

VICINITY MAP SCALE: 1"= 2000'

OWNER'S CONSENT AND DEDICATION
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETORS, AND TRUSTEES.

Lamont D. Myers 4/11/24
DATE
FENTON MILL ASSOCIATES, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY
BY: LAMONT D. MYERS
TITLE: MANAGER

CERTIFICATE OF NOTARIZATION FOR FENTON MILL ASSOCIATES, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

STATE OF VIRGINIA, CITY/COUNTY OF Portsmouth
TO-WIT:

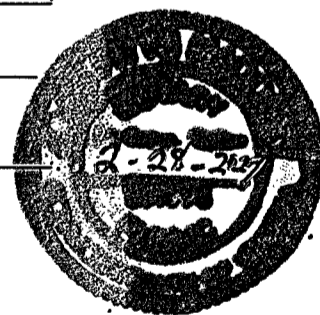
I, Joan Fitts Maddrey A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11th DAY OF April, 2024

MY COMMISSION EXPIRES 2-28-2027

Joan Fitts Maddrey
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 331996



TRUSTEES CONSENT AND DEDICATION

C. Ross Morgan, Manager 4/11/24
PRINTED FULL NAME AND TITLE OF AUTHORIZED SIGNER DATE

C. Ross Morgan
ON BEHALF OF TBVAT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (TRUSTEE)

BENEFICIARY: TOWNEBANK
DEED OF TRUST DATED MAY 31, 2019
RECORDED AS INSTRUMENT NO. #190008027
SUPPLEMENTAL DEED OF TRUST DATED JUNE 16, 2020
RECORDED AS INSTRUMENT NO. 200009617

GENERAL NOTES:

- THIS PLAT IS BASED UPON RECORD INFORMATION AND PREVIOUS SURVEYS PERFORMED BY AES CONSULTING ENGINEERS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS AND ENCUMBRANCES OF RECORD.
- THIS SURVEY IS BASED UPON A PREVIOUS 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.
- 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.
- THE NATURAL RESOURCES INVENTORY (NRI) WAS REVIEWED, FIELD CHECKED, AND APPROVED (CB 2017-215 & 2019-086).
- EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2007-03254 (VALID UNTIL MAY 31, 2023) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER (DATED MAY 31, 2018)
- WETLAND PERMIT INFORMATION:
-WVP GENERAL AUTHORIZATION PERMIT NO. WP4-22-0466
-AUTHORIZATION EFFECTIVE DATE: AUGUST 2, 2016
-AUTHORIZATION EXPIRATION DATE: AUGUST 1, 2026
- A CULTURAL RESOURCE SURVEY WAS PERFORMED ON THE PARCELS CONTAINED WITHIN THE PROPOSED FENTON MILL PROJECT AS DETAILED WITHIN THE "PHASE I CULTURAL RESOURCES SURVEY OF THE FENTON MILLS TRACT" DATED AUGUST 2021 AS PREPARED BY CIRCA-CULTURAL RESOURCE MANAGEMENT, LLC (DHR FILE NO. 2021-0244)
PROPOSED DEVELOPMENT ON THESE PARCELS SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 24.1.374. HRM-HISTORIC RESOURCES MANAGEMENT OVERLAY DISTRICT OF THE YORK COUNTY ZONING ORDINANCE.
- 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, AND #51199C0029D, MAP REVISED DATE JANUARY 16, 2015.
- THE PARCELS INCLUDED IN THIS PROPOSED PLAT OF SUBDIVISION AND AND PROPERTY LINE VACATION ARE CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND LB (LIMITED BUSINESS).

REQUIREMENTS PER THE YORK COUNTY ZONING ORDINANCE FOR PARCELS ZONED RR:

- MINIMUM LOT AREA - 1 ACRE
- MINIMUM LOT WIDTH - 150'
- FRONT BSL - 50'
- SIDE BSL - 20'
- REAR BSL - 50'
- MAXIMUM BUILDING HEIGHT - 35'

REQUIREMENTS PER THE YORK COUNTY ZONING ORDINANCE FOR PARCELS ZONED LB:

- MINIMUM LOT AREA - 20,000 S.F.
- MINIMUM LOT WIDTH - 100'
- FRONT BSL - 40'
- SIDE BSL - 10'
- REAR BSL - 10'
- MAXIMUM BUILDING HEIGHT - 35'

- THIS PLAT IS BASED UPON AN UNRECORDED PLAT TITLED "PLAT OF SURVEY OF 6 PARCELS BEING TAX MAP #02-06-00-000B, CONTAINING 70.1567 ACRES ±, TAX MAP #02-00-00-072, CONTAINING 24.7726 ACRES ±, TAX MAP #02-00-00-073, CONTAINING 4.5546 ACRES, TAX MAP #02-00-00-082, CONTAINING 166.4091 ACRES ±, TAX MAP #02-00-00-060, CONTAINING 31.4157 ACRES ±, TAX MAP #02-00-00-059, CONTAINING 81.2533 ACRES ±" BY AES CONSULTING ENGINEERS, DATED APRIL 11, 2019.
- 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 INCLUDES: (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 LOCATED FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.

(GENERAL NOTES CONTINUED ON SHEET 2)

AREA TABULATION

AREA OF PARCEL B-1	217,635 S.F.	4.9962 AC.±
AREA OF PARCEL B-2	45,419 S.F.	1.0427 AC.±
AREA OF PARCEL B-3	1,701,582 S.F.	39.0630 AC.±
AREA OF PARCEL 1	10,444,564 S.F.	239.7742 AC.±
AREA OF PARCEL 2	1,744,183 S.F.	40.0409 AC.±
AREA OF PARCEL 3	2,233,433 S.F.	51.2726 AC.±
TOTAL SUBDIVIDED AREA	16,386,816 S.F.	376.1896 AC.±

CERTIFICATE OF NOTARIZATION FOR TBVAT, LLC.
TRUSTEE DEED OF TRUST

STATE OF VIRGINIA, CITY/COUNTY OF Portsmouth
TO-WIT:

I, Joan Fitts Maddrey A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

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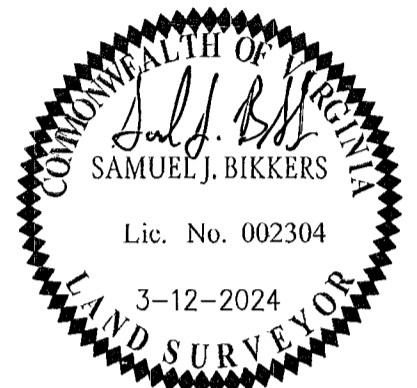
Joan Fitts Maddrey
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 331996



PLAT OF SUBDIVISION AND PROPERTY LINE VACATION OF THE PROPERTIES OF FENTON MILL ASSOCIATES, LLC

BRUTON DISTRICT YORK COUNTY VIRGINIA
Date: 3-12-2024 Scale: Noted Proj. No.: W10680-01 Sheet: 1 of 8



SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN 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 OF FENTON MILL ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NUMBERS. 190008026, 190008023 AND 200009616. (SEE SHEET 2)

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 12, 2024

Samuel J. Bickers 03-12-2024
SAMUEL J. BICKERS, L.S. #002304 DATE

SEWER:
EACH LOT SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

WATER:
EACH LOT SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: Susan Kassel PLAT APPROVING AGENT
DATE: APRIL 18, 2024

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 25th DAY OF April, 2024
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
@ 0:45 AM PM AS INSTRUMENT NO. 2410005419
TESTE: Kristen N. Nelson CLERK
BY: Charmaine D. Rober AES CONSULTING ENGINEERS