

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 SUBDIVISION IS IN THE NAME(S) OF:
REMAINDER PARCEL A
 TAX MAP 24-45-00-001A: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED BY DEED OF BOUNDARY LINE ADJUSTMENT DATED AUGUST 12, 2015 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON SEPTEMBER 18, 2015 AS INSTRUMENT NO. 150017144.

FORMERLY:
 TAX MAP 24-56-00-000C: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017749.
 TAX MAP 24-00-00-103: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017745.
 TAX MAP 24-00-00-101A: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017748.
 TAX MAP 24-45-00-001A: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017747.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 1, 2021.

Mark Houston Ricketts 11/09/2020
 MARK HOUSTON RICKETTS, L.S. #001811 DATE



GENERAL NOTES:

- PROPERTY SHOWN HEREON IS ALL OF: TAX MAP PARCEL: 24-45-00-001A GPIN: R08a-0279-3748
- THE SUBJECT PARCEL IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE) IN ACCORDANCE WITH ORDINANCE NO. 11-10(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON JUNE 21, 2011.
- MINIMUM YARD REQUIREMENTS:** (REFERENCE: YORK COUNTY CODE ARTICLE III, SECTION 24.1-361.1(d)(4) OF THE YORK COUNTY ZONING ORDINANCE)
 EXTERNAL PROPERTY LINE SETBACK 20'
 EXTERNAL STREET SETBACK 50'
- 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 INCLUDE:
 (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.
 (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.
- THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 51199C0128D, EFFECTIVE DATE: JANUARY 16, 2015.
- PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). 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.
- HORIZONTAL DATUM**
 YORK COUNTY GEODETIC CONTROL NETWORK
 VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83
 STATION NO. 058 STATION NO. 059
 N: 3601253.260 N: 3598848.801
 E: 12067979.271 E: 12069041.487
 ELEVATION: 59.25' (NGVD 29) ELEVATION: 52.45' (NGVD 29)
- TOTAL NUMBER OF LOTS = 14
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE 500' WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- UTILITY NOTES:
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
- ALL COMMON AREAS AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE YORKTOWN CRESCENT RESIDENTIAL OWNERS ASSOCIATION.
- 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 EASEMENTS AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- 5' PRIVATE ACCESS AND UTILITY EASEMENTS CENTERED ON PROPERTY LINES ARE PROVIDED TO PERMIT FRANCHISE UTILITY CONNECTIONS AND PLACEMENT OF HVAC UNITS. EASEMENT IS HEREBY PROVIDED FOR THE MUTUAL BENEFIT OF EACH LOT OWNER.

OWNER'S CONSENT AND DEDICATION

TAX MAP PARCEL 24-45-00-001A
 THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

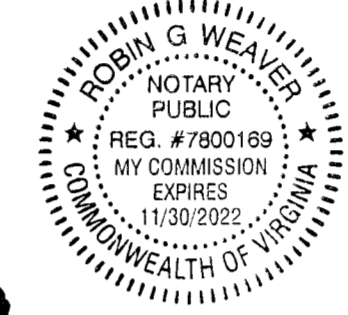
YORKTOWN CRESCENT, LLC,
 A VIRGINIA LIMITED LIABILITY COMPANY
 BY: *Charles Lewie Parrish* 11/10/2020
 DATE

CHARLES LEWIE PARRISH MANAGER & PRESIDENT
 PRINTED NAME TITLE

NOTARY PUBLIC FOR CHARLES LEWIE PARRISH, MANAGER & PRESIDENT OF YORKTOWN CRESCENT, LLC:

CITY/COUNTY OF Newport News
 COMMONWEALTH OF VIRGINIA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF November 10, 2020
 BY:

Charles Lewie Parrish
 (NAME OF PERSON SEEKING ACKNOWLEDGEMENT)
Robin G. Weaver
 NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 79800169

MY COMMISSION EXPIRES: 11/30/2022

TRUSTEE'S CONSENT:

BY: *Bruce T. Brockwell* 11-13-2020
 BRUCE BROCKWELL OR CHERYL WOOD DATE
 EITHER OF WHOM MAY ACT
Bruce T. Brockwell EVP
 PRINTED NAME TITLE

BENEFICIARY: SONABANK (F/K/A EVB; F/K/A VIRGINIA COMPANY BANK)
 DEED OF TRUST DATED OCTOBER 29, 2014
 RECORDED AS INSTRUMENT NO. 140017750
 DEED OF TRUST MODIFICATION AGREEMENT DATED SEPTEMBER 1, 2015
 RECORDED AS INSTRUMENT NO. 150017145
 MODIFICATION OF DEED OF TRUST AND APPOINTMENT OF SUBSTITUTE TRUSTEE DATED FEBRUARY 6, 2017
 RECORDED AS INSTRUMENT NO. 170002656
 MODIFICATION OF DEED OF TRUST DATED AUGUST 11, 2017
 RECORDED AS INSTRUMENT NO. 170015248
 APPOINTMENT OF SUBSTITUTE TRUSTEES DATED NOVEMBER 4, 2020
 RECORDED AS INSTRUMENT NO. 200019142

NOTARY PUBLIC FOR TRUSTEE, YORKTOWN CRESCENT, LLC:

CITY/COUNTY OF Colonial Heights
 COMMONWEALTH OF VIRGINIA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF November 13, 2020
 BY:

Bruce T. Brockwell
 (NAME OF PERSON SEEKING ACKNOWLEDGEMENT)
April Michelle Adams
 NOTARY PUBLIC

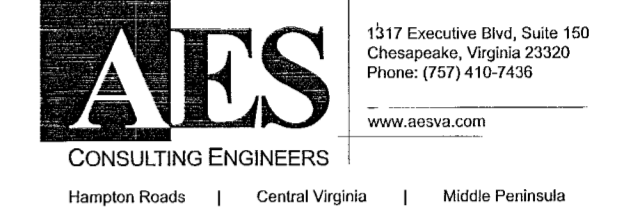


NOTARY REGISTRATION NUMBER: 7707702

MY COMMISSION EXPIRES: June 30, 2024

RESUBDIVISION OF
 YORKTOWN CRESCENT, PHASE 1
 AND
 PLAT OF SUBDIVISION
 YORKTOWN CRESCENT, PHASE 2

NELSON DISTRICT YORK COUNTY VIRGINIA
 Date: 07/17/2020 Scale: NOTED Proj. No.: H10028-05 Proj. Contacts: MHR



SHEET 1 OF 4

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- ⊙ PHASE CORNER
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- ⊕ CENTERLINE
- ESMT EASEMENT

REFERENCE

- PLAT BOOK 10, PAGE 443 PLAT
- PLAT BOOK 10, PAGE 327 PLAT
- PLAT BOOK 11, PAGE 142 PLAT
- PLAT BOOK 12, PAGE 537 PLAT
- INSTRUMENT NO. 040023433 VDOT CERTIFICATE OF TAKE
- INSTRUMENT NO. 050000391 VDOT RIGHT-OF-WAY CONVEYANCE
- INSTRUMENT NO. 050000392 VDOT RIGHT-OF-WAY CONVEYANCE
- INSTRUMENT NO. 050001190 VDOT RIGHT-OF-WAY CONVEYANCE
- INSTRUMENT NO. 150017143 PLAT OF BOUNDARY LINE ADJUSTMENT
- INSTRUMENT NO. 160007687 VEPSCO ELECTRIC EASEMENT
- INSTRUMENT NO. 160008088 CITY OF NEWPORT NEWS WATERLINE EASEMENT
- INSTRUMENT NO. 170003214 SUBDIVISION PLAT, YORKTOWN CRESCENT PH 1
- INSTRUMENT NO. 110010175 PROFFERS YORKTOWN CRESCENT
- INSTRUMENT NO. 110010176 ADDENDUM TO PROFFERS YORKTOWN CRESCENT
- INSTRUMENT NO. 140017745 SOURCE DEED TAX PARCEL 24-00-00-103
- INSTRUMENT NO. 140017747 SOURCE DEED TAX PARCEL 24-45-00-001A
- INSTRUMENT NO. 140017748 SOURCE DEED TAX PARCEL 24-00-00-101A
- INSTRUMENT NO. 140017749 SOURCE DEED TAX PARCEL 24-56-00-000C
- INSTRUMENT NO. 150017144 DEED OF BOUNDARY LINE ADJUSTMENT

APPROVED:

Alanna Bricker
 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE: 15 Jun 2021

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS
 BY: *Susan Karal*, PLAT APPROVING AGENT

DATE: MAY 27, 2021

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 27 DAY OF May, 2021. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 210010727.

TESTE: KRISTEN N. NELSON, CLERK, CLERK

BY: *Leah Huy DC*

AREA TABULATION - PHASE 2 (14 LOTS)

AREA OF PUBLIC RIGHT-OF-WAY (MARINERS MAY)	7,885 S.F.	0.181 AC.±
AREA OF LOTS (BLOCK 1, LOTS 1-7; BLOCK 8, LOTS 1-7)	47,710 S.F.	1.095 AC.±
COMMON AREA 3 (CA-3) (INCLUDES DAYBEACON STREET)	10,144 S.F.	0.233 AC.±
COMMON AREA 4 (CA-4) (INCLUDES BRACEWELL LANE)	4,994 S.F.	0.115 AC.±
TOTAL SUBDIVIDED AREA - PHASE 2	70,733 S.F.	1.624 AC.±
TOTAL SUBDIVIDED AREA - PHASE 1 (INSTR. #170003214)	193,748 S.F.	4.448 AC.±
TOTAL RESUBDIVIDED AREA - PHASE 1	191,423 S.F.	4.394 AC.±
COMMON AREA 1 (CA-1) (INSTR. #170003214) (FORMER AREA)	56,918 S.F.	1.307 AC.±
COMMON AREA 1-A (CA-1-A) (NEW AREA PER THIS PLAT)	54,593 S.F.	1.253 AC.±
REMAINDER PARCEL A1 (FUTURE DEVELOPMENT)	331,718 S.F.	7.615 AC.±
TOTAL SUBDIVIDED AREA	593,875 S.F.	13.633 AC.±