

VICINITY MAP
SCALE: 1"=2000'

OWNER'S CONSENT AND DEDICATION

THE 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.

BATTLEFIELD BLUFFS, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY
BY: G & E LAND HOLDINGS, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: [Signature] 1/22/18
EDWARD G. FISCELLA, MANAGER DATE

NOTARY PUBLIC FOR EDWARD G. FISCELLA, MANAGER
FOR BATTLEFIELD BLUFFS, L.L.C.

STATE OF VIRGINIA TO WIT:

I, Tina P Kincaid, A NOTARY PUBLIC IN AND FOR THE City of Manassas DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, (Edward G. Fiscella) HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 22 DAY OF January, 2018

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2021
REGISTRATION NO.: 7742038

HUNTFIELD, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY
BY: G & E LAND HOLDINGS, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: [Signature] 1/22/18
EDWARD G. FISCELLA, MANAGER DATE

NOTARY PUBLIC FOR EDWARD G. FISCELLA, MANAGER
FOR HUNTFIELD, L.L.C.

STATE OF VIRGINIA TO WIT:

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[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2021
REGISTRATION NO.: 7742038

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS FOR RIGHT-OF-WAY DEDICATION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1':20,000'.

TAX MAP #18-00-00-017, GPIN 011D-2646-0067
PART OF PARCEL A, (GILES LANE, PRIVATE)
TAX MAP #18-00-00-017, GPIN 011D-2646-0067
PART OF PARCEL A, (EAST OF #393 CRAWFORD RD.)
TAX MAP #18-00-00-017, GPIN 011D-2646-0067
PART OF PARCEL A, (WEST OF #393 CRAWFORD RD.)
TAX MAP #18D-01-00-001, GPIN 010A-2105-4660
PART OF PARCEL B

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RIGHT-OF-WAY DEDICATION AND DRAINAGE EASEMENT DEDICATION IS IN THE NAME OF BATTLEFIELD BLUFFS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY; AND GEORGE E. FISCELLA, TRUSTEE OF THE GEORGE E. FISCELLA TRUST UNDER AGREEMENT DATED JANUARY 10, 2007; AND EDWARD G. FISCELLA, TRUSTEE OF THE EDWARD G. FISCELLA TRUST UNDER AGREEMENT DATED FEBRUARY 5, 2009; AND G & E LAND HOLDINGS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF GIFT DATED JUNE 9, 2016, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON VIRGINIA, ON JUNE 11, 2016 AS INSTRUMENT NO. 150009857, AND

TAX MAP #18-01-00-017A, GPIN 011D-2559-0390
(#393 CRAWFORD ROAD)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RIGHT-OF-WAY DEDICATION AND DRAINAGE EASEMENT DEDICATION IS IN THE NAME OF BATTLEFIELD BLUFFS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM THOMAS WILLMORE MUSE, III, INDIVIDUALLY AND THOMAS WILLMORE MUSE, III, TRUSTEE OF THOMAS WILLMORE MUSE, III REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 22, 2012; BY DEED DATED DECEMBER 13, 2013 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024397, AND FROM HATTIE WHITE WALLER, SOMETIMES OF FORMERLY KNOWN AS HATTIE M. WALLER, HATTIE W. WHITE, AND HATTIE M. WHITE BY DEED DATED DECEMBER 13, 2013; AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024398, AND FROM THEODORE L. WILLIAMS BY DEED DATED DECEMBER 13, 2013; AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024399.

TAX MAP #18F-01-00-009A, GPIN 011D-3347-1392
(#206 CRAWFORD ROAD)

TAX MAP #18F-01-00-009, GPIN 011D-3211-1276
(#212 CRAWFORD ROAD)

TAX MAP #18F-01-00-008, GPIN 011D-3024-1082
(#218 CRAWFORD ROAD)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RIGHT-OF-WAY DEDICATION AND DRAINAGE EASEMENT DEDICATION IS IN THE NAME OF HUNTFIELD, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND G & E LAND HOLDINGS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BATTLEFIELD BLUFFS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED OF GIFT DATED MARCH 31, 2016, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON VIRGINIA, ON APRIL 4, 2016 AS INSTRUMENT NO. 180005317.

NOTES:

- 1 - THIS PROPERTY IS LOCATED IN FIRM ZONE X (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) & A. (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON COMMUNITY PANEL NO. 510182 0107 D, & 510182 0109 D, MAP NUMBER 51199C0107D, MAP NUMBER 51199C0109D, DATED JANUARY 16, 2015 (INDEX DATED JANUARY 16, 2015) MAP NO. 51199C0107D & 51199C0109D
- 2 - A PORTION OF THIS RIGHT-OF-WAY LIES WITHIN A RESOURCE PROTECTION AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- 3 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE 200' WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- 4 - THE 100' RPA BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL, BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS. DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NO'S. 23.2-9(d), 23.2-10 OR 23.2-11, YORK COUNTY CODE PROVISIONS.
- 5 - ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

PLAT OF RIGHT-OF-WAY DEDICATION AND DRAINAGE EASEMENT DEDICATION FROM BATTLEFIELD BLUFFS, LLC

&
HUNTFIELD, LLC



NELSON DISTRICT
YORK COUNTY, VIRGINIA

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

1" = 200' JANUARY 19, 2018
SHEET 1 OF 2

LEGEND

- CONCRETE MONUMENT TO BE SET
- NPS NATIONAL PARK SERVICE CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- REBAR TO BE SET
- PROPOSED PROPERTY/RIGHT OF WAY LINE
- EXISTING PROPERTY/RIGHT OF WAY LINE
- (N 16°14'49" E 307.31') EXISTING PROPERTY LINE TO BE VOIDED
- EASEMENT LINE
- 200' WPOD WATERSHED PROTECTION OVERLAY DISTRICT
- RMA RESOURCE MANAGEMENT AREA AND
- RPA RESOURCE PROTECTION AREA LINE
- [Hatched Box] PROPOSED PRIVATE DRAINAGE EASEMENT

YORK COUNTY GEODETIC CONTROL MONUMENT:

- 04B - A 3-1/4" DISK, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 04B," THE DISK IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE #1015 (LEIGH ROAD) AND WHITT COURT, 19.5' SOUTH OF THE SOUTHERN CORNER OF A 36" CHAIN LINK FENCE, 23.8' EAST OF THE EDGE OF PAVEMENT OF ROUTE #1015. COORDINATES--U.S. SURVEY FEET-- X=12058738.398 Y=3612752.220 ELEV.=50.72'

APPROVED

BY: [Signature] 26 Jan 2018
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

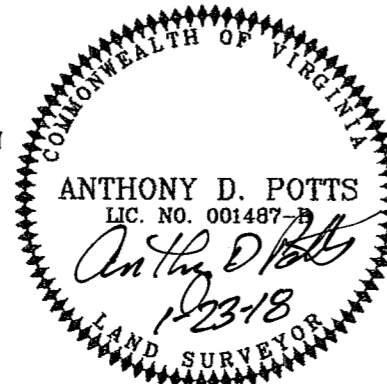
DATE: JANUARY 26, 2018

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
FOR THE COUNTY OF YORK-POQUOSON, ON
THIS 26th DAY OF JANUARY, 2018,
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS, AS INSTRUMENT

NUMBER 1800017416
TESTE: [Signature]
CLERK
BY: [Signature]
DEPUTY CLERK

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2018.

BY: [Signature] 1-23-18
ANTHONY D. POTTS, L.S. DATE



AREA DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES ALONG CRAWFORD ROAD, (S.R. 637) 27,451 S.F., 0.6302 ACRES

AREA DEDICATED FOR PRIVATE DRAINAGE EASEMENT PURPOSES ALONG CRAWFORD ROAD, (S.R. 637) 25,259 S.F., 0.5799 ACRES