

OWNERS CONSENT

THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS, COMMISSIONERS, AND TRUSTEES, IF ANY.
GREENWOOD HOMES-HAMPTON ROADS LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Kent Henry 8/19/2025
KENT HENRY, DIVISION PRESIDENT (DATE)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF York, TO-WIT:

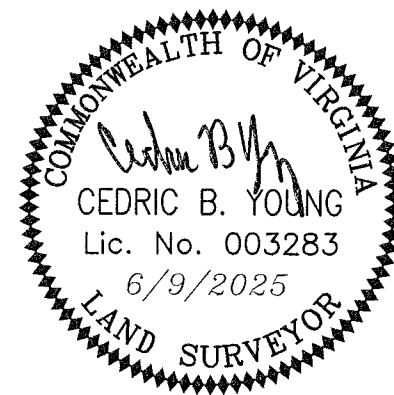
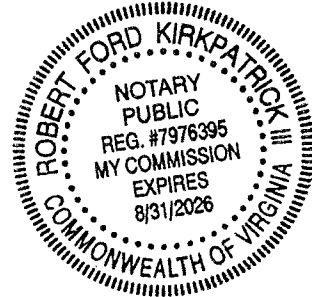
I, Rob Kirkpatrick, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT Kent Henry

WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS 19 DAY OF August, 2025.

Rob Kirkpatrick
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/2026

7976395
REGISTRATION NUMBER

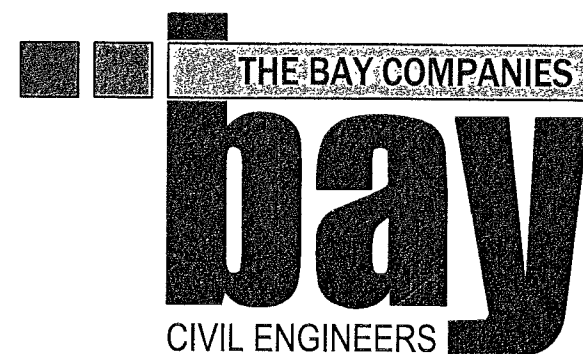


YORKTOWN CRESCENT

PHASE 1, BLOCK 7 SUBDIVISION PLAT

TOWNHOMES

NELSON DISTRICT, YORK COUNTY, VIRGINIA



SCALE = AS SHOWN

DATE: JUNE 9, 2025

SHEET 1 OF 3

8500 BELL CREEK RD. MECHANICSVILLE, VA 23116 PH: 804-569-7060

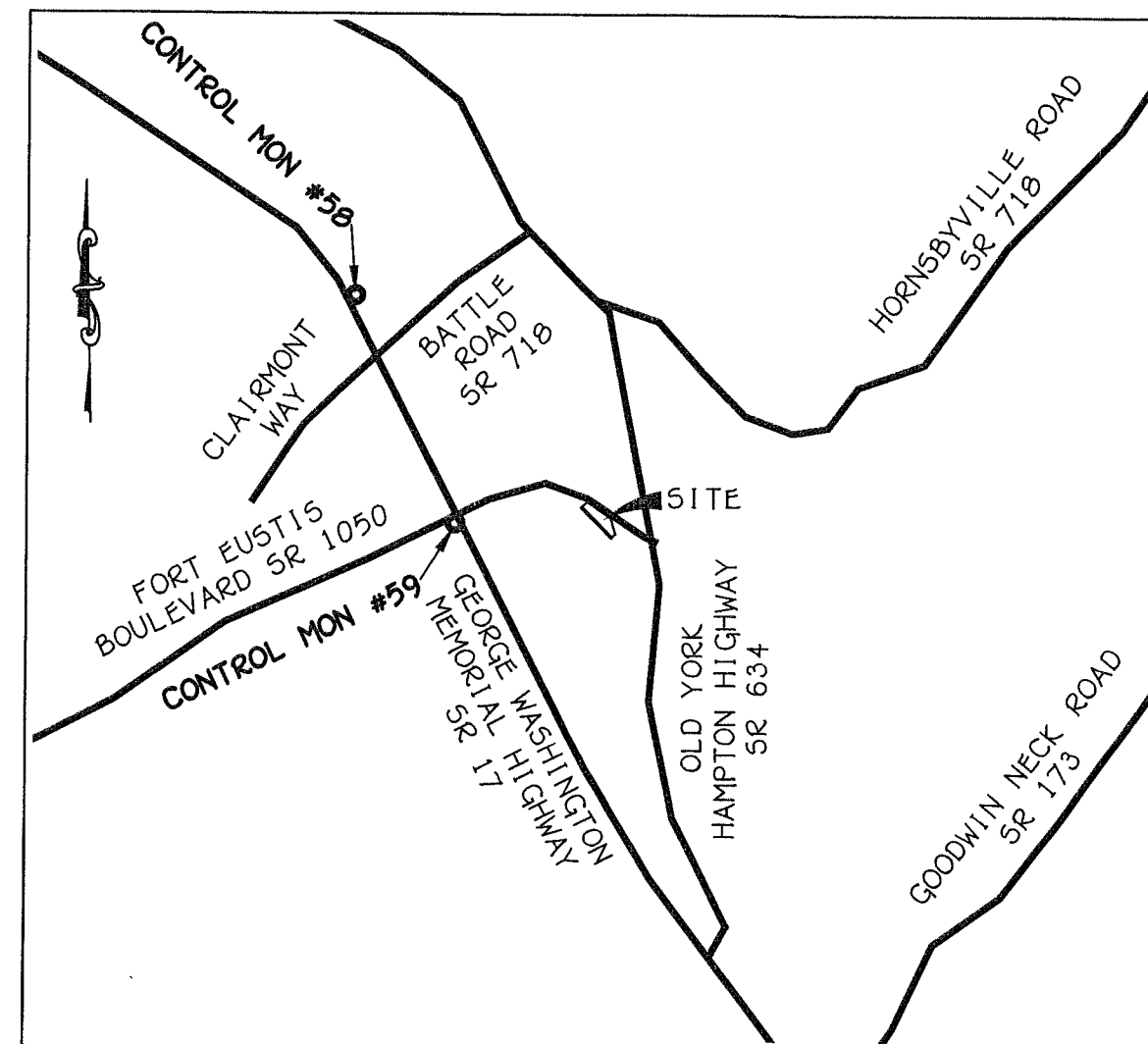
Yorktown Crescent

PHASE 1, BLOCK 7

SUBDIVISION PLAT

TOWNHOMES

Nelson District York County, Virginia



VICINITY MAP

SCALE: 1" = 2000'

CERTIFICATE OF CERTIFIED LAND SURVEYOR:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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 OF GREENWOOD HOMES - HAMPTON ROADS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 5, 2024 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON AUGUST 15, 2024 AS INSTRUMENT NO. 240011018

I HEREBY CERTIFY THAT THE PROPERTY CORNER MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 17, 2026

Cedric B. Young
CEDRIC B. YOUNG, L.S.
COMMONWEALTH OF VIRGINIA CERTIFICATION NUMBER 003283

HORIZONTAL DATUM

YORK COUNTY GEODETIC CONTROL NETWORK
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83

STATION NO. 058

N: 3601253.260

E: 12067979.271

ELEVATION: 58.25' (NGVD 29)

STATION NO. 059

N: 3596648.801

E: 12069041.487

ELEVATION: 52.45' (NGVD 29)

NOTES:

1. CURRENT OWNER & REFERENCES:
GREENWOOD HOMES - HAMPTON ROADS LLC
INSTRUMENT #: 240011018
2. PROPERTY ADDRESS: GPIN: R08A-0570-3903
3222 FORT EUSTIS BOULEVARD YORKTOWN, VA 23692
3. PROPERTY IS CURRENTLY ZONED: PDMU
4. THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE "X", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51199C0128D, EFFECTIVE DATE 1/16/2015.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND TITLE REPORT PROVIDED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 2021 V.01.00 DATED JULY 1, 2021. FIELD WORK COMPLETED FEBRUARY 23, 2024.
6. THE SUBJECT PARCEL IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE) IN ACCORDANCE WITH ORDINANCE NO. 24-1(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON JANUARY 16, 2024 AND RECORDED AS INSTRUMENT NO. 240002883 AND IN ACCORDANCE WITH ORDINANCE NO. 11-10(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON JUNE 21, 2011 AND RECORDED AS INSTRUMENT NO. 110010174.
7. THE ENTIRE PROPERTY IS LOCATED WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT; ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO SECTION 24.1-376 REQUIREMENTS.
8. THE MARINERS WAY 50' PUBLIC RIGHT-OF-WAY AS STATED ON THIS PLAT WILL BECOME FUTURE COMMON AREA PER YORK COUNTY BOARD OF SUPERVISORS ORDINANCE NO. 24-2.
9. 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.
10. 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: (a) 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. (b) 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.
11. 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.

TOTAL AREA
AREA IN LOTS
COMMON AREA "5"
AREA IN RIGHT OF WAY
NUMBER OF LOTS
DENSITY
WATER SYSTEM
SEWAGE DISPOSAL

1.08 ACRES/47,044.8 SF
0.54 ACRES/23,522.4 SF
0.54 ACRES/23,522.4 SF
0.0 ACRES
14
12.96 UNITS/ACRE
CITY OF NEWPORT NEWS
YORK COUNTY

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Earl W. NelsonDATE: August 22, 2025

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 22nd DAY OF August, 2025.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS,
AS INSTRUMENT NUMBER 250012688

TESTE: KRISTEN N. NELSON, CLERKBY: Leah King DC