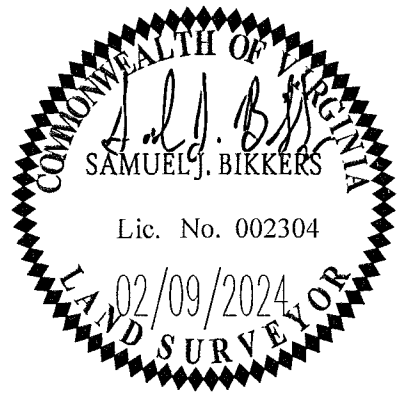
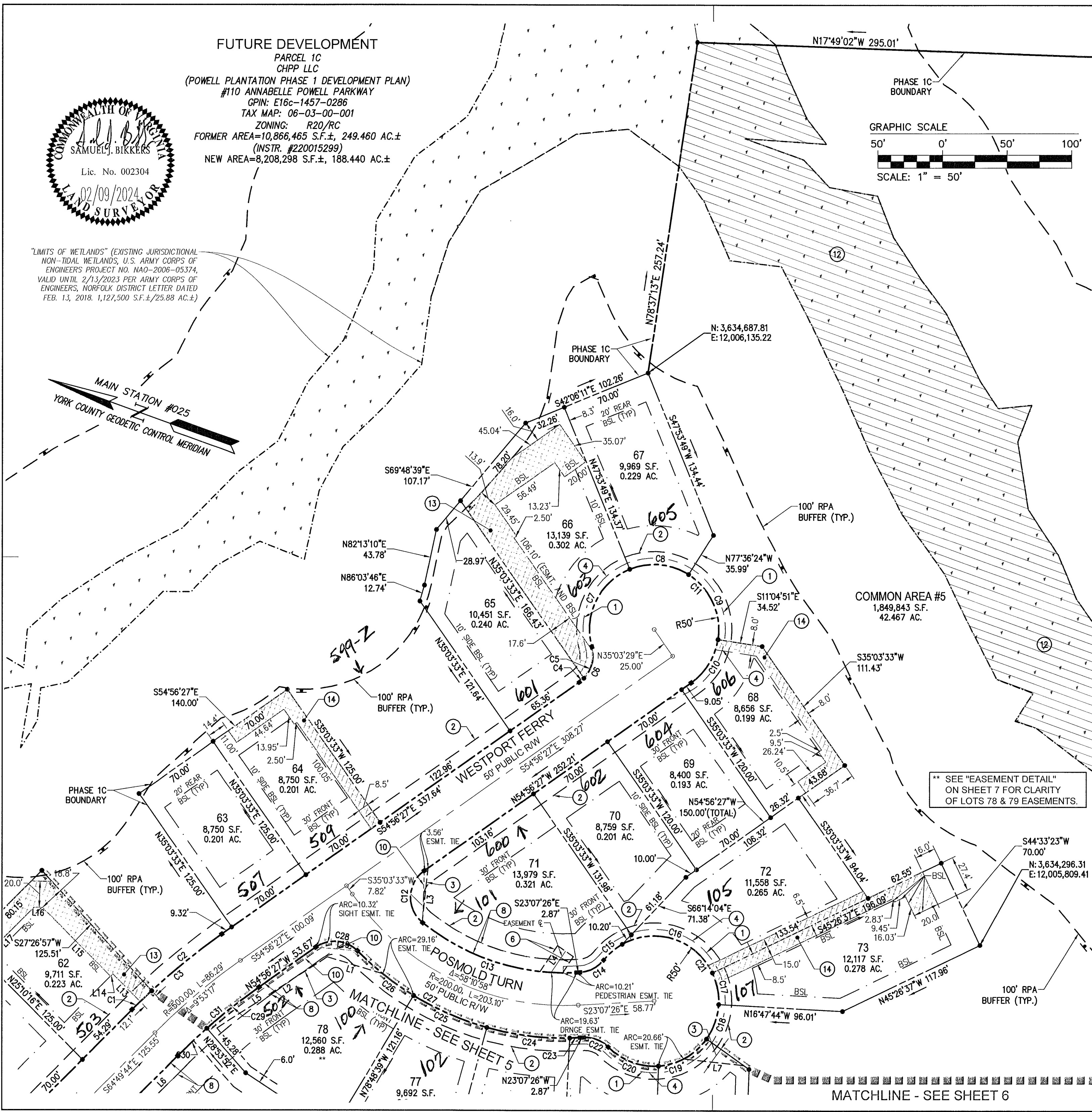


FUTURE DEVELOPMENT
 PARCEL 1C
 CHPP LLC
 (POWELL PLANTATION PHASE 1 DEVELOPMENT PLAN)
 #110 ANNABELLE POWELL PARKWAY
 CPIN: E16c-1457-0286
 TAX MAP: 06-03-00-001
 ZONING: R20/RC
 FORMER AREA=10,866,465 S.F.±, 249.460 AC.±
 (INSTR. #220015299)
 NEW AREA=8,208,298 S.F.±, 188.440 AC.±



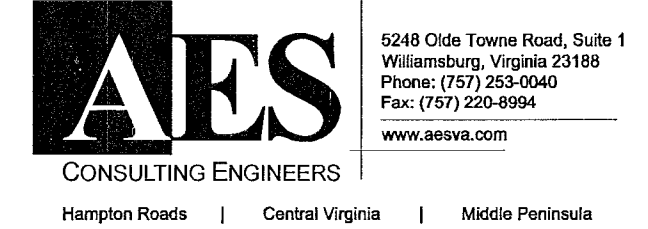
"LIMITS OF WETLANDS" (EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2006-05374, VALID UNTIL 2/13/2023 PER ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED FEB. 13, 2018, 1,127,500 S.F.±/25.88 AC.±)



PLAT OF SUBDIVISION
 WALLER MILL HEIGHTS
 PHASE 1C

BRUTON DISTRICT
 YORK COUNTY, VIRGINIA

Date: 02/09/24 Scale: 1"=50' Proj. No.: 9654-05 Proj. Contacts: PET/SJB



SEE SHEET 7 FOR CURVE & LINE TABLES. SHEET 4 OF 7

- EASEMENT LEGEND
- ① VARIABLE WIDTH WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF NEWPORT NEWS
 - ② 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - ③ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
 - ④ 5' WIDE UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY AND PEDESTRIAN ACCESS EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
 - ⑤ 20' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
 - ⑥ 15' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
 - ⑦ 10' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
 - ⑧ 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - ⑨ 5' WIDE SHARED UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF WILLIAMSBURG.
5' WIDE SHARED UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY.
5' WIDE PEDESTRIAN ACCESS EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNERS ASSOCIATION
 - ⑩ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - ⑪ 25' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION
 - ⑫ VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT OVER U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL NON-TIDAL WETLANDS HEREBY CONVEYED TO YORK COUNTY (AREA= 193,015 S.F.±/4.431 AC.±)
 - ⑬ VARIABLE WIDTH DRAINAGE AND RETAINING WALL MAINTENANCE AND ACCESS EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION (NO EXCAVATION OR GRADE ALTERATIONS ARE PERMITTED)
 - ⑭ VARIABLE WIDTH RETAINING WALL MAINTENANCE AND ACCESS EASEMENT HEREBY CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNER'S ASSOCIATION (NO EXCAVATION OR GRADE ALTERATIONS ARE PERMITTED)

** SEE "EASEMENT DETAIL" ON SHEET 7 FOR CLARITY OF LOTS 78 & 79 EASEMENTS.

LOT BUILDABLE AREA IS REDUCED BY RETAINING WALL AND RETAINING WALL EASEMENTS FOR LOTS 62, 66 AND 73.

APPROVED:
 BY YORK COUNTY BOARD OF SUPERVISORS
 BY: *[Signature]* PLAT APPROVING AGENT
 DATE: APRIL 4, 2024
 STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 10 DAY OF April, 2024
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240004073
 TESTE: *[Signature]* CLERK
 BY: *[Signature]*