



VICINITY MAP
SCALE: 1"= 2000'

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.

RESERVE SF 5, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: WILLIAMSBURG RESERVE CORPORATION, A VIRGINIA CORPORATION,
MANAGING MEMBER

BY: Mark L. Weshinsky 2/2/2015
MARK L. WESHINSKEY PRESIDENT DATE

CERTIFICATE OF NOTARIZATION (OWNER)

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF Loudoun
Roy A. Pingitore, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 2ND DAY OF FEBRUARY, 2015.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC Roy A. Pingitore
NOTARY REGISTRATION NUMBER: 7583819
My Commission Expires March 31, 2018

TRUSTEE'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 TRUSTEES.

DEED OF TRUST DATED MARCH 20, 2014
TOWNEBANK, AS SUCCESSOR IN INTEREST TO
FRANKLIN FEDERAL SAVINGS BANK, BENEFICIARY
INSTR. #140003895

By: Lynne Staud VICE PRES. 2/5/15
FOR FRANKLIN SERVICE CORPORATION, TITLE DATE
A VIRGINIA CORPORATION, TRUSTEE

CERTIFICATE OF NOTARIZATION (TRUSTEE)

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF Henrico
Donna B. Hadley, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 5th DAY OF February, 2015.

MY COMMISSION EXPIRES May 31, 2018
NOTARY PUBLIC Donna B. Hadley
NOTARY REGISTRATION NUMBER: 220337



GENERAL NOTES

- THE PROPERTY SHOWN IS PART OF TAX PARCEL 05-18-00-005, GPIN: D16c-1552-0671. ADDRESS: 300 RESERVE WAY, WILLIAMSBURG, VIRGINIA 23185
- THE PROPERTY SHOWN LIES IN FLOOD ZONE X, AS SHOWN ON MAP NO. 51199C0065C, PANEL 0065C DATED JUNE 16, 2009 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
- THE PROPERTY SHOWN IS ZONED PD (PLANNED DEVELOPMENT) IN ACCORDANCE WITH ORDINANCE NO. 06-18 (R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON SEPTEMBER 5, 2006, ORDINANCE NO. 09-20 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON SEPTEMBER 15, 2009, ORDINANCE NO. 12-9 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON JUNE 19, 2012, ORDINANCE NO. 13-10 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON JULY 16, 2013, AND ORDINANCE NO. 13-17 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON DECEMBER 17, 2013.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE SUBJECT PROPERTIES ARE LOCATED IN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE ZONING ORDINANCE.
- 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.
- 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. STREETS ARE TO REMAIN PRIVATE (CAROLINE CIRCLE).
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE CITY OF WILLIAMSBURG ANY EASEMENT INDICATED ON THE PLAT FOR WATER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT. STREETS ARE TO REMAIN PRIVATE (CAROLINE CIRCLE).
- 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.
- COMMON AREA 2 AND COMMON AREA 3 AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE OWNER'S ASSOCIATION.
- THE PRIVATE RIGHT-OF-WAYS PROVIDED FOR THE PRIVATE STREETS WITHIN THE RESERVE AT WILLIAMSBURG, PHASE 2 SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT YORK COUNTY'S RIGHT OF INGRESS AND EGRESS TO INSPECT, MAINTAIN, AND OPERATE THE COUNTY'S SANITARY SEWER FACILITIES LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT-OF-WAYS. UTILITY EASEMENTS ARE HEREBY CONVEYED TO YORK COUNTY.
- THE PRIVATE RIGHT-OF-WAYS PROVIDED FOR THE PRIVATE STREETS WITHIN THE RESERVE AT WILLIAMSBURG, PHASE 2 SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT THE CITY OF WILLIAMSBURG'S RIGHT OF INGRESS AND EGRESS TO INSPECT, MAINTAIN, AND OPERATE THE CITY'S WATER SYSTEM LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT-OF-WAYS. UTILITY EASEMENTS ARE HEREBY CONVEYED TO THE CITY OF WILLIAMSBURG.
- 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 EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

AREA TABULATION - PHASE 2 (31 LOTS)

AREA OF PRIVATE RIGHT-OF-WAY	65,383 S.F.	1.501 AC.±
AREA OF LOTS (7-28 & 39-47)	264,755 S.F.	6.078 AC.±
COMMON AREA 2 (CA-2)	679,016 S.F.	15.588 AC.±
COMMON AREA 3 (CA-3)	1,754 S.F.	0.040 AC.±
TOTAL AREA PHASE 2	1,010,908 S.F.	23.207 AC.±
TOTAL AREA OF PHASE 1 (INSTR. #140019418)	237,354 S.F.	5.449 AC.±
TOTAL AREA OF PARCEL 5 (PHASE 1 AND PHASE 2)	1,248,262 S.F.	28.656 AC.±

TRUSTEE'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 TRUSTEES.

BENEFICIARY: NVR, INC. A VIRGINIA CORPORATION
RECORDED AS INSTR. #140003898,
DEED OF TRUST DATED MARCH 20, 2014

Jeffrey Ambrose and Brett Hetrick Vice President 2/9/15
JEFFREY AMBROSE AND BRETT HETRICK, TRUSTEES, TITLE DATE
EITHER OF WHOM MAY ACT ALONE

CERTIFICATE OF NOTARIZATION (TRUSTEE)

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF James City
Kelly L. Wroten, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 9 DAY OF Feb., 2015.

MY COMMISSION EXPIRES 5/31, 15
NOTARY PUBLIC Kelly L. Wroten
NOTARY REGISTRATION NUMBER: 7149229

Kelly Lynn Wroten,
NOTARY PUBLIC 7149229
Commonwealth of Virginia
My Commission Expires May 31, 2015

PLAT OF SUBDIVISION
THE RESERVE AT WILLIAMSBURG
SINGLE FAMILY RESIDENTIAL
PHASE 2

SHEET 1 OF 4

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 11-20-14 Scale: NA Proj. No.: 9128-10C Proj. Contacts: PCJ/TRS



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 OF RESERVE SF 5, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM RESERVE AT WILLIAMSBURG, LLC A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 20, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON MARCH 24, 2014 AS INSTRUMENT NO. 140003894. I CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 14, 2015.

Preston C. Judson 1/30/2015
PRESTON C. JUDSON, L.S. #003130 DATE



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 THE COUNTY OF YORK.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena, PLAT APPROVING AGENT

DATE: 3/6/15

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 6th DAY OF March, 2015.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 15 000 3326

TESTE: Kristen N. Nelson, CLERK
BY: Quia Brogden, D.C. 10:59 am