

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:

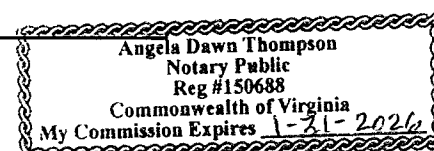
I, ANGELA DAWN THOMPSON A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2ND DAY OF MAY, 2025

MY COMMISSION EXPIRES JANUARY 31, 2026

Angela Dawn Thompson
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 150688



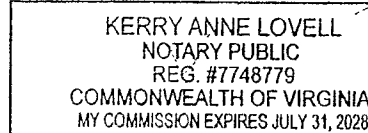
TRUSTEES CONSENT AND DEDICATION

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

Cathy D. Mise May 6 2025
TRUSTEES-ASHLEY L. ROBINS AND CATHY D. MISE DATE
(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 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 6th DAY OF May, 2025

MY COMMISSION EXPIRES 07/31/28

Kerry Lovell
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7748779

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: #101 STABLE LANE, 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 13 AND 14 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, TRANQUILITY PHASE II" 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 IIB" 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 VI. 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 RECDORDATION 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 RECDORDATION 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, OF WHICH ALL PERMIT REQUIREMENTS HAVE BEEN COMPLETED, 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 IIB" 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.
27. IN ACCORDANCE WITH SEC. 24.1-220 (REQUIREMENTS FOR CORNER LOTS) OF THE YORK COUNTY ZONING ORDINANCE, REGARDING THE "REAR YARD", THE ZONING ADMINISTRATOR SHALL DETERMINE THE REQUIRED REAR YARD FOR A CORNER LOT BASED ON THE EXISTING OR PROPOSED ORIENTATION OF THE PRINCIPAL BUILDING AND TAKING INTO CONSIDERATION THE ORIENTATION OF BUILDING ON ADJOINING PROPERTIES.
28. THE ROADS IN THIS SUBDIVISION DO NOT MEET THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL NOT BE MAINTAINED BY EITHER THE COUNTY OR OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION. THE ROADS WILL HAVE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE DEPARTMENT REQUIREMENTS IN EFFECT AT THE TIME OF THE REQUEST BY THE PROPERTY OWNERS PRIOR TO REQUESTING THE ADDITION OF THE ROADS INTO THE STATE MAINTAINED SYSTEM.

TRUSTEES CONSENT AND DEDICATION

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

David Branch 5/5/25
TRUSTEES-JOSHUA PARDUE AND DAVID BRANCH DATE
(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 West James City
TO-WIT:

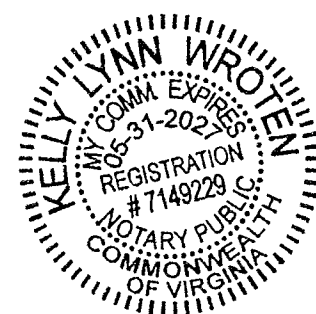
I, Kelly Lynn Wroten A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 5 DAY OF May, 2025

MY COMMISSION EXPIRES 5/31/2027

Kelly Lynn Wroten
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7149229



SEWER:
EACH LOT SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

WATER:
EACH LOT SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.

PLAT OF SUBDIVISION

TRANQUILITY PHASE IIB

BRUTON DISTRICT COUNTY OF YORK VIRGINIA

Date: 12-12-24 Scale: NA Proj. No.: W10483-04 Proj. Contacts: SJB/TRS



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

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'.

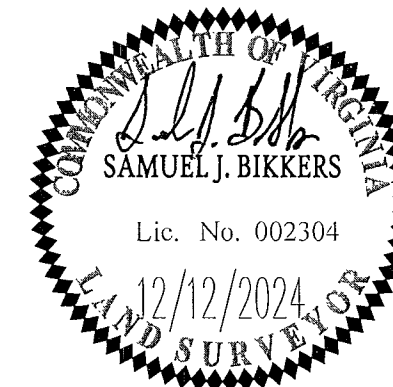
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (GPIN 114c-2303-1468) IS IN THE NAME OF TRANQUILITY RESIDENTIAL LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM TRANQUILITY KINGS CREEK, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BY DEED DATED JULY 29, 2021, AND DULY RECORDED 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 OCTOBER 30, 2025.

Samuel J. Bickers
SAMUEL J. BICKERS, L.S. #002304

12/12/2024

DATE



AREA TABULATION - PHASE IIB (47 LOTS)

AREA OF TAX PARCEL 11-04-00-001 (GPIN 114c-2303-1468)	1,046,136 S.F.	24.016 AC.±
AREA OF LOTS	345,512 S.F.	7.932 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (COBBLER MILL LANE)	28,304 S.F.	0.650 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (WOODCREEK ROAD)	47,617 S.F.	1.093 AC.±
COMMON AREA #13	42,731 S.F.	0.981 AC.±
COMMON AREA #14	581,972 S.F.	13.360 AC.±
TOTAL SUBDIVIDED AREA - PHASE IIB	1,046,136 S.F.	24.016 AC.±

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Sharon Kassel PLAT APPROVING AGENT

DATE: MAY 8 2025

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 9th DAY OF May, 2025.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS, AS INSTRUMENT NO. 250006923

TESTE: Kristen N. Nelson CLERK

BY: J. Brian Fickel, DC