

VICINITY MAP
SCALE: 1"=2000'

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(800)829-6277 PERMITTED USE NUMBER 21004223

GENERAL NOTES

- OWNER AND REFERENCES:
TAX MAP PARCEL: #02-19-00-000B3C GPIN: C19c-0307-1674 OWNED BY: 6610 MOORETOWN ROAD, LLC.
ADDRESS: 6640 MOORETOWN ROAD, WILLIAMSBURG, VIRGINIA 23188 ZONING: EO (ECONOMIC OPPORTUNITY)
- MINIMUM YARD REQUIREMENTS:
FRONT: 45' REAR: 10' SIDE: 10'
MINIMUM AREA: 20,000 S.F.
MINIMUM WIDTH: 100'
- THE SUBJECT PROPERTY IS 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.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- 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 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 LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- THIS SUBDIVISION LIES IN ZONE "X" PER F.I.R.M. FOR YORK COUNTY, VIRGINIA FIRM #51199C0028D, DATED JANUARY 16, 2015.
- SEE INSTRUMENT NO. 060011626 (VEPCO) AND INSTRUMENT NO. 060019343 (VERIZON) FOR 15' EASEMENT RESERVATIONS AROUND PERIMETER OF THE EXISTING PARCEL B-3C.

PLAT OF SUBDIVISION
PARCEL B-3C
THE PROPERTY OF
6610 MOORETOWN ROAD, LLC

BRUTON DISTRICT YORK COUNTY VIRGINIA

Date: 09/17/20 Scale: 1"=40 Proj. No.: W10590-01 Proj. Contacts: SJB/JFS



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Hampton Roads | Central Virginia | Middle Peninsula

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 #02-19-00-000B3C.

6610 MOORETOWN ROAD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

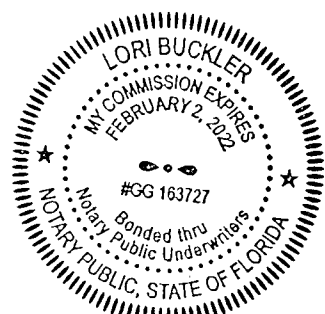
[Signature] 11/17/20
OPHIR STERNBERG, MANAGER DATE

CERTIFICATE OF NOTARIZATION FOR OWNER

FLORIDA MIAMI-DADE
STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:
I, LORI BUCKLER 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 17th DAY OF NOVEMBER, 2020
NOTARY PUBLIC LORI BUCKLER
NOTARY REGISTRATION NUMBER GG163727
MY COMMISSION EXPIRES ON 2/2/2022

LEGEND

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- PKNF = PK NAIL FOUND
- NF = NAIL FOUND
- RRS = RAILROAD SPIKE
- DHF = DRILL HOLE FOUND
- TVLT = TELECOMMUNICATIONS VAULT
- TPED = TELECOMMUNICATIONS PEDESTAL
- UGE = UNDERGROUND ELECTRIC
- BSL = BUILDING SETBACK LINE
- FM = FORCE MAIN



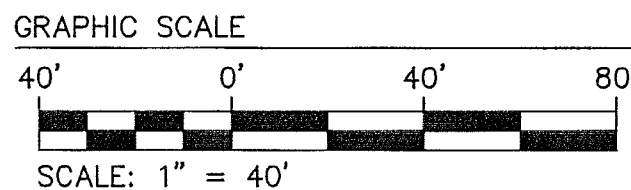
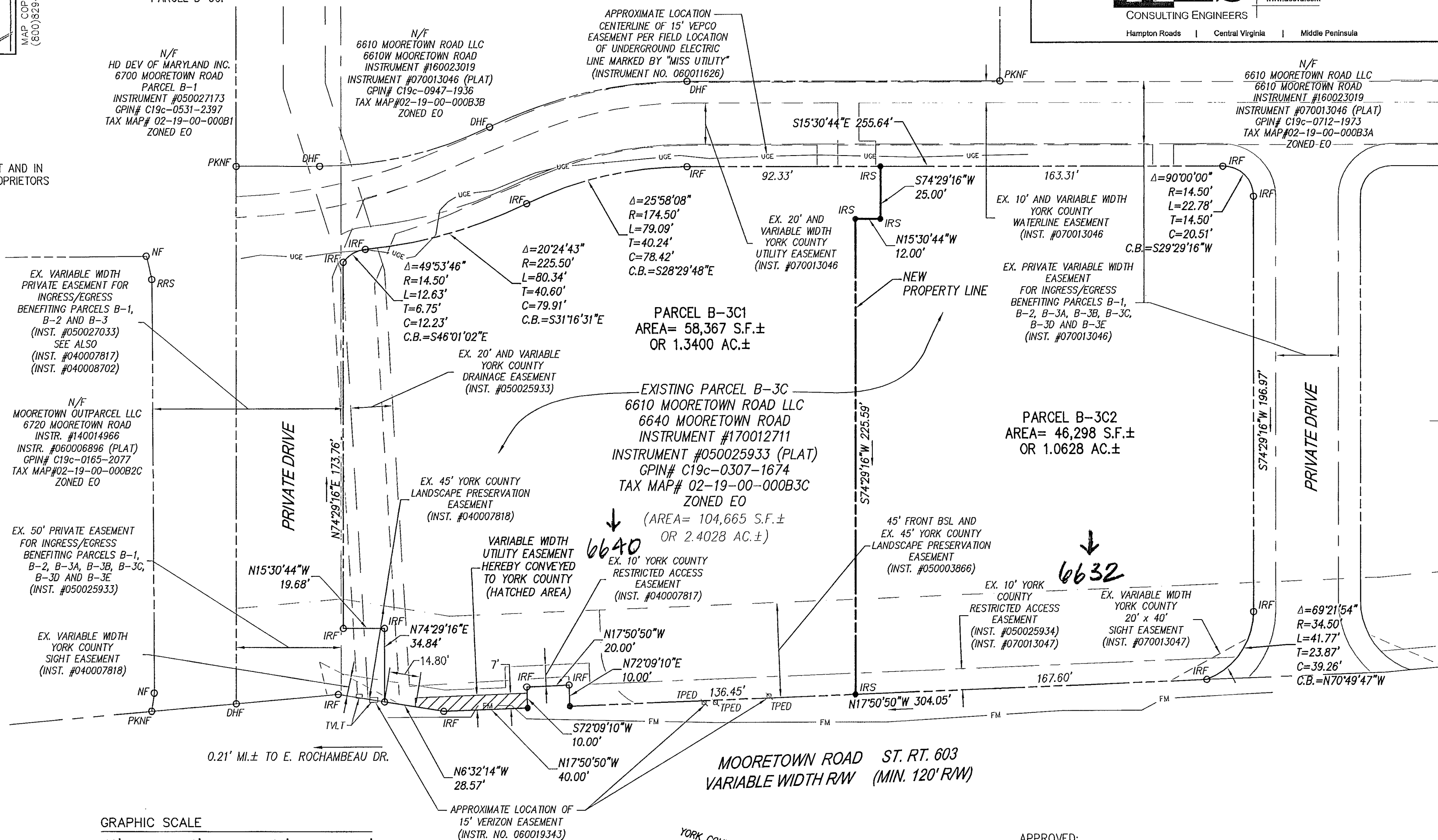
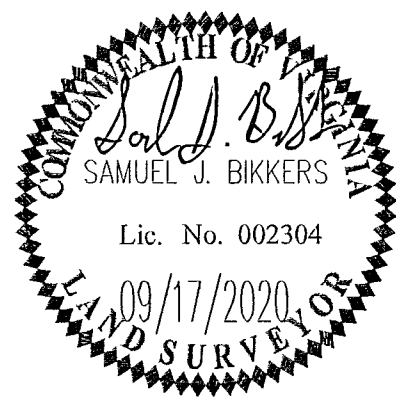
SURVEYOR'S STATEMENT

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 (TAX MAP 02-19-00-000B3C) IS IN THE NAME OF 6610 MOORETOWN ROAD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BROWN DEVELOPMENT COMPANY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY INSTRUMENT 170012711 DATED JULY 13, 2017 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON JULY 13, 2017.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 17, 2021.

[Signature] 9-17-2020
SAMUEL J. BIKKERS, L.S. #2304 DATE

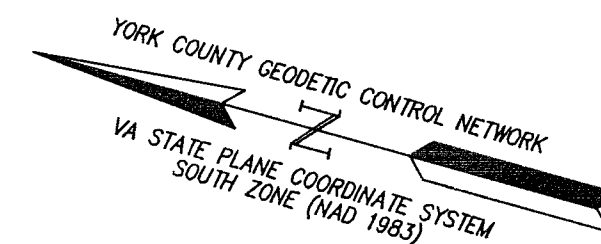


UTILITY NOTES

- 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.

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: *[Signature]* PLAT APPROVING AGENT
DATE: NOVEMBER 23, 2020

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 November, 2020
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 200020827
TESTE: JUSTEN N. NELSON, CLERK CLERK
BY: *[Signature]*



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