

LINE	BEARING	DISTANCE
L1	N 39°53'20"E	39.57'
L2	N 57°06'55"W	18.89'
L3	S 28°29'52"W	28.29'

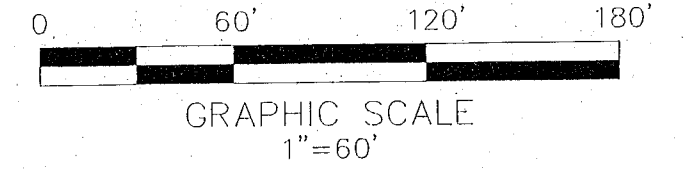
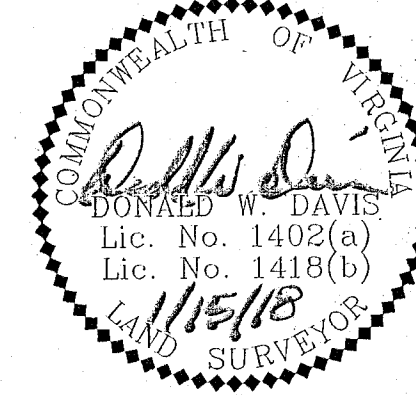
NOW OR FORMERLY COLKER D.B. 1048, PG. 764 (P.B. 12, PG. 633) TAX MAP # 26-00-00-059A GPIN # V07C-0741-2465 ZONE RR

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SUBDIVISION PLAT OF LITTLE HARBOR

"A BAY FRIENDLY COMMUNITY"
 PHASE 2
 GRAFTON MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA
 SCALE: 1"=60' DATE: JANUARY 15, 2018
 SHEET 2 OF 3

DAVIS & ASSOCIATES, P.C.
 LAND SURVEYORS AND PLANNERS
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
 YORKTOWN, VIRGINIA 23693
 (757)867-8583

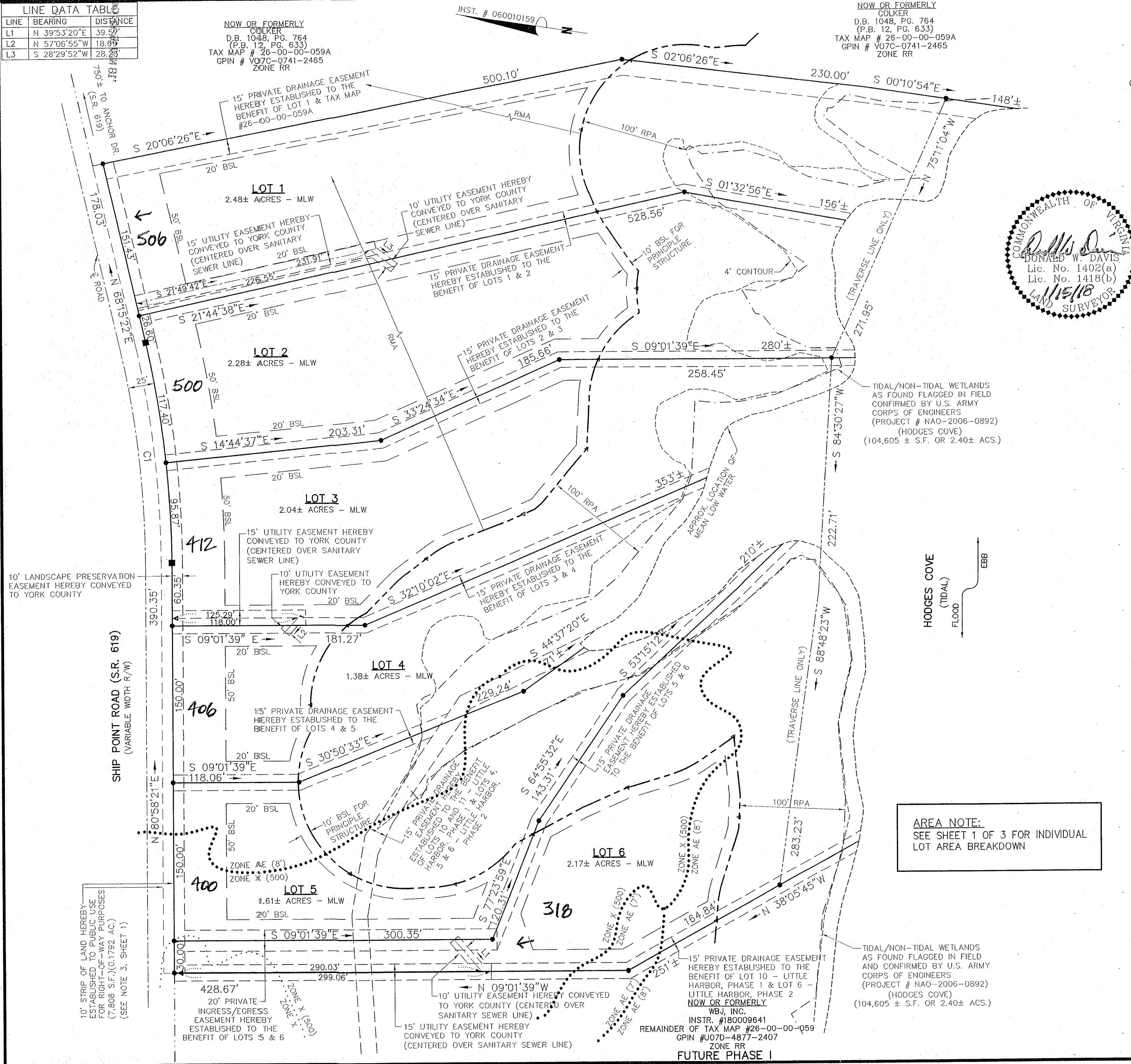


- SYMBOLS -

- 50' BSL — DENOTES MINIMUM BUILDING SETBACK LINES
- 20' BSL — DENOTES MINIMUM BUILDING SETBACK LINES
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Erin Kassel*
 PLAT APPROVING AGENT
 DATE: NOVEMBER 7 2018

AREA NOTE:
 SEE SHEET 1 OF 3 FOR INDIVIDUAL LOT AREA BREAKDOWN



10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

10' STRIP OF LAND HEREBY ESTABLISHED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES (7,808 S.F.)(0.1792 AC.) (SEE NOTE 3, SHEET 1)

20' PRIVATE INGRESS/EGRESS EASEMENT HEREBY ESTABLISHED TO THE BENEFIT OF LOTS 5 & 6

10' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY (CENTERED OVER SANITARY SEWER LINE)

15' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED TO THE BENEFIT OF LOT 10 - LITTLE HARBOR, PHASE 1 & LOT 6 - LITTLE HARBOR, PHASE 2 NOW OR FORMERLY WB, INC. INSTR. #180009641 REMAINDER OF TAX MAP #26-00-00-059 GPIN #U07D-4877-2407 ZONE RR FUTURE PHASE I

TIDAL/NON-TIDAL WETLANDS AS FOUND FLAGGED IN FIELD AND CONFIRMED BY U.S. ARMY CORPS OF ENGINEERS (PROJECT # NAO-2006-0892) (HODGES COVE) (104,605 ± S.F. OR 2.40± ACS.)

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 10th DAY OF November 2018, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 180021262
 KRISTEN M. NELSON, CLERK
 TESTE: _____
 BY: *Erin Kassel*
 CLERK