

YORK COUNTY CONTROL MONUMENT #39
 N=3617510.523
 E=12020982.199
 ELEV.=89.75'

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 (800)829-6277 PERMITTED USE NUMBER 21004223

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 FOR TAX MAP PARCELS #15-09-00-038 AND #15-09-00-039.

WILLIAMSBURG SENIOR, LP, A VIRGINIA LIMITED PARTNERSHIP

BY: WILLIAMSBURG SENIOR GP, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER

BY: Brian L. Staub 12/22/20
 BRIAN L. STAUB, MANAGER DATE

CERTIFICATE OF NOTARIZATION FOR OWNER

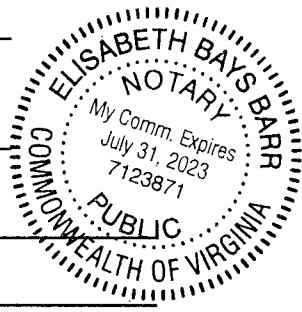
CITY/COUNTY OF James City
 COMMONWEALTH OF VIRGINIA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF December 22, 2020.

BY: Brian L. Staub
 (NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

Elisabeth Bays Barr
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871

MY COMMISSION EXPIRES: 7/31/2023



TRUSTEE'S CONSENT AND DEDICATION:

TRUSTEE: TBVAT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Rufus Parks 12/22/20
 RUFUS PARKS MANAGER DATE

PRINTED NAME TITLE

DEED OF TRUST DATED OCTOBER 28, 2020
 RECORDED AS INSTRUMENT NO. 200018739
 BENEFICIARY: TOWNEBANK

NOTARY PUBLIC FOR TRUSTEE, TBVAT, LLC:

CITY/COUNTY OF James City
 COMMONWEALTH OF VIRGINIA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF December 22, 2020.

BY: Rufus Parks
 (NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

M. De
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 307459

MY COMMISSION EXPIRES: 4-30-2021



GENERAL NOTES

- OWNER AND REFERENCES:
 TAX MAP PARCEL: #15-09-00-038 GPIN: G12b-4433-3390 ADDRESS: 1915 POCAHONTAS TRAIL
 TAX MAP PARCEL: #15-09-00-039 GPIN: G12b-4695-3050 ADDRESS: NONE LISTED
 OWNED BY: WILLIAMSBURG SENIOR, LP, A VIRGINIA LIMITED PARTNERSHIP
 ZONING: PDR (PLANNED RESIDENTIAL) PER ORDINANCE NO. 20-4 AS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MARCH 17, 2020., AND GB (GENERAL BUSINESS)
- MINIMUM YARD REQUIREMENTS
 GB (GENERAL BUSINESS)
 PER ZONING ORDINANCE:
 FRONT: 45' REAR: 10' SIDE: 10'
 MINIMUM AREA: 20,000 S.F.
 MINIMUM WIDTH: 100'
 PDR (PLANNED DEVELOPMENT)
 BUILDING SETBACK LINES ARE PER APPROVED MASTER PLAN:
 FRONT: 45' REAR: 10' SIDE: 10'
 MINIMUM AREA: NONE (PER 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.
- THE LIMITS OF NATURAL RESOURCES ON THE PROPERTIES SHOWN HEREON HAVE NOT BEEN FIELD INVENTORIED OR FIELD CHECKED.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
- EXISTING PRIVATE WELL(S)/SEPTIC SYSTEM(S) WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF HEALTH PRIVATE WELL/PRIVATE SEWER SYSTEM REGULATIONS AND REQUIREMENTS AND 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 PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 51199C0085D, PANEL 0085D, FOR COMMUNITY NUMBER 510182, DATED 01/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PROPERTY IS SUBJECT TO A PROFFER STATEMENT TITLED "PROFFERED CONDITIONS, 1915 POCAHONTAS TRAIL, WILLIAMSBURG VA" DATED FEBRUARY 11, 2020. REFER TO THE PROFFERS AND TO THE APPROVED MASTER PLAN BY AES CONSULTING ENGINEERS TITLED "MASTER PLAN 1915 POCAHONTAS TRAIL" DATED 12/02/2019 FOR FURTHER RESTRICTIONS AND CONDITIONS FOR THESE PARCELS.
- SIGHT EASEMENTS 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.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY THAT HAVE NOT BEEN SHOWN.

AREA TABULATION

| | | |
|--------------------------|--------------|------------|
| FORMER AREA OF PARCEL 38 | 224,722 S.F. | 5.159 AC.± |
| FORMER AREA OF PARCEL 39 | 134,749 S.F. | 3.093 AC.± |
| TOTAL SUBDIVIDED AREA | 359,471 S.F. | 8.252 AC.± |
| LOT 39A | 328,521 S.F. | 7.542 AC.± |
| LOT 38C | 30,950 S.F. | 0.710 AC.± |
| TOTAL SUBDIVIDED AREA | 359,471 S.F. | 8.252 AC.± |

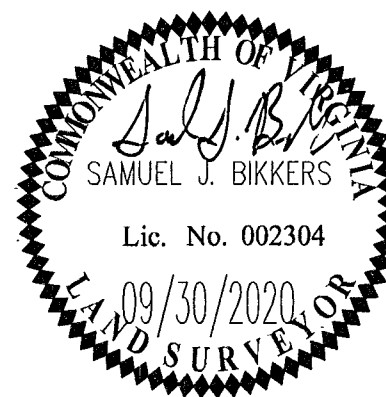
SURVEYOR'S STATEMENT

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 PARCELS #15-09-00-038 AND #15-09-00-039) IS IN THE NAME OF WILLIAMSBURG SENIOR, LP, A VIRGINIA LIMITED PARTNERSHIP AND WAS ACQUIRED FROM AMERITAS LIFE INSURANCE CORP., A NEBRASKA CORPORATION AND AMERITAS LIFE INSURANCE CORP. OF NEW YORK, A NEW YORK INSURANCE COMPANY BY INSTRUMENT 200018738 DATED OCTOBER 26, 2020 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON OCTOBER 30, 2020.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 30, 2021.

Samuel J. Bickers 09/30/2020
 SAMUEL J. BICKERS, L.S. #2304 DATE



**PLAT OF RESUBDIVISION
 LOTS 38 AND 39
 BEING THE PROPERTY OF
 WILLIAMSBURG SENIOR, LP**

BRUTON DISTRICT YORK COUNTY VIRGINIA

Date: 09/30/20 Scale: NOTED Proj. No.: W10406-02 Proj. Contacts: SJB/JFS



SHEET 1 OF 3

LEGEND

- IRS IRON ROD SET
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- PKNF PK NAIL FOUND
- PKNS PK NAIL SET
- NF NAIL FOUND
- PHF PUNCH HOLE FOUND
- PHS PUNCH HOLE SET
- EX. EASEMENT
- PROPOSED EASEMENT
- RIGHT-OF-WAY
- PARCEL LINE
- ADJACENT PROPERTY LINE
- UGE MARKED ELECTRIC LINE
- T/TG MARKED TELECOMM LINE
- BSL BUILDING SETBACK LINE
- ELECT TRANS. ELECTRIC TRANSFORMER
- EX. EXISTING

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 JAMES CITY SERVICE AUTHORITY (JCSA).

APPROVED:
 BY YORK COUNTY BOARD OF SUPERVISORS
 BY: Shawn Kassel PLAT APPROVING AGENT

DATE: JANUARY 11, 2021

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, FOR THE COUNTY OF YORK-POQUOSON, THE 11 DAY OF January, 2021

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 21000689

TESTE: Kristen N. Nelson CLERK

BY: Deah King DC