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

AES CONSULTING ENGINEERS
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COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
02/09/2024
LAND SURVEYOR

SEE SHEET 7 FOR CURVE & LINE TABLES.

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.±)

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel 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. 240004673.

TESTE: Kristen Nelson CLERK

BY: Debbie McMahon DC.

NOTE:
20' CITY OF WILLIAMSBURG TEMPORARY UTILITY EASEMENT HEREBY VACATED UPON RECORDATION OF THIS PLAT FOR WALLER MILL HEIGHTS PHASE 1C.

"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 LETTIER DATED FEB. 13, 2018. 1,127,500 S.F.±/25.88 AC.±)