

VICINITY MAP
SCALE: 1"=2000'

THE PLATTING 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.

HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY: VIRGINIA ENTERPRISES, INC. A VIRGINIA CORPORATION, ITS MANAGER

BY: [Signature] 4-9-13
GEORGE E. FISCELLA, PRESIDENT DATE

STATE OF VIRGINIA TO WIT:

I, JoAnn B. Armstrong, A NOTARY PUBLIC IN AND FOR THE CITY OF Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 9th DAY OF April, 2013.

[Signature]
NOTARY PUBLIC

REGISTRATION # 207651
MY COMMISSION EXPIRES: March 31, 2015

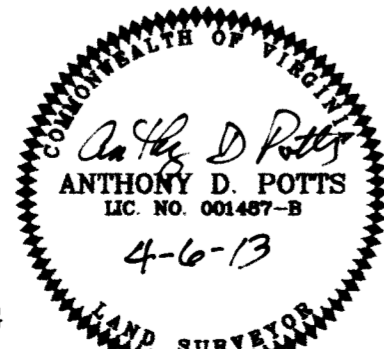
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1':20.000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED AS FOLLOWS:

- TAX MAP NO. 17-00-00-001 FROM 600-04 TR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 13, 2006 AND DULY RECORDED IN INSTRUMENT #080014746 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.
- TAX MAP NO. 17-00-00-002 FROM 611 NACHEMAN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 10, 2006 AND DULY RECORDED IN INSTRUMENT #080014066 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.
- TAX MAP NO. 17-00-00-011 FROM ALBERT TALIAPHERO & ANNIE TALIAPHERO-HUSBAND AND WIFE, ROBERT LINWOOD TALIAPHERO & MAE ELLEN TALIAPHERO-HUSBAND AND WIFE, GERALDINE BOBURN, MARTHA JONES, WILLIAM BERRY, JR., AND EDITH WARNER BY DEED DATED AUGUST 5, 2004 AND DULY RECORDED IN INSTRUMENT #040016098 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, LESS AND EXCEPT THAT PORTION REMOVED BY A BOUNDARY LINE ADJUSTMENT AGREEMENT AND QUITCLAIM DEED BETWEEN HAMPTON ROADS DEVELOPMENT, LLC AND ERNEST A. & TERESA A. STUBBS BY DEED DATED FEBRUARY 22, 2013 AND DULY RECORDED IN INSTRUMENT #130006880 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 1, 2014.

BY: [Signature] 4-6-13
ANTHONY D. POTTS, L.S. DATE



STERLING-SPRINGS-RECORD.DWG
JOB NO. 07-276
FB. 857, 884

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

- 046 - A 3-1/4" DISK, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 045," THE DISK IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE #238 & COBURN CT., 15.5' SOUTHEAST OF THE EDGE OF PAVEMENT OF ROUTE #238, 10.5' NORTHEAST OF THE EDGE OF COBURN CT. COORDINATES-U.S. SURVEY FEET-12046308.831(E), 3606688.212(N)

CITIZENS AND FARMERS BANK
TRUSTEES' CONSENT

BY: [Signature] 4-9-13
BONNIE S SMITH, TRUSTEE DATE

BENEFICIARY: CITIZENS AND FARMERS BANK
DEED OF TRUST DATED: JULY 13, 2006
RECORDED AT INSTRUMENT NO.: 080016756

NOTARY PUBLIC FOR TRUSTEES-CITIZENS AND FARMERS BANK
STATE OF VIRGINIA TO WIT:

I, Christine Staines A NOTARY PUBLIC IN AND FOR THE CITY OF Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 9th DAY OF April, 2013.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 31, 2015
REGISTRATION NO. 7504395

BY: [Signature] 4/5/13
JAMES H. HUDSON, III, TRUSTEE DATE

BENEFICIARY: CITIZENS AND FARMERS BANK
DEED OF TRUST DATED: JULY 13, 2006
RECORDED AT INSTRUMENT NO.: 080016756

NOTARY PUBLIC FOR TRUSTEES-CITIZENS AND FARMERS BANK
STATE OF VIRGINIA TO WIT:

I, [Signature] A NOTARY PUBLIC IN AND FOR THE CITY OF Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 14th DAY OF April, 2013.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2014
REGISTRATION NO. 148329



NOTES:

- THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE STERLING SPRINGS HOMEOWNERS ASSOCIATION.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND 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.
- THIS PROPERTY IS LOCATED IN FIRM ZONE X (UNSHADED) (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FIRM MAP NO. 51199C0166C, AS ANNOTATED ON MAP INDEX NO. 51199C16DOA DATED JUNE 16, 2009
- PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). 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 SUBJECT PROPERTY IS LOCATED WITHIN LANDS DESIGNATED BY YORK COUNTY A 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.
- SIGHT EASEMENTS AT EACH STREET INTERSECTION AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.6-101, 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- THE SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE. MINIMUM FRONT BUILDING SETBACK OF 30', A MINIMUM REAR YARD OF 20', AND A MINIMUM SIDE YARD OF 10'.
- THE PROPERTY SHOWN HEREON IS ZONED R13 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT).
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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 OWNERS 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.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- TAX MAP PARCEL NO. 17-00-00-001, GPIN NO. M10B-2560-4103
TAX MAP PARCEL NO. 17-00-00-011, GPIN NO. M10B-2549-3659
TAX MAP PARCEL NO. 17-00-00-002, GPIN NO. M10B-2562-3277
- NO TITLE REPORT PROVIDED
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SIDEWALKS NOT CONTAINED WHOLLY WITHIN THE DEDICATED RIGHT OF WAY.
- WETLANDS DELINEATED BY BOTH ENVIRONMENTAL, LLC CORPS OF ENGINEERS APPROVAL, OF PROJECT #04-R1636 ON 3/3/06

UTILITY NOTES:

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

STERLING SPRINGS
NELSON DISTRICT,
YORK COUNTY, VIRGINIA

APRIL 6, 2013

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610



SCALE: 1"=50'

SHEET 1 OF 6

LEGEND

- CMF CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT TO BE SET
- IFP IRON PIPE FOUND
- REF REBAR FOUND
- REBAR TO BE SET
- 30' MINIMUM BUILDING SETBACK LINE
- RPA RESOURCE PROTECTION AREA
- RMA RESOURCE MANAGEMENT AREA

AREA OF LOTS7.4224 Ac.
AREA OF "COMMON AREA"6.1926 Ac.±
AREA OF DEDICATED R/W2.8604 Ac.
TOTAL AREA16.2754 Ac.±
(AREA WITHIN TRAVERSE)18.4293 Ac.

APPROVED:

[Signature] PE. 5/28/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: 6/10/13

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
FOR THE COUNTY OF YORK-POQUOSON, ON
THIS 13th DAY OF JUNE, 2013,
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS, AS INSTRUMENT
NUMBER 130011043

TESTE: [Signature]
CLERK

BY: [Signature]
DEPUTY CLERK

2013 JUN 13 14:24:41