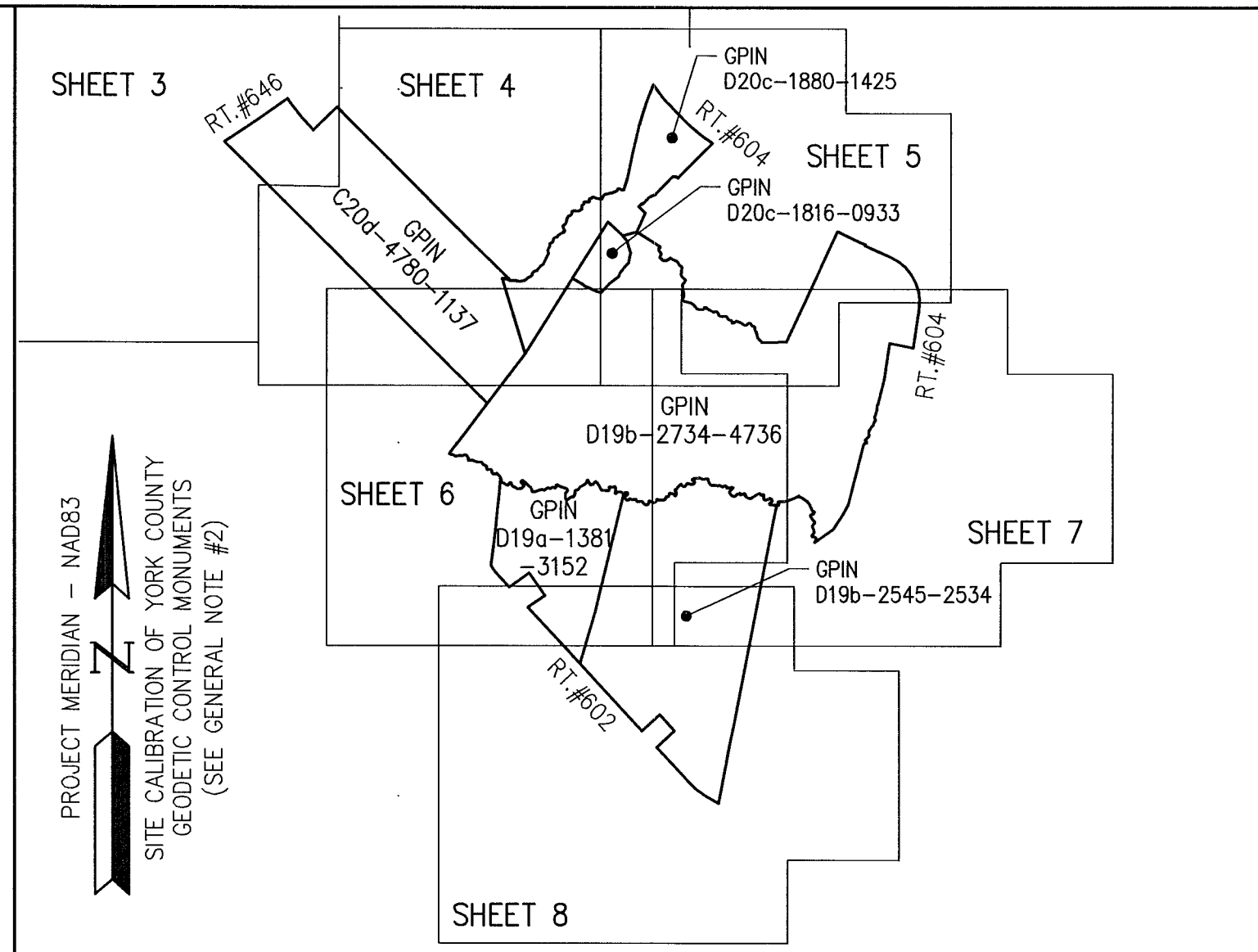


REFERENCES:

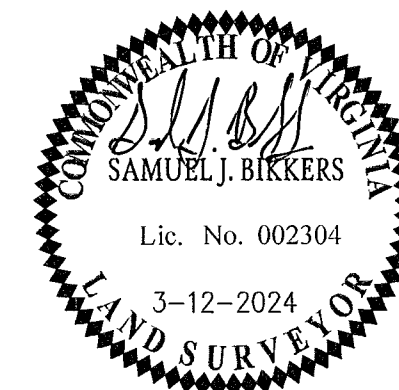
- P.B. 1, PG. 241
- P.B. 8, PG. 486
- P.B. 9, PG. 96
- P.B. 9, PG. 155
- P.B. 9, PG. 181
- P.B. 9, PG. 254
- P.B. 9, PG. 293
- P.B. 9, PG. 368
- P.B. 9, PG. 450
- P.B. 11, PG. 55
- P.B. 11, PG. 105
- P.B. 11 PG. 106
- INSTR. #030006022
- INSTR. #040012830
- INSTR. #040019809
- INSTR. #040023667
- INSTR.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



SHEET KEY SCALE: 1"= 1500'

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: 2 of 8



PROPERTY INFORMATION

ADDRESS: #1000 NEWMAN ROAD  
GPIN: C20d-4780-1137  
OWNER: FENTON MILL ASSOCIATES, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
FROM: WILLIAMSBURG POTTERY FACTORY, INC.  
A VIRGINIA CORPORATION  
DEED DATED: MAY 30, 2019  
SOURCE: INSTRUMENT NO. 190008026  
ZONE: RR, LB

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

ADDRESS: #309 BARLOW ROAD  
GPIN: D20c-1880-1425  
OWNER: FENTON MILL ASSOCIATES, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
FROM: JUDY B. TURMAN LIVING TRUST  
DEED DATED: MAY 16, 2019  
SOURCE: INSTRUMENT NO. 190008023  
ZONE: RR

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

ADDRESS: #307LL BARLOW ROAD  
GPIN: D20c-1816-0933  
OWNER: FENTON MILL ASSOCIATES, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
FROM: CLARENCE F. CURRY, TRUSTEE OF THE CURRY JOINT TRUST  
DEED DATED: MAY 29, 2020  
SOURCE: INSTRUMENT NO. 200009616  
ZONE: RR

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

ADDRESS: #257 BARLOW ROAD  
GPIN: D19b-2734-4736  
OWNER: FENTON MILL ASSOCIATES, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
FROM: WILLIAMSBURG POTTERY FACTORY, INC.  
A VIRGINIA CORPORATION  
DEED DATED: MAY 30, 2019  
SOURCE: INSTRUMENT NO. 190008026  
ZONE: RR

AREA WITHIN 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

ADDRESS: #188 FENTON MILL ROAD  
GPIN: D19a-1381-3152  
OWNER: FENTON MILL ASSOCIATES, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
FROM: WILLIAMSBURG POTTERY FACTORY, INC.  
A VIRGINIA CORPORATION  
DEED DATED: MAY 30, 2019  
SOURCE: INSTRUMENT NO. 190008026  
ZONE: RR

AREA WITHIN THIS SURVEY= 30.1533 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

ADDRESS: #156 FENTON MILL ROAD  
GPIN: D19b-2545-2534  
OWNER: FENTON MILL ASSOCIATES, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
FROM: WILLIAMSBURG POTTERY FACTORY, INC.  
A VIRGINIA CORPORATION  
DEED DATED: MAY 30, 2019  
SOURCE: INSTRUMENT NO. 190008026  
ZONE: RR

AREA WITHIN THIS SURVEY= 80.1411 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 (CONTINUED FROM SHEET 1)

- AREAS OF SURVEYED PARCELS ARE COMPUTED TO THE CENTERLINE (C/L) OF STREAMS; THE STREAM LINES SHOWN ARE TAKEN FROM AN AERIAL SURVEY PERFORMED BY 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.
- COURSES, BETWEEN "TRIANGLES" ( ) ARE SURVEY CLOSURE LINES ONLY... PARCEL AREAS ARE CALCULATED TO STREAM CENTERLINE.
- RESOURCE PROTECTION AREAS (RPA) AND BUFFERS SHOWN ON TAX MAP #02-06-00-000B, #02-00-00-072, #02-00-00-059 & #02-00-00-060 WERE DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. (VHB); THE RESOURCE PROTECTION AREAS AND BUFFERS SHOWN ON TAX MAP #02-00-00-072 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.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY AND TO EXTINGUISH ALL PROPERTY LINES THAT ARE INTERNAL TO THE OUTER BOUNDARY OF THE COMBINED SIX ORIGINAL PARCELS.
- THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.

APPROVED:

BY YORK COUNTY BOARD OF SUPERVISORS

BY: 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 25<sup>th</sup> DAY OF April, 2024  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS  
@ 10:45 AM AS INSTRUMENT NO. 2400054419

TESTE: KRAISTEN N. NELSON, CLERK

BY: CLERK  
AES CONSULTING ENGINEERS