

VICINITY MAP  
SCALE: 1"= 2000'

**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.

TRANQUILITY RESIDENTIAL LLC, A VIRGINIA LIMITED LIABILITY COMPANY  
BY: PETER V. HENDERSON, SR.  
TITLE: MANAGER

CERTIFICATE OF NOTARIZATION FOR TRANQUILITY RESIDENTIAL LLC  
A VIRGINIA LIMITED LIABILITY COMPANY

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

I, Kerry Lovell, 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 11 DAY OF August, 2022

MY COMMISSION EXPIRES 01/31/24

Kerry Lovell  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 1748779

**TRUSTEES CONSENT AND DEDICATION**

Ashley L. Robins AVP  
PRINTED FULL NAME OF TRUSTEE PRINTED TITLE OF TRUSTEE

8-11-2022  
DATE

TRUSTEES—ASHLEY L. ROBINS AND CATHY D. MISE  
(EITHER OF WHOM MAY ACT ALONE)

DEED OF TRUST DATED JULY, 29, 2021 RECORDED AS INSTRUMENT NO. #210015679

BENEFICIARY: CHESAPEAKE BANK

**CERTIFICATE OF NOTARIZATION (CHESAPEAKE BANK)  
TRUSTEE DEED OF TRUST**

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

I, Shelly Stone-Nicholson, 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 11 DAY OF August, 2022

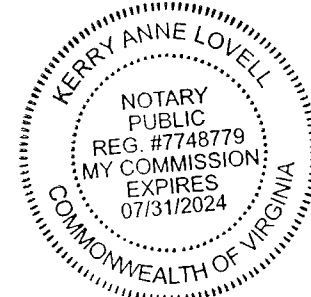
MY COMMISSION EXPIRES 12-31-2023

Shelly Stone-Nicholson  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: BS5507

**NOTES:**

1. THE PROPERTY SHOWN IS ZONED PLANNED DEVELOPMENT RESIDENTIAL (PDR) WITH PROFFERED CONDITIONS IN ACCORDANCE WITH YORK COUNTY ORDINANCE NO. 18-4 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MARCH 20, 2018 (INSTRUMENT NO. 180006306)
2. THE TAX ASSESSOR'S PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 11-04-00-001 (GPIN 114c-2303-1468); ADDRESS: #2000 SPRINGFIELD ROAD, WILLIAMSBURG, VA 23185
3. THIS PROPERTY LIES MAINLY IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS PROPERTY LIES PARTIALLY IN ZONE 'X' (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS PROPERTY LIES PARTIALLY IN FLOOD ZONE 'AE' SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED. ALL PER FEMA FIRM COMMUNITY MAP NUMBERS 51199C0044D AND 51199C0063D FOR THE COUNTY OF YORK, VIRGINIA, REVISED JANUARY 16, 2015.
4. THIS PLAT IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
5. ALL DRAINAGE EASEMENTS SHOWN SHALL BE PRIVATE IN ACCORDANCE WITH THE APPROVED SITE PLAN AND HEREBY CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC..
6. A PORTION OF THIS PARCEL IS WITHIN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.
7. THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATION AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 17-109).
8. 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.
9. 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..
10. NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
11. NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF THE SURVEY.
12. EXISTING WELLS WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.
13. EXISTING PARCEL 1-A, TRANQUILITY RESIDENTIAL LLC WAS CREATED BY BOUNDARY LINE ADJUSTMENT PLAT RECORDED AS INSTRUMENT #170023797.
14. MINIMUM YARD REQUIREMENTS:  
MINIMUM SEPARATION BETWEEN ANY TWO PRINCIPAL BUILDINGS, INCLUDING ATTACHED DECKS OR PORCHES (15'); MINIMUM FRONT YARD SETBACK (20'); MINIMUM SIDE YARD SETBACK (EXCEPT CORNER LOTS) (7.5'); MINIMUM CORNER LOT SETBACK (10'); MINIMUM REAR YARD SETBACK (15'); MINIMUM DISTANCE BETWEEN ANY ACCESSORY BUILDINGS TO PUBLIC OR PRIVATE STREET RIGHT OF WAY OR COMMON AREA BOUNDARY LINE (20'); MINIMUM DISTANCE BETWEEN ANY ACCESSORY STRUCTURES LOCATED WITHIN A REAR YARD AND A CONTERMINOUS REAR OR SIDE LOT LINE (5'); MINIMUM SETBACK FROM EXTERNAL PROPERTY LINES (20'); MAXIMUM BUILDING HEIGHT (40'); MINIMUM DISTANCE BETWEEN A PRINCIPAL BUILDING AND AN ACCESSORY BUILDING OR BETWEEN ANY TWO ACCESSORY BUILDINGS (10')
15. COMMON AREAS #1, #2, #3, #4, #5, #6 AND #7 AS SHOWN ON THIS PLAT SHALL, BE CONVEYED TO THE TRANQUILITY HOMEOWNERS ASSOCIATION, INC.
16. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED WILL BE RELOCATED UNDERGROUND.
17. ALL REQUIRED STREET TREES ASSOCIATED WITH THE "DEVELOPMENT PLAN, AMENDMENT #1 FOR TRANQUILITY PHASE I" AS APPROVED BY YORK COUNTY SHALL BE LOCATED WITHIN THE "10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY."
18. THE PRIVATE RIGHTS OF WAY PROVIDED FOR THE PRIVATE STREETS WITHIN "TRANQUILITY PHASE IA" SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT YORK COUNTY'S RIGHT OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE YORK COUNTY'S SANITARY SEWER FACILITIES LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT OF WAYS.
19. THE PROPOSED PRIVATE STREETS SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE IV. DESIGN STANDARDS, DIVISION 2. STREETS AND ROADS, SEC. 20.5-102. PRIVATE STREETS OF THE YORK COUNTY SUBDIVISION ORDINANCE.
20. 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.
21. 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.
22. 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.
23. LIMITS OF WETLANDS SHOWN HEREON ARE IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS GENERAL PERMIT NO. 17-SPGP-01 DATED SEPTEMBER 3, 2019 WHICH IS VALID THROUGH MAY 31, 2022, AND THE VIRGINIA DEQ WETLANDS PERMIT NO. WP4-19-0163 DATED JUNE 19, 2019 WHICH IS VALID THROUGH AUGUST 1, 2026.
24. THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS LISTED IN THE PROFFER STATEMENT TITLED "MID-ATLANTIC MANAGEMENT, LLC, PROFFERS" DATED FEBRUARY 6, 2018.
25. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES TO THE EXTENT ALLOWED BY LAW.
26. THE PRIVATE RIGHTS OF WAY PROVIDED FOR THE PRIVATE STREETS WITHIN "TRANQUILITY PHASE IA" SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT THE CITY OF NEWPORT NEWS (NEWPORT NEWS WATERWORKS) RIGHT OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE THE CITY OF NEWPORT NEWS WATER FACILITIES LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT OF WAYS.



**TRUSTEES CONSENT AND DEDICATION**

Joshua Pardue Vice President  
PRINTED FULL NAME OF TRUSTEE PRINTED TITLE OF TRUSTEE

8/11/22  
DATE

TRUSTEES—JOSHUA PARDUE AND DAVID BRANCH  
(EITHER OF WHOM MAY ACT ALONE)

DEED OF TRUST DATED JULY 21, 2021 RECORDED AS INSTRUMENT NO. #210015762 AND DEED OF TRUST DATED JULY 28, 2021 RECORDED AS INSTRUMENT NO. #210015763

BENEFICIARY: NVR, INC. A VIRGINIA CORPORATION

**CERTIFICATE OF NOTARIZATION FOR NVR, INC.  
TRUSTEE DEED OF TRUST**

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

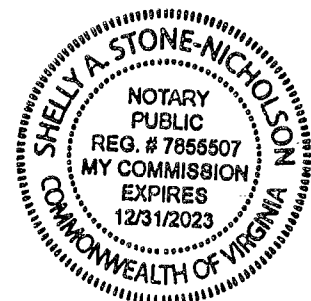
I, Kelly L Wroten, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11 DAY OF August, 2022

MY COMMISSION EXPIRES 5/31/23

Kelly L Wroten  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 71149229



**AREA TABULATION - PHASE IA (40 LOTS)**

AREA OF TAX PARCEL 11-04-00-001 (GPIN #14c-2303-1468)	3,645,421 S.F.	83.687 AC.±
AREA OF LOTS	280,502 S.F.	6.440 AC.±
AREA OF PRIVATE RIGHT-OF-WAY	134,791 S.F.	3.094 AC.±
AREA OF PROPOSED PUMP STATION LOT (TO BE CONVEYED TO YORK COUNTY IN THE FUTURE)	10,099 S.F.	0.232 AC.±
COMMON AREA #1	56,010 S.F.	1.285 AC.±
COMMON AREA #2	102,671 S.F.	2.357 AC.±
COMMON AREA #3	22,109 S.F.	0.508 AC.±
COMMON AREA #4	20,196 S.F.	0.464 AC.±
COMMON AREA #5	7,271 S.F.	0.167 AC.±
COMMON AREA #6	152,255 S.F.	3.495 AC.±
COMMON AREA #7	188,676 S.F.	4.331 AC.±
TOTAL SUBDIVIDED AREA - PHASE IA	974,580 S.F.	22.373 AC.±
REMAINING AREA OF TAX PARCEL 11-04-00-001 (GPIN #14c-2303-1468) (FUTURE DEVELOPMENT - REMAINDER OF TRANQUILITY)	2,670,841 S.F.	61.314 AC.±

**APPROVED:**

YORK COUNTY BOARD OF SUPERVISORS  
BY: [Signature] for Susan Kassel PLAT APPROVING AGENT  
DATE: 8/29/22

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 September, 22.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 220015471  
TESTE: KRISTEN N. NELSON, CLERK CLERK  
BY: [Signature]

PLAT OF SUBDIVISION  
**TRANQUILITY  
PHASE IA**

BRUTON DISTRICT COUNTY OF YORK VIRGINIA  
Date: 09-02-21 Scale: NA Proj. No.: W10483-04 Proj. Contacts: SJB/TRS



SHEET 1 OF 6

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 (GPIN 114c-2303-1468) IS IN THE NAME OF TRANQUILITY RESIDENTIAL LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM TRANQUILITY KINGS CREEK, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BY DEED DATED JULY 29, 2021, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JULY 30, 2021 AS INSTRUMENT NO. 210015677.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 25, 2023

[Signature] 02/25/2022  
SAMUEL J. BIKKERS, L.S. #002304 DATE

