

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 TH3, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: WILLIAMSBURG RESERVE CORPORATION, A VIRGINIA CORPORATION,
MANAGING MEMBER

BY: [Signature] 8/28/2015
MARK L. WESHINSKEY PRESIDENT DATE

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

BY: [Signature] 8/28/2015
MARK L. WESHINSKEY PRESIDENT DATE

CERTIFICATE OF NOTARIZATION (OWNER)

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF London

I, 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 28th DAY OF August, 2015.

MY COMMISSION EXPIRES MARCH 31, 2018

NOTARY PUBLIC Roy A. Pingitore

NOTARY REGISTRATION NUMBER: 7583819



Roy Albert Pingitore
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #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.

BENEFICIARY: TOWNEBANK
RECORDED AS INSTR. #150002197
DEED OF TRUST DATED, FEBRUARY 12, 2015

BY: [Signature] 9-9-15
BRIAN K. SKINNER AND PHILIP M. RUDISILL, TRUSTEES,
EITHER OF WHOM MAY ACT

CERTIFICATE OF NOTARIZATION (TRUSTEE)

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF Henrico

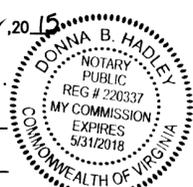
I, Donna B. Hadley, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 9th DAY OF September, 2015.

MY COMMISSION EXPIRES 5/31/2018

NOTARY PUBLIC Donna B. Hadley

NOTARY REGISTRATION NUMBER: 220337



Donna B. Hadley
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #220337
My Commission Expires
5/31/2018

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.

BENEFICIARY: NVR, INC. A VIRGINIA CORPORATION
RECORDED AS INSTR. #150002202,
DEED OF TRUST DATED FEBRUARY 12, 2015

BY: [Signature] 9/11/15
JEFFREY AMBROSE AND BRETT HETRICK, TRUSTEES,
EITHER OF WHOM MAY ACT ALONE

CERTIFICATE OF NOTARIZATION (TRUSTEE)

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF James City

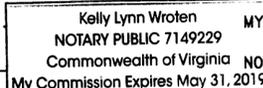
I, Kelly Lynn Wroten, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 11 DAY OF Sept, 2015.

MY COMMISSION EXPIRES 5/31/19

NOTARY PUBLIC [Signature]

NOTARY REGISTRATION NUMBER: 7149229



Kelly Lynn Wroten
NOTARY PUBLIC 7149229
Commonwealth of Virginia
My Commission Expires May 31, 2019

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: EAGLEBANK
RECORDED AS INSTR. #150001182,
DEED OF TRUST DATED JANUARY 21, 2015

BY: [Signature] 9/1/15
PRAJAY JHAVERI AND TIMOTHY ANNETT, TRUSTEES,
EITHER OF WHOM MAY ACT

CERTIFICATE OF NOTARIZATION (TRUSTEE)

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF Anne Arundel

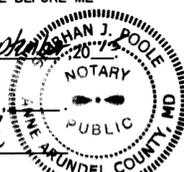
I, Stephan J. Poole, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 1 DAY OF September, 2015.

MY COMMISSION EXPIRES 10/24/2015

NOTARY PUBLIC [Signature]

NOTARY REGISTRATION NUMBER: N/A



Stephan J. Poole
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, VIRGINIA
Reg. #150001182
My Commission Expires 10/24/2015

GENERAL NOTES

1. THE PROPERTY SHOWN IS PART OF TAX PARCEL 05-18-00-003, GPIN: D16c-1123-1278. ADDRESS: 401 RESERVE WAY, WILLIAMSBURG, VIRGINIA 23185
2. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, AS SHOWN ON MAP NO. 51199C0040D, COMMUNITY PANEL NO. 0040D DATED JANUARY 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% CHANCE FLOODPLAIN.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 (MERSHON WAY, GASTON LANE, BIGLER DRIVE AND PRICE STREET).
8. 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 (MERSHON WAY, GASTON LANE, BIGLER DRIVE AND PRICE STREET).
9. 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.
10. COMMON AREA 1, 2A, 4, AND 5A AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE OWNER'S ASSOCIATION.
11. THE PRIVATE RIGHT-OF-WAYS PROVIDED FOR THE PRIVATE STREETS WITHIN THE RESERVE AT WILLIAMSBURG SINGLE FAMILY TOWNHOMES, PHASE 1 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.
12. THE PRIVATE RIGHT-OF-WAYS PROVIDED FOR THE PRIVATE STREETS WITHIN THE RESERVE AT WILLIAMSBURG SINGLE FAMILY TOWNHOMES, PHASE 1 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.
13. 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 1 (46 LOTS)

AREA OF PRIVATE RIGHT-OF-WAY	63,093 S.F.	1.448 AC.±
AREA OF LOTS (1-25 & 63-83)	178,960 S.F.	4.109 AC.±
COMMON AREA 1 (CA-1)	3,014 S.F.	0.069 AC.±
COMMON AREA 2A (CA-2A)	26,757 S.F.	0.614 AC.±
COMMON AREA 4 (CA-4)	4,570 S.F.	0.105 AC.±
COMMON AREA 5A (CA-5A)	1,221 S.F.	0.028 AC.±
TOTAL AREA PHASE 1	277,615 S.F.	6.373 AC.±
REMAINING AREA - PHASE 2 (LOTS 26-62 & 84-94) (FUTURE SINGLE FAMILY TOWNHOMES)	311,581 S.F.	7.153 AC.±
TOTAL AREA OF PARCEL 3	589,196 S.F.	13.526 AC.±

PLAT OF SUBDIVISION
THE RESERVE AT WILLIAMSBURG
SINGLE FAMILY TOWNHOMES
PHASE 1

SHEET 1 OF 4

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 12-05-14 Scale: NA Proj. No.: 9128-10D Proj. Contacts: TCS/TRS



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
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Fax: (757) 220-8994
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CONSULTING ENGINEERS

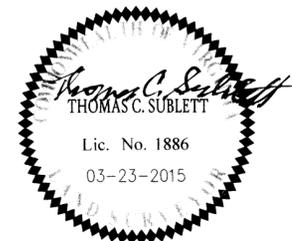
Hampton Roads | Central Virginia | Middle Peninsula

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 OWNED AS FOLLOWS: PARCEL 3 (TAX MAP 05-18-00-003) IS IN THE NAME OF RESERVE TH3, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM RESERVE AT WILLIAMSBURG, LLC A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 31, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON FEBRUARY 12, 2015 AS INSTRUMENT NO. 150002196. PORTION OF PARCEL 2 (TAX MAP 05-18-00-002) IS IN THE NAME OF RESERVE AT WILLIAMSBURG, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CITY OF WILLIAMSBURG, A VIRGINIA MUNICIPAL CORPORATION, BY SPECIAL WARRANTY DEED DATED JUNE 15, 2007 AND DULY RECORDED ON JUNE 28, 2007 AS INSTRUMENT NO. 070014851. THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA. I CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2015.

Thomas C. Sublett 03/23/2015
THOMAS C. SUBLETT, L.S. #1886 DATE



Thomas C. Sublett
THOMAS C. SUBLETT
Lic. No. 1886
03-23-2015

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: [Signature], PLAT APPROVING AGENT

DATE: 12/17/15

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 18th DAY OF Dec, 2015.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW 10:49 AM
DIRECTS AS INSTRUMENT NO. 150023312

TESTE: Kristen N. Nelson, CLERK

BY: Christina H. Elliott D.E.

AES CONSULTING ENGINEERS