

VICINITY MAP
SCALE: 1"=2000'

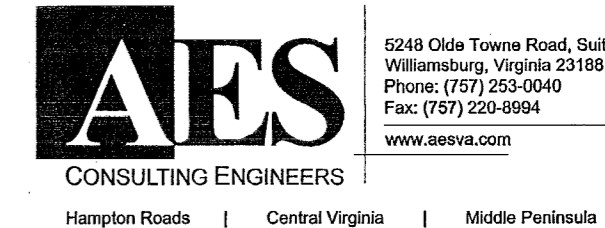
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NOTES:

1. THE PROPERTY SHOWN IS ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) WITH PROFFERED CONDITIONS IN ACCORDANCE WITH ORDINANCE NO. 14-17(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON NOVEMBER 18, 2014.
2. THE MINIMUM LOT WIDTH, MINIMUM YARD REQUIREMENTS, AND MAXIMUM BUILDING HEIGHT SHALL BE IN CONFORMANCE WITH THE CONDITIONS SET FORTH IN ORDINANCE 14-17-(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON NOVEMBER 18, 2014. FURTHERMORE, THIS ORDINANCE INCLUDES A PROVISION STATING THAT THE RECLASSIFICATION OF THE SUBJECT PROPERTY TO PDR (PLANNED DEVELOPMENT RESIDENTIAL) IS SUBJECT TO THE CONDITIONS LISTED IN THE PROFFER STATEMENT ("PROFFERS") DATED OCTOBER 31, 2014 AND SIGNED BY BUSCH PROPERTIES, INC. AND MID-ATLANTIC COMMUNITIES, LLC.
3. THE TAX ASSESSOR'S PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 11-16-00-002. (GPIN #114c-1242-1404)
4. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, AS SHOWN ON MAP NO. 51199C0044D, COMMUNITY PANEL NO. 0044, 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.
5. ADDRESS: #604 CLEMENT'S MILL TRACE, WILLIAMSBURG, VA 23185.
6. THIS PLAT IS TAKEN FROM RECORD INFORMATION AND FOUND GROUND EVIDENCE.
7. PRIVATE DRAINAGE EASEMENTS HEREBY CONVEYED TO THE WHITTAKER'S MILL HOMEOWNER'S ASSOCIATION.
8. COMMON AREAS CA-14A AND CA-15 AS SHOWN ON THE PLAT SHALL BE CONVEYED TO THE WHITTAKER'S MILL HOMEOWNERS ASSOCIATION.
9. A PORTION OF THIS PARCEL IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
10. THE RPA BUFFERS AS SHOWN ARE TAKEN FROM THE APPROVED NATURAL RESOURCE INVENTORY.
11. THE 100-FOOT RESOURCE PROTECTION AREA (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.
12. DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
13. GALT'S MILL ARCH, CLEMENT'S MILL TRACE AND BOLTON'S MILL PARKWAY ARE TO BE INCORPORATED INTO THE STATE-MAINTAINED ROAD NETWORK AT A LATER DATE.
14. ALL NON-STANDARD ITEMS IN THE RIGHT-OF-WAY TO BE MAINTAINED BY THE DEVELOPER WILL REQUIRE A MAINTENANCE AGREEMENT.
15. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
16. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
17. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE 500' 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.
18. ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
19. 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.
20. 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 INCLUDES: (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 LOCATED FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
21. THE PUBLIC RIGHTS-OF-WAY PROVIDED FOR WITHIN THE WHITTAKER'S MILL SINGLE FAMILY DETACHED HOMES, SECTION 2, PHASE 3 SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT THE CITY OF NEWPORT NEWS' RIGHT OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE THE CITY OF NEWPORT NEWS WATER FACILITIES LOCATED WITHIN THE LIMITS OF THE PUBLIC RIGHT OF WAYS.
22. 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.
23. THIS SUBDIVISION HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2.

PLAT OF SUBDIVISION
WHITTAKER'S MILL
SINGLE FAMILY DETACHED HOMES
SECTION 2, PHASE 3

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 06-28-19 Scale: NA Proj. No.: 7804-08 Proj. Contacts: SJB/TRS



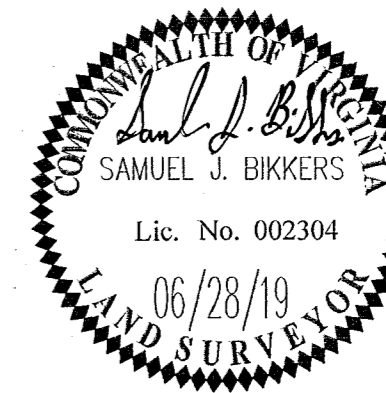
SHEET 1 OF 4

SURVEYOR'S STATEMENT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 IS IN THE NAME OF WHITTAKER'S MILL ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE ANHEUSER BUSCH FOUNDATION BY DEED DATED JUNE 11, 2015, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JUNE 19, 2015 AS INSTRUMENT NO. 150010425.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 10, 2020

Samuel J. Bickers 06/28/19
SAMUEL J. BICKERS, L.S. #002304 DATE



SEWER:
EACH LOT SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

WATER:
EACH LOT SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.

NOTE:
THIS PROPERTY IS LOCATED IN A WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND IS SUBJECT TO THE PROVISIONS OF SECTION 24.1-376 OF THE ZONING ORDINANCE.

VIRGINIA DEPARTMENT OF TRANSPORTATION
Stan Bunker 7 Oct 2019
APPROVED BY: DATE

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Jason Kasas PLAT APPROVING AGENT
DATE: OCTOBER 14, 2019

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 23rd DAY OF October, 2019.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 190017396
TESTE: Kristen N. Nelson CLERK
BY: Jason Kasas

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETORS, AND TRUSTEES.

Lamont D. Myers 9/10/19
WHITTAKER'S MILL ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: LAMONT D. MYERS
TITLE: MANAGER

CERTIFICATE OF NOTARIZATION FOR WHITTAKER'S MILL ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY

STATE OF VIRGINIA, CITY/COUNTY OF York
TO-WIT:

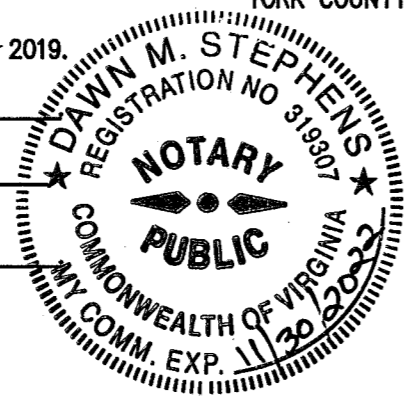
Dawn M. Stephens A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 10th DAY OF September, 2019.

MY COMMISSION EXPIRES 11/30/2022

Dawn M. Stephens
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 319307



TRUSTEES CONSENT AND DEDICATION

TRUSTEE-TBVAT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

C. Ross Morgan 9/11/19
C. ROSS MORGAN, MANAGER DATE

SUBSTITUTION OF TRUSTEE DATED JULY 6, 2018 RECORDED AS INSTRUMENT NO.: #180012563
DEED OF TRUST DATED JUNE 18, 2015; MODIFIED DECEMBER 22, 2015, MARCH 4, 2016, JULY 6, 2018 AND OCTOBER 24, 2018.
RECORDED AS INSTRUMENT NO.: #150010426, #150023469, #160003882, #180012564 AND #180020002.
BENEFICIARY: TOWNEBANK (FORMERLY MONARCH BANK)

CERTIFICATE OF NOTARIZATION FOR TBVAT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TRUSTEE DEED OF TRUST

STATE OF VIRGINIA, CITY/COUNTY OF Chesapeake
TO-WIT:

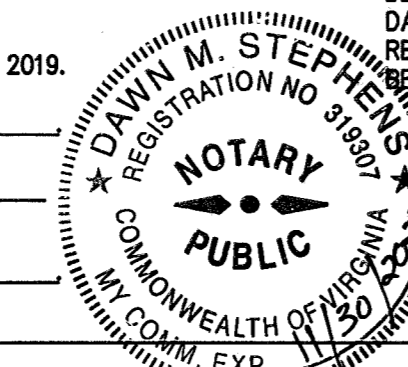
Dawn M. Stephens A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11th DAY OF September, 2019.

MY COMMISSION EXPIRES 11/30/2022

Dawn M. Stephens
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 319307



AREA TABULATION - SECTION 2, PHASE 3 (34 LOTS)

AREA OF LOTS (29-34, 44-59 AND 89-100)	399,585 S.F.	9.173 AC.±
AREA OF PUBLIC RIGHT-OF-WAY (GALT'S MILL ARCH, CLEMENT'S MILL TRACE AND BOLTON'S MILL PARKWAY)	73,847 S.F.	1.695 AC.±
AREA OF COMMON AREA #14A (CA-14A)	1,216 S.F.	0.028 AC.±
AREA OF COMMON AREA #15 (CA-15)	137,696 S.F.	3.161 AC.±
TOTAL SUBDIVIDED AREA - SECTION 2, PHASE 3	612,344 S.F.	14.057 AC.±
TOTAL SUBDIVIDED AREA-SECTION 2, PHASE 1 (INSTR. #170007558)	1,151,702 S.F.	26.439 AC.±
TOTAL SUBDIVIDED AREA-SECTION 2, PHASE 2A (INSTR. #180021780)	125,914 S.F.	2.891 AC.±
TOTAL SUBDIVIDED AREA-SECTION 2, PHASE 2B (INSTR. #190009783)	498,688 S.F.	11.448 AC.±
REMAINING AREA SECTION 2	0	
TOTAL AREA SECTION 2	2,388,648 S.F.	54.835 AC.±

TRUSTEES CONSENT AND DEDICATION

David Branch 9/10/19
TRUSTEES-DAVID BRANCH AND JEFF AMBROSE
EITHER OF WHOM MAY ACT
DEED OF TRUST DATED JULY 6, 2016; SUBSTITUTION OF TRUSTEE DATED OCTOBER 5, 2016
RECORDED AS INSTRUMENT NO.: #180011083, AND #180019387
BENEFICIARY: NVR, INC., A VIRGINIA CORPORATION

CERTIFICATE OF NOTARIZATION FOR NVR, INC. A VIRGINIA CORPORATION. TRUSTEE DEED OF TRUST

STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

Dawn M. Stephens A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

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