

FLOOD NOTE:
THIS SITE APPEARS TO BE LOCATED IN FLOOD ZONE "X" (OUTSIDE THE 500 YEAR FLOODPLAIN), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA ON COMMUNITY MAP NUMBER 51199C0128D, WITH A REVISION DATE OF 01-16-15.

PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO 059
X(EASTING) = 12069041.487
Y(NORTHING) = 3598848.801
ELEVATION = 52.45'

- NOTES
- PLAT BEARINGS ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983). YORK COUNTY STATIONS USED - STATION 059 AND STATION 067. THE DISTANCES SHOWN ARE ALL GROUND DISTANCES. THE SCALE FACTOR FOR STATION 059 LOCATED AT THE INTERSECTION OF GEORGE WASHINGTON MEMORIAL HIGHWAY AND FT EUSTIS BOULEVARD IS 0.99995019.
 - THIS PLAT IS BASED ON A CHICAGO TITLE INSURANCE REPORT. THE FILE NUMBER IS 091024706, HAVING A COMMITMENT DATE OF DECEMBER 10, 2012 AND WAS AMENDED AS COMMITMENT NUMBER 091024706-1 HAVING AN EFFECTIVE DATE OF OCTOBER 14, 2014.
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - THE LAND EMBRACED WITHIN THIS SUBDIVISION IS NOT LOCATED IN A RESOURCE PROTECTION AREA.
 - THE PROPERTIES SHOWN HEREON ARE ZONED PLANNED DEVELOPMENT RESIDENTIAL(PDR) IN ACCORDANCE WITH ORDINANCE NO. 12-11 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON OCTOBER 16, 2012.
 - YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
 - VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEYS' FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE."
 - THESE PROPERTIES ARE SUBJECT TO THE COUNTY OF YORK WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
 - 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 ALSO INCLUDE (i) THE 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.
 - THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 24-68-00-000A AND 24-68-00-000B.
 - THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: Q08b-3803-3232 AND Q08b-3937-3593.

PLAT OF RIGHT-OF-WAY DEDICATION,
EASEMENT DEDICATION, AND EASEMENT VACATION
FOR
YORKTOWN ARCH, LLC AND
TRIPLE FEATURE ASSOCIATES,
A VIRGINIA LIMITED PARTNERSHIP
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
(SCALE: N/A - COVER) OCTOBER 6, 2014
SHEET 1 OF 18

NDI ENGINEERING COMPANY
BASGIER AND ASSOCIATES DIVISION
ENGINEERS-SURVEYORS-PLANNERS
572 CENTRAL DRIVE, SUITE 103
tele (757)431-2177, fax (757)431-2175
VIRGINIA BEACH, VIRGINIA 23454

APPROVED: _____
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE: 2-10-15

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SHEET	DESCRIPTION
1	COVER
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3	UTILITY EASEMENT
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5	PRIVATE DRAINAGE EASEMENT
6	PRIVATE DRAINAGE EASEMENT & UTILITY EASEMENT
7	PRIVATE INGRESS/EGRESS
8	R/W DEDICATION & PRIVATE PARKING EASEMENT
9	COX COMMUNICATIONS EASEMENT
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18	LANDSCAPE PRESERVATION EASEMENT

LEGAL	TAX MAP PARCEL	SQUARE FEET	ACRES
PARCEL A	24-68-00-000A	396,248	9.097
PARCEL B	24-68-00-000B	90,857	2.086
AREA OF R/W DED. GENERALS WAY	-	8,991	0.206
TOTAL ACREAGE		496,096	11.389

OWNER'S CONSENT

THE PLATTING OR DEDICATION 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 ARCH, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY: YORKTOWN ARCH MANAGER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, ITS MANAGER
SIGNED: Terry M. Marshall, J.P. DATE: 2-10-15
TERRY M. MARSHALL, VICE PRESIDENT

TRIPLE FEATURE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP
SIGNED: Myron B Mausteller DATE: 2-25-15
MYRON B MAUSTELLER, GENERAL PARTNER

BENEFICIARY: VIRGINIA HOUSING DEVELOPMENT AUTHORITY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA (DEED OF TRUST DATED AUGUST 8, 2013 RECORDED AS INSTRUMENT NUMBER 130016388)

SIGNED: J. Judson McKellar, Jr. DATE: 2-18-15
J. JUDSON MCKELLAR, JR., TRUSTEE

SIGNED: Donald L. Ritenour DATE: 2-2-15
DONALD L. RITENOUR, TRUSTEE

NOTARY PUBLIC FOR YORKTOWN ARCH, LLC

STATE OF VIRGINIA
CITY OF Newport News, TO WIT:
I, Thomas D. Midgette, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Terry Marshall WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 10 DAY OF February, 2015, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 10 DAY OF February, 2015.
Thomas D. Midgette
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-09-15
REGISTRATION NO. 208908

NOTARY PUBLIC FOR TRIPLE FEATURE ASSOCIATES

STATE OF VIRGINIA
CITY OF Newport News, TO WIT:
I, Thomas D. Midgette, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Myron B Mausteller WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 10 DAY OF February, 2015, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 25 DAY OF February, 2015.
Thomas D. Midgette
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/31/18
REGISTRATION NO. 208908

NOTARY PUBLIC FOR TRUSTEE (YORKTOWN ARCH, LLC)

STATE OF VIRGINIA
CITY OF Richmond, TO WIT:
I, Donna R. C. Miller, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT J. Judson McKellar, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 18 DAY OF February, 2015, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF February, 2015.
Donna R. C. Miller
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-09-15
REGISTRATION NO. 311918

SURVEYOR'S CERTIFICATION:

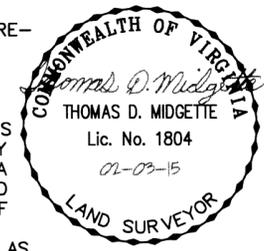
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1 IN 20,000.

THIS IS TO CERTIFY THAT TAX MAP PARCEL 24-68-00-000A IS IN THE NAME OF YORKTOWN ARCH, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM TRIPLE FEATURE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, BY DEED DATED JUNE 10, 2013 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA ON JUNE 17, 2013 AS INSTRUMENT NO. 130011281 AND RE-RECORDED ON JULY 22, 2013 AS INSTRUMENT NO. 130014101.

THIS IS TO CERTIFY THAT TAX MAP PARCEL 24-68-00-000B IS IN THE NAME OF TRIPLE FEATURE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, AND WAS ACQUIRED FROM H. H. WASON, M. B. MAUSTELLER, W. W. HAMNER, A GENERAL PARTNERSHIP T/A THOMAS NELSON PROPERTIES, BY DEED DATED DECEMBER 15, 1974 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE YORK COUNTY-POQUOSON, VIRGINIA ON DECEMBER 15, 1974 AS DEED BOOK 273, PAGE 87.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 03-03-15.

SIGNED: Thomas D. Midgette DATE: 02-09-15
THOMAS D. MIDGETTE, LS # 1804



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Thomas D. Midgette
PLAT APPROVING AGENT
DATE: 2-10-15

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE COUNTY OF YORK-POQUOSON, THE 12 DAY OF March, 2015
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 1500376. @ 1:25 pm
TESTE: Kristen N. Nelson CLERK
Thomas D. Midgette

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.