

VICINITY MAP (Approximate Scale: 1" = 2000')

YORK COUNTY GEODETIC CONTROL NETWORK STATION NO. 123 RESET

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YORK COUNTY GEODETIC CONTROL NETWORK STATION NO. 111 RESET

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF YORK LAND, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM ATLS, LTD., A VIRGINIA CORPORATION, BY DEED DATED DECEMBER 22, 2020 RECORDED ON DECEMBER 23, 2020 AS INSTRUMENT NO. 200022929 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT.

OWNER'S CONSENT AND DEDICATION

TAX MAP PARCEL 37-00-00-062

THE PLATTING 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.

YORK LAND, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Laurie Starkey, Manager DATE: 5/17/2022

JONATHAN E. MEADOR
NOTARY PUBLIC
REG. #7691897
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES Aug 31, 2024

NOTARY PUBLIC

CITY/COUNTY OF YORK
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF May 17th, 2022

BY: Laurie S. Starkey - Manager
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7691897

MY COMMISSION EXPIRES: Aug 31, 2024

**PARCEL AREA TABULATION
VICTORY AT TABB**

COMMON AREA 1	466,566± SQ. FT./10.711± AC.
COMMON AREA 2	1,235± SQ. FT./0.028± AC.
COMMON AREA 3	913± SQ. FT./0.022± AC.
COMMON AREA 4	913± SQ. FT./0.022± AC.
COMMON AREA 5	19,721± SQ. FT./0.453± AC.
TOTAL COMMON AREA	489,348± SQ. FT./11.234± AC.
AREA OF PUBLIC RIGHT-OF-WAY (MURRAY WAY, COLEMAN CRESCENT, LANAHAN DRIVE)	102,139± SQ. FT./2.338± AC.
AREA OF LOTS 1-40 (ZONED R20 CLUSTER)	393,343± SQ. FT./9.030± AC.
AREA OF LOT 1A (ZONED R20)	24,831± SQ. FT./0.570± AC.
TOTAL LOT AREA	418,174± SQ. FT./9.600± AC.
TOTAL AREA SUBDIVIDED	1,009,661± SQ. FT./23.179± AC.

SEE SHEET 4 FOR AN OVERALL VIEW OF THE ENTIRE SUBDIVISION SHOWING BOUNDARY LINES, LOT LINES, COMMON AREAS AND RIGHT OF WAYS ONLY.

GENERAL NOTES

- SITE IS CURRENTLY ZONED R20: MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (CLUSTER)
- PROPERTY IS ALL OF TAX MAP PARCEL NUMBER 37-00-00-062 AND GPIN NUMBER T03D-2738-2359. THE CURRENT SITE ADDRESS IS 1103 HAMPTON HIGHWAY.
- MINIMUM BUILDING SETBACKS THE YORK COUNTY ZONING ORDINANCE:
R20 CLUSTER R20
FRONT YARD: 30' FRONT YARD: 40' MIN WIDTH: 100'
SIDE YARD: 10' SIDE YARD: 15' MIN. LOT AREA: 20,000 S.F.
REAR YARD: 20' REAR YARD: 30'
- ALL UTILITIES WILL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- UTILITY EASEMENTS WILL BE CONVEYED ON THE PLAT TO YORK COUNTY FOR OPERATION AND MAINTENANCE OF THE PUBLIC SANITARY SEWER SYSTEM.
- ELEVATION AND BENCHMARK DATA SHOWN ON THE PLAT ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NAVD88) AND THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983) U.S. SURVEY FEET. NORTH ARROW GPS DERIVED BASED ON YORK COUNTY MAIN STATION #123 (X: 12086398.207, Y: 3571744.342, ELEV: 25.10') AND #111 (X: 12085261.837, Y: 3575691.365, ELEV: 31.76).
- THERE ARE NO CHESAPEAKE BAY RESOURCE MANAGEMENT AND/OR PROTECTION AREAS LOCATED WITHIN THIS SUBDIVISION.
- THIS PLAT IS BASED ON PLATS OF RECORD, FOUND GROUND EVIDENCE, DEED DESCRIPTIONS, AND OTHER AVAILABLE INFORMATION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 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
- 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.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
- THE BMP IS FOR THE BENEFIT OF THE VICTORY AT TABB HOMEOWNERS ASSOCIATION. YORK COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF THE BMP.
- THE STREETS WITHIN THE RIGHT-OF-WAY ARE INTENDED TO BE ACCEPTED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SYSTEM OF STATE HIGHWAYS AT A LATER DATE.
- ALL EXISTING PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- ALL REQUIRED STREET TREES ASSOCIATED WITH VICTORY AT TABB SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- ALL COMMON AREAS AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE VICTORY AT TABB HOMEOWNERS ASSOCIATION.
- THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51199C0152D FOR COMMUNITY NUMBER 510182, DATED 01/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 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 INCLUDE:
(1) 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.
(2) 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.
- UTILITY NOTES:
WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
- 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.
- EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PERMIT NO. NAO-2005-02077 (VALID UNTIL APRIL 28, 2026) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED APRIL 28, 2021 (47,480± S.F./1.09± AC.).

**PLAT OF SUBDIVISION
VICTORY AT TABB**

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

Date: 1/10/2022 Scale: NOTED Proj. No.: W10307-01 Proj. Contacts: SJB/AMR



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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 4

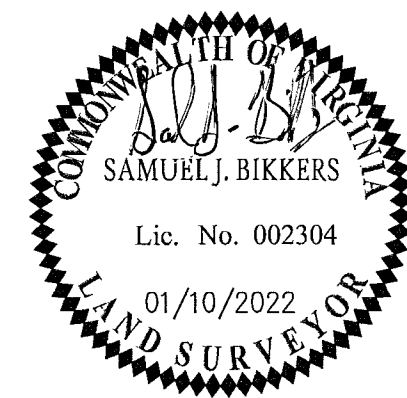
SURVEYOR'S STATEMENT

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'.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 10, 2022.

Samuel J. Bickers, L.S.
SAMUEL J. BICKERS, L.S.

1-10-2022
DATE



APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: Oliver Brubaker DATE: 2/24/2022

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel for SUSAN KASSELL, PLAT APPROVING AGENT

DATE: 6/23/22

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 24 DAY OF JUNE, 2022
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 220011010

TESTE: Kristen N. Nelson, CLERK

BY: Oliver Brubaker, L.S.