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VICINITY MAP
SCALE: 1" = 2000'±

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETORS.

PENINSULA PROPERTY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: Charles A. Huffman, III TITLE: GENERAL MANAGING PARTNER

DATE: 2-13-06

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF Newport News
I, Carrie L. Nimmo, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND
THIS 13th DAY OF February, 2006.
MY COMMISSION EXPIRES November 30, 2006
Carrie L. Nimmo
SIGNATURE

SURVEYOR'S STATEMENT

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 SHOWN AS HIDDEN HARBOR EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF PENINSULA PROPERTY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM STUART J. KOSTYAL, JR. AND VIRGINIA C. KOSTYAL, HUSBAND AND WIFE, AND IRVING B. SPOONER, WIDOWER, BY DEED DATED NOVEMBER 5, 2001, AND DULY RECORDED AS INSTRUMENT NUMBER LR010018449 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET BY AUGUST 1, 2006.

Ronald W. Eads 10-28-05
RONALD W. EADS, L.S. DATE

STATION DESCRIPTION

STATION # 091.: (X) 12085613.187, (Y) 3594019.048, A 3-1/2" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 091". THE DISK IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ROUTE 620, (RAILWAY ROAD) AND WALTER'S LANE (PRIVATE), 24.5' NORTH OF THE CENTER LINE OF ROUTE 620, 27.0' SOUTHWEST OF UTILITY POLE #PG-84.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- MONUMENT FOUND
- MONUMENT SET
- ROD SET/FND
- BSL BUILDING SETBACK LINE
- RPA RESOURCE PROTECTION AREA
- RMA RESOURCE MANAGEMENT AREA

GENERAL NOTES:

1. SUBJECT PROPERTY IS CURRENTLY ZONED RR (RURAL RESIDENTIAL).
(A) MINIMUM LOT WIDTH = 150', MINIMUM LOT SIZE = 1 ACRE
(B) BUILDING SETBACK LINES (UNLESS OTHERWISE NOTED)
FRONT- 50'
SIDE- 20'
REAR- 50'
(C) MAXIMUM BUILDING HEIGHT = 40'
2. TAX MAP PARCEL NO. 25-00-00-417; GPIN NO. U07A-1340-4594
3. CURRENT SITE ADDRESS: # 201 HIDDEN HARBOR, GRAFTON, VA 23692
4. PORTIONS OF THE PROPERTY SHOWN HEREON APPEAR TO LIE WITHIN THE FOLLOWING: ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATION DETERMINED AT 8.0, PER F.I.R.M. COMMUNITY PANEL #510182-0019B, EFFECTIVE DATE DECEMBER 16, 1988.
5. ALL UTILITIES WILL BE PLACED UNDERGROUND.
6. EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
7. EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
8. THE FOLLOWING GENERAL UTILITY EASEMENTS ARE OF UNSPECIFIED WIDTH AND ARE NOT PLOTABLE, BUT APPEAR TO AFFECT THIS PROPERTY: VIRGINIA ELECTRIC POWER EASEMENT DB.66 PG.293 AND C&P TELEPHONE EASEMENT DB.219 PG.55.
9. NO LAND IN THE SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.
10. THE ESTABLISHMENT OF THE WETLANDS DELINEATION SHOWN HEREON WERE FLAGGED BY THE NORFOLK DISTRICT OF THE ARMY CORPS OF ENGINEERS AND CONFIRMED AS SURVEYED AND SHOWN ON A MAP PREPARED BY PENINSULA ENGINEERING & SURVEYING, INC. ENTITLED, "BOUNDARY & TOPOGRAPHICAL SURVEY HIDDEN HARBOR; RCVD. 29DEC03"; "CONFIRMED JUNE 21, 2004".

GENERAL NOTES CONTINUED:

11. 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.
12. 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 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 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.
13. SIGHT EASEMENTS AT THE 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.
14. THE STREET SHOWN HEREON IS PRIVATE, MAY NOT MEET STATE STANDARDS, AND WILL NOT BE MAINTAINED BY EITHER THE COMMONWEALTH OF VIRGINIA OR COUNTY OF YORK. MAINTENANCE OF THE ROAD AND RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOTS 1-5 & TAX PARCEL 25-00-00-416.
15. 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.
16. PERIMETER BOUNDARY LINES AS SHOWN HEREON ARE BASED UPON A CURRENT FIELD BOUNDARY SURVEY (FOUND MARKERS AS NOTED), RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS, RESTRICTIONS, OR COVENANTS OTHER THAN SHOWN, WHICH MAY AFFECT THIS PROPERTY. THE BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR THE ISSUANCE OF A COMMERCIAL ENTRANCE PERMIT. DRAINAGE, IF GENERATED TO THE EXISTING PUBLIC RIGHT OF WAY, IS DEEMED ACCEPTABLE. THE STREETS DEPICTED HEREIN ARE NOT ELIGIBLE FOR VDOT MAINTENANCE.

BY: Julie L. Rao TITLE: Engineer (P.E.)
DATE: 5/21/08

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena PLAT APPROVING AGENT
DATE: 6/17/08

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 18th DAY OF June, 2008
THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, INSTRUMENT NO. 080013312 2:31pm
TESTE: Lynne S. mendibur CLERK
BY: Al Maddalena

AREA TABULATION
HIDDEN HARBOR
SUBDIVISION

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	523,693 S.F.	12.03 AC.±
AREA OF RIGHT OF WAY DEDICATED TO VDOT	4,920 S.F.	0.11 AC.±
TOTAL SUBDIVIDED AREA	528,613 S.F.	12.14 AC.±
NUMBER OF LOTS	05	
AVERAGE LOT SIZE	104,739 S.F.	2.405 AC.±
SMALLEST LOT (LOT 1)	49,565 S.F.	1.138 AC.±
LARGEST LOT (LOT 4)	172,466 S.F.	3.960 AC.±
GROSS LOTS PER ACRE(5 LOTS/12.14 AC.)	.41 LOTS/AC.	

