

VICINITY MAP  
SCALE: 1" = 2000'

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND TRUSTEES, IF ANY

STANLEY MARTIN COMPANIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY  
 BY: Hunter Taylor 12/14/20  
 HUNTER TAYLOR, RICHMOND DIVISION PRESIDENT DATE

**CERTIFICATE OF NOTARIZATION FOR OWNER**

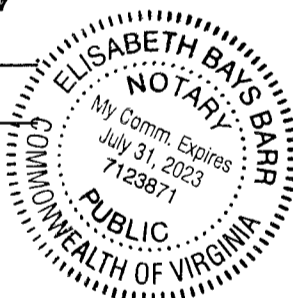
STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:  
 I, Elisabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14<sup>th</sup> DAY OF December, 2020.

NOTARY PUBLIC Elisabeth Bays Barr

NOTARY REGISTRATION NUMBER 7123811

MY COMMISSION EXPIRES ON 7/31/2023



**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'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RESUBDIVISION IS IN THE NAME OF STANLEY MARTIN COMPANIES, LLC A MARYLAND LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM DENSTOCK LLC A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JULY 20, 2020 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JULY 23, 2020 AS INSTRUMENT NO. 200011641.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 15, 2021.

Samuel J. Bickers 12/08/2020  
 SAMUEL J. BICKERS, L.S. #002304 DATE



**PARCEL AREA TABULATION (EXISTING PARCELS)**

PARCEL 3	70,937± SQ. FT./1.628± AC.
PARCEL 6	61,350± SQ. FT./1.408± AC.
TOTAL AREA	132,287± SQ. FT./3.036± AC.

**PARCEL AREA TABULATION (NEW LOTS)**

LOTS 1-32	66,598± SQ. FT./1.528± AC.
COMMON AREA 1 (CA-1)	10,293± SQ. FT./0.236± AC.
COMMON AREA 2 (CA-2)	921± SQ. FT./0.021± AC.
COMMON AREA 3 (CA-3)	944± SQ. FT./0.022± AC.
COMMON AREA 4 (CA-4)	12,272± SQ. FT./0.282± AC.
BULKHEAD PLACE (PRIVATE R/W)	22,297± SQ. FT./0.512± AC.
BIMINI LANE (PRIVATE R/W)	18,962± SQ. FT./0.435± AC.
TOTAL AREA SUBDIVIDED	132,287± SQ. FT./3.036± AC.

**UTILITY NOTES**

WATER:  
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:  
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

**GENERAL NOTES**

1. OWNER AND REFERENCES:

PARCEL 3  
 GPIN: B19c-1476-2431  
 TAX MAP PARCEL 021-00-00-003  
 OWNER: STANLEY MARTIN COMPANIES, LLC  
 ADDRESS: 200 KELTON STATION  
 WILLIAMSBURG, VIRGINIA 23188

PARCEL 6  
 GPIN: B19a-2016-2702  
 TAX MAP PARCEL 021-00-00-006  
 OWNER: STANLEY MARTIN COMPANIES, LLC  
 ADDRESS: 201 KELTON STATION  
 WILLIAMSBURG, VIRGINIA 23188

- ALL OF THE PROPERTIES ARE ZONED PDMU (PLANNED DEVELOPMENT MIXED USE) IN ACCORDANCE WITH YORK COUNTY ORDINANCE NO. 17-10 AND ASSOCIATED PROFFERS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON OCTOBER 17, 2017
- TOTAL NUMBER OF LOTS: 32
- COMMON AREA #1 (CA-1), COMMON AREA #2 (CA-2), COMMON AREA #3 (CA-3) AND COMMON AREA #4 (CA-4) AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE KELTON STATION HOMEOWNERS ASSOCIATION, INC.
- PARCEL 3 SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESCRIBED ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51199C0028D, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015 AND ALSO PER COMMUNITY PANEL NUMBER 51199C0010D (NOT PRINTED). PARCEL 6 SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESCRIBED ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51199C0028D.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE SUBJECT PROPERTIES ARE LOCATED IN THE WALLER MILL WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES WERE OBSERVED DURING THE SURVEY. NO STUDY WAS PERFORMED TO RECOVER EVIDENCE OF GRAVE SITES.
- UTILITIES EXIST BUT ARE NOT SHOWN AS PART OF THIS SURVEY.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- ALL EXISTING PRIVATE WELLS AND EXISTING PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- DRAINAGE EASEMENTS SHOWN ARE TO BE PRIVATE AND DEDICATED TO THE KELTON STATION HOMEOWNERS ASSOCIATION, INC.
- SEE KELTON STATION DECLARATION OF EASEMENTS, MAINTENANCE AGREEMENT AND COVENANT TO SHARE COSTS RECORDED AS INSTRUMENT NO 190009779 AND MASTER DECLARATION OF COVENANTS AND RESTRICTIONS OF KELTON STATION OWNERS ASSOCIATION, INC. RECORDED AS INSTRUMENT NO 190009393 FOR ADDITIONAL RESTRICTIONS AFFECTING THE PROPERTY.
- ALL REQUIRED STREET TREES ASSOCIATED WITH THE "KELTON STATION TOWNHOMES, SITE PLAN (APPLICATION NO. 201800110)" AS APPROVED BY YORK COUNTY SHALL BE LOCATED WITHIN THE "10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY".
- THE PROPOSED PRIVATE STREETS SHALL COMPLY WITH REQUIREMENTS OF ARTICLE IV. DESIGN STANDARDS, DIVISION 2. STREETS AND ROADS, SEC 20.5-102. PRIVATE STREETS OF YORK COUNTY SUBDIVISION ORDINANCE.
- 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.
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
- 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 LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- VEPCO POLE LINE EASEMENTS PER DEED BOOK 207, PAGE 327, DEED BOOK 207, PAGE 330 AND DEED BOOK 197, PAGE 45 HAVE BEEN VACATED PER "QUITCLAIM DEED OF EASEMENT" INSTRUMENT NO. 200012930 AND THE POLES AND OVERHEAD LINES FOR EACH HAVE BEEN REMOVED.
- SEE KELTON STATION DECLARATION OF JOINT ACCESS TO AMENITIES RECORDED AS INSTRUMENT NO 200011642 FOR ADDITIONAL TERMS AND CONDITIONS AFFECTING THE PROPERTY.

**PLAT OF RESUBDIVISION  
 KELTON STATION  
 PARCEL 3 AND PARCEL 6**

BRUTON DISTRICT YORK COUNTY VIRGINIA  
 Date: 06/15/2020 Scale: 1"=40' Proj. No.: W10528-02 Proj. Contacts: SJB/JFS



SHEET 1 OF 4

APPROVED:  
 BY YORK COUNTY BOARD OF SUPERVISORS  
 BY: Steven Kassel PLAT APPROVING AGENT  
 DATE: DECEMBER 22, 2020

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 23<sup>rd</sup> DAY OF December, 2020  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 200022939  
 TESTE: Kristen N. Nelson CLERK  
 BY: Megan Bowen DC