

**LEGEND**

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- ε CENTERLINE
- EMT EASEMENT

**REFERENCE**

- PLAT BOOK 10, PAGE 443 PLAT
- PLAT BOOK 10, PAGE 327 PLAT
- PLAT BOOK 11, PAGE 142 PLAT
- PLAT BOOK 12, PAGE 537 PLAT
- INSTRUMENT NO. 040023433 VDOT CERTIFICATE OF TAKE
- INSTRUMENT NO. 050000391 VDOT RIGHT-OF-WAY CONVEYANCE
- INSTRUMENT NO. 050000392 VDOT RIGHT-OF-WAY CONVEYANCE
- INSTRUMENT NO. 050001190 VDOT RIGHT-OF-WAY CONVEYANCE
- INSTRUMENT NO. 150017143 PLAT OF BOUNDARY LINE ADJUSTMENT
- INSTRUMENT NO. 160007687 VEPSCO ELECTRIC EASEMENT
- INSTRUMENT NO. 160006888 CITY OF NEWPORT NEWS WATERLINE EASEMENT
- INSTRUMENT NO. 110010175 PROFFERS YORKTOWN CRESCENT
- INSTRUMENT NO. 110010176 ADDENDUM TO PROFFERS YORKTOWN CRESCENT
- INSTRUMENT NO. 140017745 SOURCE DEED TAX PARCEL 24-00-00-103
- INSTRUMENT NO. 140017747 SOURCE DEED TAX PARCEL 24-45-00-001A
- INSTRUMENT NO. 140017748 SOURCE DEED TAX PARCEL 24-00-00-101A
- INSTRUMENT NO. 140017749 SOURCE DEED TAX PARCEL 24-56-00-000C
- INSTRUMENT NO. 150017144 DEED OF BOUNDARY LINE ADJUSTMENT

**APPROVED:**

Teresa Ann Nelson  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE: 10 Feb 2017

**APPROVED:**

YORK COUNTY BOARD OF SUPERVISORS  
BY: Susan Kassel, PLAT APPROVING AGENT

DATE: FEBRUARY 15, 2017

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 15th DAY OF February, 2017.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS,  
AS INSTRUMENT NO. 170003214.

TESTE: Kristen N. Nelson, CLERK

BY: Wendy H. Helt