

**YORK COUNTY SURVEY MONUMENT**

STA. NO. 090  
 E: 12,083,574.733  
 N: 3,591,731.987  
 ELEV: 9.90' (NGVD 1929)

**EASEMENT NOTE**

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 OWNERS 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 FACILITIES.

**DAWSON LANDING**

BEING A SUBDIVISION OF  
 LOT 2  
 PROPERTY OF SIDNEY W. DAWSON, JR. ETALS

GRAFTON DISTRICT, YORK COUNTY, VIRGINIA  
 DATE: 04/22/2021 JOB #: 17-435

**LandTech Resources, Inc.**

Engineering & Surveying Consultants  
 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188  
 Telephone: 757-565-1677 Fax: 757-565-0782  
 Web: landtechresources.com  
 SHEET 1 OF 4

**OWNER'S CONSENT - WAYNE HARBIN BUILDER, INC.**

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.

Wayne D. Harbin Jr. 12-21-21  
 SIGNATURE DATE

Wayne D. Harbin Jr. Vice Pres.  
 NAME PRINTED TITLE

**PROPERTY INFORMATION**

PROPERTY ADDRESS:  
 111 RAILWAY ROAD  
 LOT 2  
 AREA: 511,264 S.F. / 11.74 AC.

PROPERTY OWNER:  
 WAYNE HARBIN BUILDER, INC.  
 INST. #180023154  
 TAX MAP #25-00-00-448  
 GPIN: T07d-3090-2261  
 ZONED: RR (RURAL RESIDENTIAL)

PLAT REFERENCES:  
 INST. #120006588

**GENERAL NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON AS INST. #120006588.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOTS LIE IN F.I.R.M. ZONES "AE" (EL 7) & "X500" PER FLOOD INSURANCE RATE MAP #51199C0137D DATED JANUARY 16, 2015.
4. LIMITS OF WETLANDS SHOWN HEREON ARE BASED ON DELINEATION BY OTHERS AND APPROVAL BY THE US ARMY CORPS OF ENGINEERS.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN THE RESOURCE PROTECTION AREA (RPA) & RESOURCE MANAGEMENT AREA (RMA) AT THE TIME OF PLAT RECORDATION.
7. 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.
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. EXISTING WELLS WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.
11. THE FORESTED/OPEN SPACE (BMP) AREAS SHOWN HEREON SHALL REMAIN UNDISTURBED AND IN THE CURRENT NATURAL VEGETATIVE STATE. ANY FUTURE ALTERATION WILL REQUIRE APPROVAL OF THE VSMP AUTHORITY AND MAY REQUIRE ADDITIONAL OR ALTERNATIVE STORMWATER COMPLIANCE MEASURES.

**NOTARY STATEMENT FOR WAYNE HARBIN BUILDER, INC.**

STATE OF VIRGINIA  
 COUNTY OF James City

TO WIT:  
 I, Linda Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 21<sup>st</sup> DAY OF December, 2021.

Linda Vergakis  
 NOTARY PUBLIC

MY COMMISSION EXPIRES AUGUST 31, 2022

REGISTRATION NO. 7623437

**Linda Fay Vergakis**  
**NOTARY PUBLIC**  
 Registration # 7623437  
 Commonwealth of Virginia  
 My Commission Expires 08/31/22

**UTILITIES:**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

**AREA TABULATION**

PARCEL	AREA
LOT 2A	74,066 S.F. 1.70 AC.
LOT 2B	67,585 S.F. 1.55 AC.
LOT 2C	53,596 S.F. 1.23 AC.
LOT 2D	182,257 S.F. 4.19 AC.
LOT 2E	62,943 S.F. 1.44 AC.
LOT 2F	70,817 S.F. 1.63 AC.
TOTAL AREA	511,264 S.F. 11.74 AC.

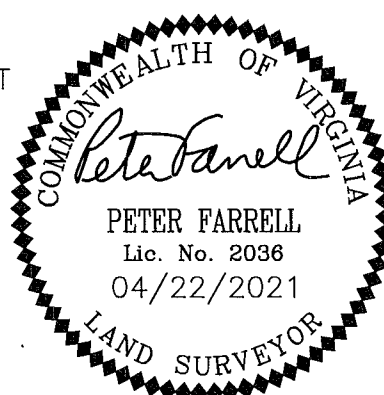
**SURVEYOR'S CERTIFICATE**

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 PLAT IS OWNED BY WAYNE HARBIN BUILDER, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM SIDNEY WALLACE DAWSON, JR., MARYLEE DAWSON, TRUSTEE OF THE MARY LEE DAWSON LIVING TRUST DATED MAY 14, 2013, VIRGINIA DARE DAWSON SEKULA, AND ARLENE D. CONNELL AND KATHY COPPA STINSON (FORMERLY KATHY LYNN COPPA), TRUSTEES OF THE ARLENE D. CONNELL LIVING TRUST DATED DECEMBER 28, 2006, AND ANY AMENDMENTS THERETO BY DEED DATED DECEMBER 13, 2018 AND DULY RECORDED IN THE YORK COUNTY-POQUOSON, VA CIRCUIT COURT CLERK'S OFFICE AS INST. NO. 180023154 ON DECEMBER 21, 2018.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 22, 2021.



Peter Farrell 04/22/2021  
 PETER FARRELL, L.S. 2036 DATE

**APPROVED: YORK COUNTY BOARD OF SUPERVISORS**

BY: Erson Karsel  
 PLAT APPROVING AGENT

DATE: MARCH 10, 2022

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 11 DAY OF March

2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INST. NO. 22004196.

TESTE: Kristen N. Nelson  
 CLERK

BY: Erson Karsel