

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 AND TRUSTEES, IF ANY. FOR TAX MAP PARCEL# 02-14-00-001, 01-00-00-003, 01-00-00-002 & 02-00-00-022

LIGHTFOOT DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Theofany Batistas / Mani Batistas
DATE

CERTIFICATE OF NOTARIZATION FOR LIGHTFOOT DEVELOPMENT, LLC

STATE OF Virginia, CITY/COUNTY OF Prince William, TO-WIT:
I, Laska Via A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 5th DAY OF March, 2019

NOTARY PUBLIC Laska Via

NOTARY REGISTRATION NUMBER 7675451

MY COMMISSION EXPIRES ON 06/30/2020



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. FOR TAX MAP PARCEL# 01-00-00-004

OLD DOMINION NEW DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Michael A. Bramble / 3/5/2019
DATE

CERTIFICATE OF NOTARIZATION FOR OLD DOMINION NEW DEVELOPMENT, LLC

STATE OF Virginia, CITY/COUNTY OF Prince William, TO-WIT:
I, Laska Via A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 5th DAY OF March, 2019

NOTARY PUBLIC Laska Via

NOTARY REGISTRATION NUMBER 7675451

MY COMMISSION EXPIRES ON 06/30/2020



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 IN THE NAME OF:

(TAX MAP 01-00-00-004) IS IN THE NAME OF OLD DOMINION NEW DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM LAURA CLARK LEVORSEN AND JULIE ANNE FEESER BY DEED DATED MARCH 8, 2018, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON MARCH 14, 2018 AS INSTRUMENT NO. 180004506

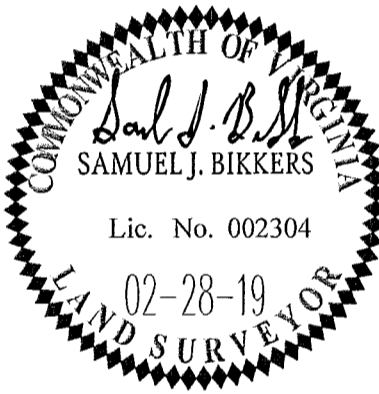
(TAX MAP 02-14-00-001) IS IN THE NAME OF LIGHTFOOT DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JOHN G. WOOD AND GLENNA P. WOOD BY DEED DATED JUNE 13, 2003 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JUNE 20, 2003 AS INSTRUMENT NO. 030018300.

(TAX MAP 01-00-00-003 AND 01-00-00-002) ARE IN THE NAME OF LIGHTFOOT DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WERE ACQUIRED FROM JOHN R. BENNINGHOVE AND JOYCE S. BENNINGHOVE BY DEED DATED JUNE 13, 2003 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JUNE 20, 2003 AS INSTRUMENT NO. 030018302.

(TAX MAP 02-00-00-022) IS IN THE NAME OF LIGHTFOOT DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JAMES BATISTAS AND HELEN BATISTAS BY DEED OF GIFT DATED APRIL 15, 2004 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON APRIL 7, 2004 AS INSTRUMENT NO. 040007025.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 28, 2019.

BY: Samuel J. Bickers / 02/28/19
DATE
SAMUEL J. BICKERS, L.S. #002304



TRUSTEES CONSENT AND DEDICATION

TRUSTEES - Jeffery A. Sisson and Gloria J. Bowman / 3/5/19
DATE
EITHER OF WHOM MAY ACT
DEED OF TRUST DATED MAY 29, 2009
RECORDED AS INSTRUMENT NO.: #090011179
BENEFICIARY: THE FAUQUIER BANK

CERTIFICATE OF NOTARIZATION FOR JEFFERY A. SISSON OR GLORIA J. BOWMAN (EITHER OF WHOM MAY ACT), TRUSTEE OF DEED OF TRUST (LIGHTFOOT DEVELOPMENT, LLC)

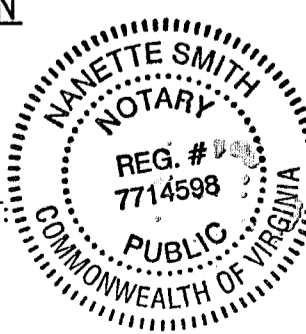
STATE OF Virginia, CITY/COUNTY OF Fauquier, TO-WIT:
I, Nanette Smith A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 5th DAY OF March, 2019

NOTARY PUBLIC Nanette Smith

NOTARY REGISTRATION NUMBER 7714598

MY COMMISSION EXPIRES ON 03-31-2021



GENERAL NOTES

1. OWNER AND REFERENCES:

TAX MAP PARCEL # 01-00-00-004
GPIN: B19c-1633-2018
OWNED BY OLD DOMINION NEW DEVELOPMENT, LLC
ADDRESS: 206 LIGHTFOOT ROAD, WILLIAMSBURG, VIRGINIA 23188

TAX MAP PARCEL# 02-14-00-001
GPIN: B19c-1826-2212
LIGHTFOOT DEVELOPMENT, LLC
ADDRESS: 212 LIGHTFOOT ROAD, WILLIAMSBURG, VIRGINIA 23188

TAX MAP PARCEL# 01-00-00-003
GPIN: B19a-1598-2634
LIGHTFOOT DEVELOPMENT, LLC
ADDRESS: 216 LIGHTFOOT ROAD, WILLIAMSBURG, VIRGINIA 23188

TAX MAP PARCEL# 01-00-00-002
GPIN: B19a-1733-2670
LIGHTFOOT DEVELOPMENT, LLC
ADDRESS: 220 LIGHTFOOT ROAD, WILLIAMSBURG, VIRGINIA 23188

TAX MAP PARCEL# 02-00-00-022
GPIN: B19c-2064-2445
LIGHTFOOT DEVELOPMENT, LLC
ADDRESS: 304 LIGHTFOOT ROAD, WILLIAMSBURG, VIRGINIA 23188

- THE SUBJECT PARCELS ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51199C0028D, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015 AND A PORTION OF 206 LIGHTFOOT ROAD LIES IN ZONE "X" AS SHOWN PER COMMUNITY PANEL NUMBER 51199C0010D (NOT PRINTED).
- ALL OF THE SUBJECT PROPERTIES ARE ZONED PDMU (PLANNED DEVELOPMENT MIXED USE) IN ACCORDANCE WITH YORK COUNTY ORDINANCE NO. 17-10 AND ASSOCIATED PROFFERS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON OCTOBER 17, 2017
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE SUBJECT PROPERTIES ARE LOCATED IN THE WALLER MILL WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- 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.
- BUILDINGS WERE OBSERVED ON 212, 216, 220 AND 304 LIGHTFOOT ROAD BUT ARE NOT SHOWN ON THIS SURVEY.
- NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES WERE OBSERVED DURING THE SURVEY. NO STUDY WAS PERFORMED TO RECOVER EVIDENCE OF GRAVE SITES.
- UTILITIES EXIST BUT ARE NOT SHOWN AS PART OF THIS SURVEY.
- ALL EXISTING PRIVATE WELLS AND EXISTING PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- 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.
- PARCEL 2 (PUMP STATION LOT) AS SHOWN HEREON IS TO BE CONVEYED TO YORK COUNTY UPON COMPLETED CONSTRUCTION OF THE PUMP STATION AND ACCEPTANCE BY YORK COUNTY.
- ALL PROPOSED PUBLIC AND PRIVATE EASEMENTS REQUIRED IN ASSOCIATION WITH THE "THE APARTMENTS AT KELTON STATION, SITE PLAN (APPLICATION NO. 201800108)" AND THE "KELTON STATION TOWNHOMES, SITE PLAN (APPLICATION NO. 201800110)" SHALL BE DEPICTED ON THE FUTURE, SEPARATE EASEMENT PLAT THAT SHALL BE SUBMITTED TO YORK COUNTY FOR REVIEW/COMMENT/APPROVAL PRIOR TO RECORDATION.

UTILITY NOTES

WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

PLAT OF SUBDIVISION
KELTON STATION

BRUTON DISTRICT YORK COUNTY VIRGINIA

Date: 06/12/18 Scale: 1"=60' Proj. No.: W10528-00 Proj. Contacts: SJB/JFS



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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 4

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION

APPROVED BY: Shm Brubh / 6 Mar 2019
DATE

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kaul / MARCH 29 2019
PLAT APPROVING AGENT
DATE

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 20th DAY OF June, 2019

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 190009387

TESTE: Kristen N. Nelson CLERK

BY: Traci Bay