

# PLAT OF SUBDIVISION VICTORY AT TABB

## BETHEL DISTRICT YORK COUNTY, VIRGINIA

Date: 1/10/2022 Scale: NOTED Proj. No.: W10307-01 Proj. Contacts: SJB/AMR

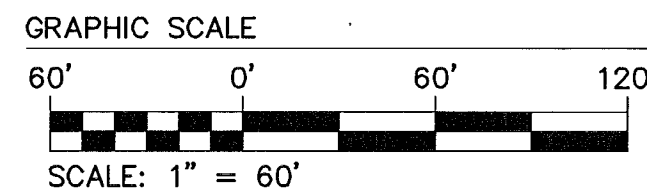
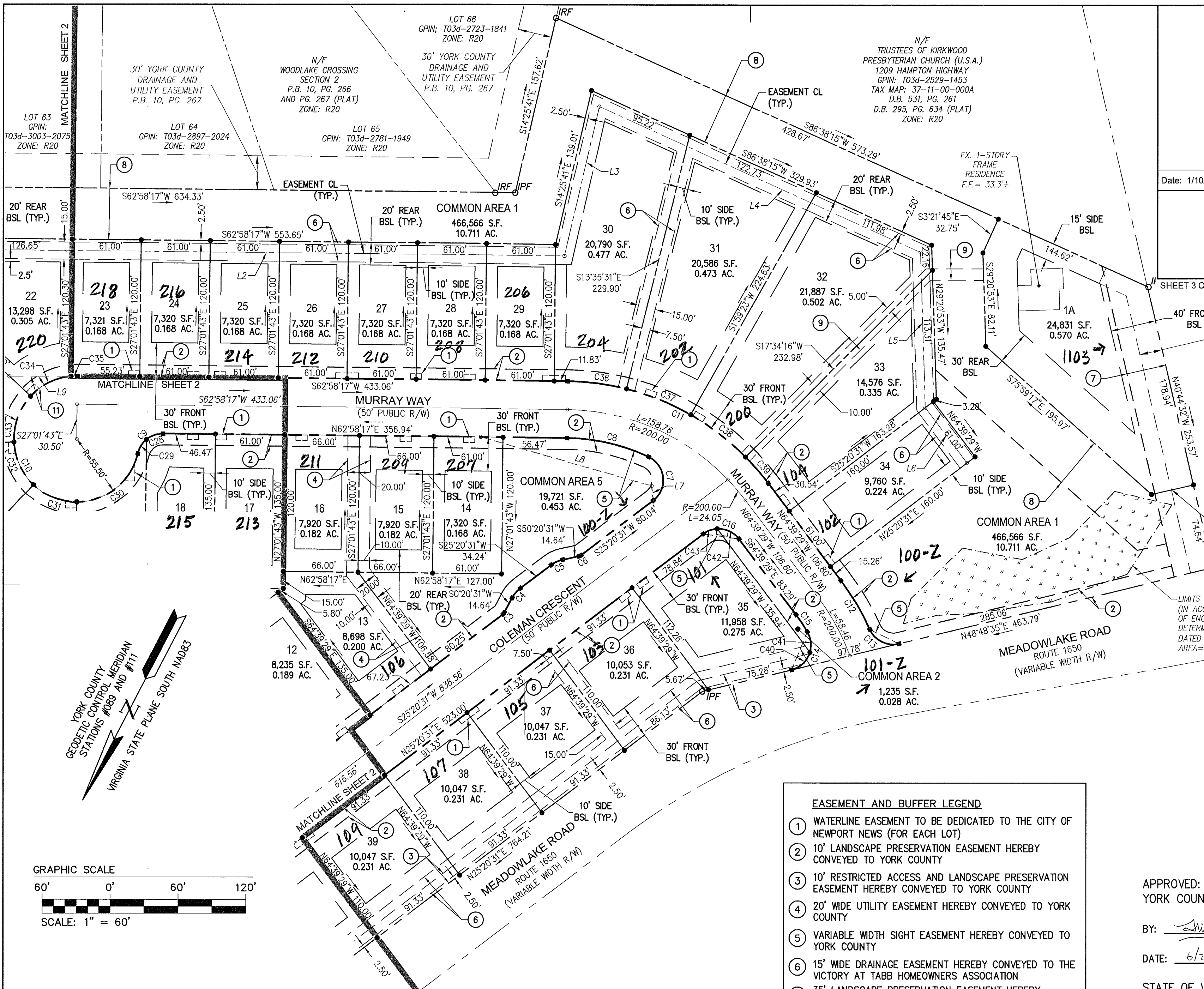
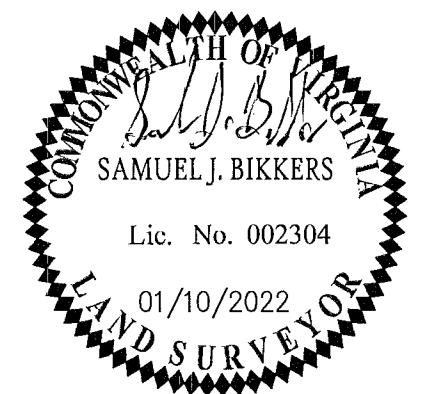


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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 3 OF 4

EX. YORK COUNTY  
20' AND VARIABLE WIDTH  
PEDESTRIAN ACCESS,  
DRAINAGE AND UTILITY  
EASEMENT  
INSTR. #210012399



**NOTE:**  
LOTS 1-40 ARE PER R20 CLUSTER ORDINANCE (SECTION 24.1-402)  
WHILE LOT 1A IS R20 BY-RIGHT (SECTION 24.1-323)

**WETLANDS NOTE:**  
THE NON-TIDAL WETLANDS GRAPHICALLY SHOWN ON THE PLANS  
ARE IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS  
PRELIMINARY JURISDICTIONAL DETERMINATION.  
COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
VMP GENERAL AUTHORIZATION PERMIT NO.: NAO-2005-02077  
AUTHORIZATION EFFECTIVE DATE: APRIL 28, 2021  
AUTHORIZATION EXPIRATION DATE: APRIL 28, 2026

SEE SHEET 4 FOR SURVEY LEGEND AND CURVE AND LINE TABLES.

- EASEMENT AND BUFFER LEGEND**
- ① WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF NEWPORT NEWS (FOR EACH LOT)
  - ② 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - ③ 10' RESTRICTED ACCESS AND LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - ④ 20' WIDE UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - ⑤ VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - ⑥ 15' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE VICTORY AT TABB HOMEOWNERS ASSOCIATION
  - ⑦ 35' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
  - ⑧ 45' LANDSCAPE BUFFER
  - ⑨ 10' LOW PRESSURE FORCE MAIN EASEMENT HEREBY CONVEYED TO YORK LAND, LLC FOR THE BENEFIT OF PARCEL 1A
  - ⑩ 7.5' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE VICTORY AT TABB HOMEOWNERS ASSOCIATION
  - ⑪ VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE VICTORY AT TABB HOMEOWNERS ASSOCIATION

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: [Signature] for Susan Kassel, PLAT APPROVING AGENT  
DATE: 6/23/22

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 21 DAY OF JUNE, 2022.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 220011010  
TESTE: Kristen N. Nelson, CLERK  
BY: [Signature]