

VICINITY MAP

SCALE: 1"= 2000'

YORK COUNTY CONTROL MONUMENT #32
N=3628504.685
E=12012447.908
ELEV.=70.23'

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(386)873-3011 PERMITTED USE NUMBER BUE051082

**SUBDIVISION PLAT
FOR
THE SHOPPES AT MERRIMAC CENTER**

BRUTON DISTRICT YORK COUNTY VIRGINIA
Date: 01/11/23 Scale: NOTED Proj. No.: W10517-02 Proj. Contacts: SJB/JFS

AES
CONSULTING ENGINEERS
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SHEET 1 OF 2

GENERAL NOTES

- OWNER AND REFERENCES:
GPIN: F14b-2805-3373 ADDRESS: 451 MERRIMAC TRAIL
OWNED BY: ESS STORAGE ACQUISITION SEVENTY TWO LLC, A DELAWARE LIMITED LIABILITY COMPANY
ZONING: GB (GENERAL BUSINESS)
- PER THE YORK COUNTY ORDINANCE CHAPTER 24.1-333 FOR CURRENT ZONING (GB)
GENERAL MINIMUM YARD REQUIREMENTS
FRONT: 45'
REAR: 10'
SIDE: 10'
- 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.
- THIS LOT WAS LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
- THERE ARE EXISTING IMPROVEMENTS THAT ARE NOT SHOWN FOR THE PURPOSE OF CLARITY OF THE PLAT.
- EXISTING PRIVATE WELL(S)/SEPTIC SYSTEM(S) WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF HEALTH PRIVATE WELL/PRIVATE SEWER SYSTEM REGULATIONS AND REQUIREMENTS AND YORK COUNTY CODE.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- 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 ALSO 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 AND (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.
- THIS PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 51199C0043D, DATED 01/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY THAT HAVE NOT BEEN SHOWN.
- HORIZONTAL DATUM: GPS DERIVED - VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983)
VERTICAL: GPS DERIVED - NGVD (1929) YORK COUNTY CONTROL STATION 32

OWNER'S CONSENT AND DEDICATION

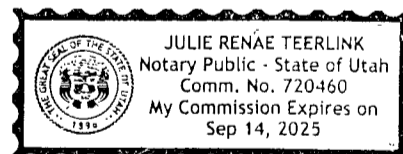
THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS FOR GPIN #F14B-2805-3373.

ESS STORAGE ACQUISITION SEVENTY TWO LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: KIRK GRIMSHAW MANAGER
PRINTED NAME TITLE
BY: [Signature] 2/13/2023
SIGNATURE DATE

CERTIFICATE OF NOTARIZATION FOR OWNER

CITY/COUNTY OF Salt Lake
COMMONWEALTH OF VIRGINIA Utah
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 13th day of February, 2023
BY: Kirk Grimshaw
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)
Julie Renae Teerlink
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 720460
MY COMMISSION EXPIRES: 9-14-25



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 (GPIN #F14B-2805-3373) IS IN THE NAME OF ESS STORAGE ACQUISITION SEVENTY TWO LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM 455 MERRIMAC TRAIL, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY BY INSTRUMENT 210023558, DATED NOVEMBER 23, 2021 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON NOVEMBER 24, 2021.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 11, 2023.

[Signature] 01/11/2023
SAMUEL J. BIKKERS, L.S.#2304 DATE

AREA TABULATION

FORMER AREA OF PARCEL #2 (GPIN F14b-2805-3373)	320,000 S.F.	7.346 AC.±
PARCEL 1	221,274 S.F.	5.080 AC.±
PARCEL 2	65,455 S.F.	1.502 AC.±
PARCEL 3	33,271 S.F.	0.764 AC.±
TOTAL SUBDIVIDED AREA	320,000 S.F.	7.346 AC.±

LEGEND

● IRS	IRON ROD SET
○ IRF	IRON ROD FOUND
●	PROPERTY CORNER
---	EX. EASEMENT
---	PROPOSED EASEMENT
---	RIGHT-OF-WAY
---	PARCEL LINE
---	ADJACENT PROPERTY LINE
—OHE—	OVERHEAD ELECTRIC
⊘	POWER POLE
BSL	BUILDING SETBACK LINE
N OR F	NOW OR FORMERLY

UTILITY NOTES

WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF WILLIAMSBURG.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature] PLAT APPROVING AGENT
DATE: MARCH 8, 2023

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 9th DAY OF March, 2023
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 230003523
TESTE: Kristen Nelson CLERK
BY: [Signature]

