

PLAT OF CORRECTION  
 PLAT OF SUBDIVISION  
 WALLER MILL HEIGHTS  
 PHASE 1C

BRUTON DISTRICT  
 YORK COUNTY, VIRGINIA

Date: 02/09/24 Scale: 1"=50' Proj. No.: 9654-05 Proj. Contacts: PET/SJB

**AES**  
 CONSULTING ENGINEERS  
 5249 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
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 Hampton Roads | Central Virginia | Middle Peninsula

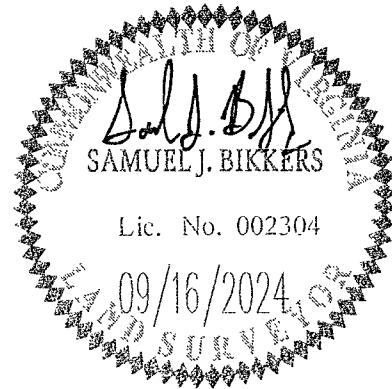
SEE SHEET 7 FOR CURVE & LINE TABLES. SHEET 4 OF 7

- EASEMENT LEGEND
- ① VARIABLE WIDTH WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF NEWPORT NEWS
  - ② 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - ③ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
  - ④ 5' WIDE UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY AND PEDESTRIAN ACCESS EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
  - ⑤ 20' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
  - ⑥ 15' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
  - ⑦ 10' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
  - ⑧ 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - ⑨ 5' WIDE SHARED UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF WILLIAMSBURG.  
 5' WIDE SHARED UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.  
 5' WIDE PEDESTRIAN ACCESS EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNERS ASSOCIATION
  - ⑩ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - ⑪ 25' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
  - ⑫ VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT OVER U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL NON-TIDAL WETLANDS HEREBY CONVEYED TO YORK COUNTY (AREA= 193,015 S.F.±/4.431 AC.±)

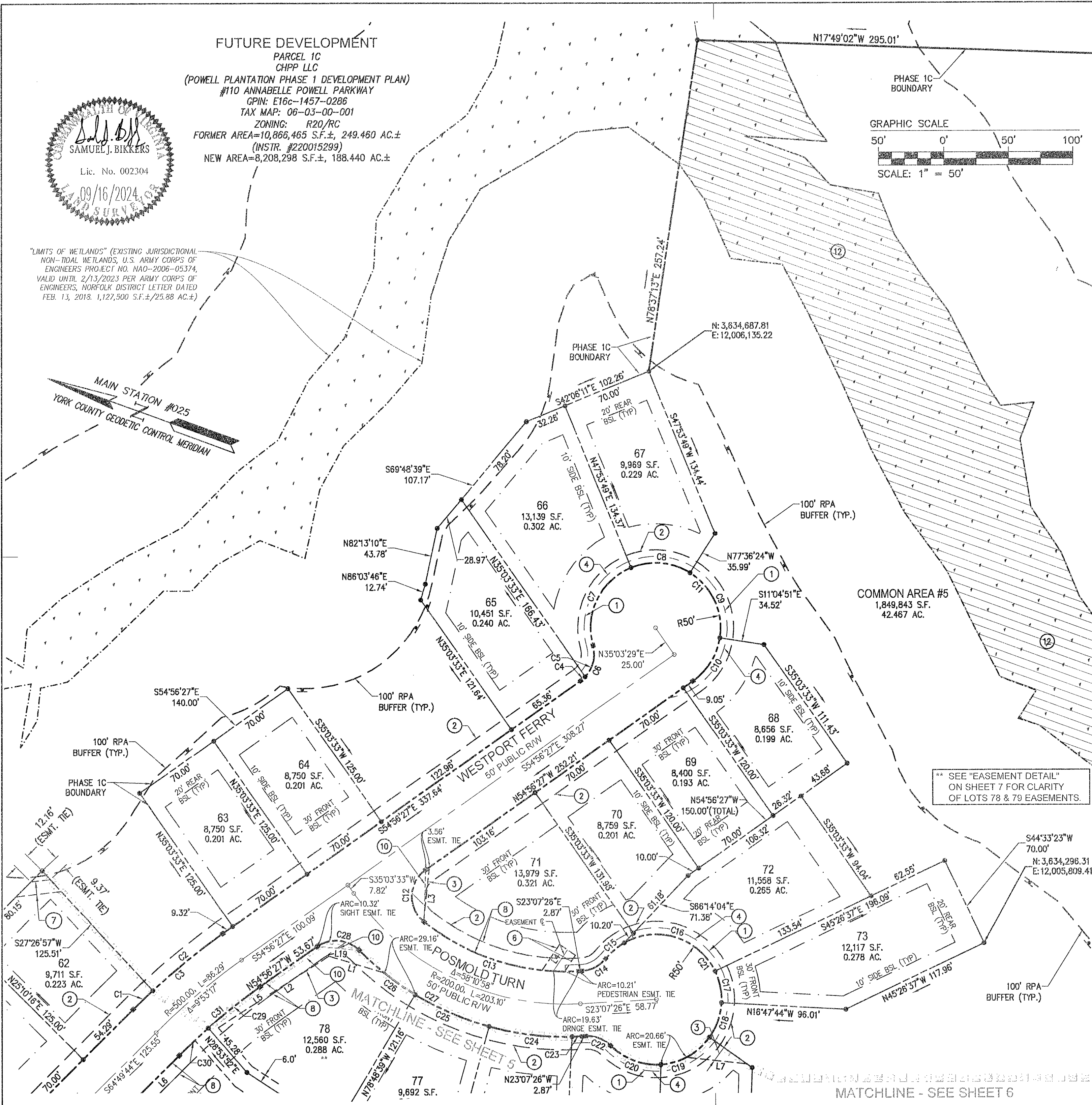
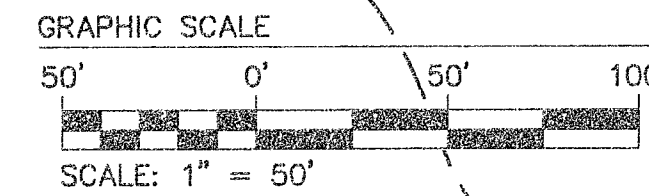
NOTE:  
 THIS PLAT CORRECTS THE PLAT RECORDED AS INSTRUMENT #240004673. THE ONLY CORRECTIONS ARE TO SHEETS 4 AND 5. THE VARIABLE WIDTH DRAINAGE AND RETAINING WALL MAINTENANCE EASEMENTS (13 AND 14) HAVE BEEN REMOVED FROM LOTS 62, 64, 66, 68, 72 AND 73. A 10' DRAINAGE EASEMENT DEDICATED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION HAS BEEN ADDED TO LOT 62.

APPROVED:  
 BY YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Steve Kasal* PLAT APPROVING AGENT  
 DATE: OCTOBER 16, 2024  
 STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 17 DAY OF October, 2024  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240014168  
 TESTE: KRISTEN N. NELSON, CLERK CLERK  
 BY: *Civ. Stehobec*

FUTURE DEVELOPMENT  
 PARCEL 1C  
 CHPP LLC  
 (POWELL PLANTATION PHASE 1 DEVELOPMENT PLAN)  
 #110 ANNABELLE POWELL PARKWAY  
 GPIN: E16c-1457-0286  
 TAX MAP: 06-03-00-001  
 ZONING: R20/RC  
 FORMER AREA=10,866,465 S.F.±, 249.460 AC.±  
 (INSTR. #220015299)  
 NEW AREA=8,208,298 S.F.±, 188.440 AC.±



"LIMITS OF WETLANDS" (EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2006-05374, VALID UNTIL 2/13/2023 PER ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED FEB. 13, 2018, 1,127,500 S.F.±/25.88 AC.±)



\*\* SEE "EASEMENT DETAIL" ON SHEET 7 FOR CLARITY OF LOTS 78 & 79 EASEMENTS.

MATCHLINE - SEE SHEET 6