

**VICINITY MAP**

SCALE: 1"=2,000'

**OWNERS CONSENT:**

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, IF ANY.

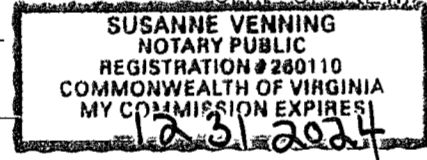
TAX MAP 25-55-00-004

*Charles A. Huffman III* 6-15-21  
 CHARLES A. HUFFMAN, III DATE

NOTARY PUBLIC FOR CHARLES A. HUFFMAN, III

I, *Susanne Venning*, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 15 DAY OF June, 2021

*Susanne Venning*  
 NOTARY PUBLIC REGISTRATION NO. 12-31-2024  
 MY COMMISSION EXPIRES: 12-31-2024



**SURVEYORS CERTIFICATION:**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING FAMILY SUBDIVISION PLATS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1 1/2, 20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS FAMILY SUBDIVISION IS IN THE NAME OF:

TAX MAP 25-55-00-004: CHARLES A. HUFFMAN, III AND WAS ACQUIRED FROM PENINSULA PROPERTY L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 2, 2009 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JULY 6, 2009 AS INSTRUMENT NO. 090013840.



I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 2021.

*R. L. Small*  
 R. L. SMALL, L.S. DATE 10/10/13

**PRIMARY U.S. GEODETIC CONTROL MONUMENTS**

- 091 - COORDINATES--U.S.SURVEY FEET--(NAD 1983)  
 12,085,613.187(E); 3,594,019.048(N)  
 ELEVATION= 9.21' (NGVD 1929)
- 092 - COORDINATES--U.S.SURVEY FEET--(NAD 1983)  
 12,087,585.613(E); 3,595,171.549(N)  
 ELEVATION= 8.13' (NGVD 1929)

**EASEMENT LEGEND**

- 1 - EXISTING 5' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT - INST. #080013312
- 2 - EXISTING 10' YORK COUNTY RESTRICTED ACCESS EASEMENT INST. #080013312
- 3 - EXISTING 50' PRIVATE R/W EASEMENT FOR INGRESS/EGRESS, DRAINAGE & UTILITIES TO THE BENEFIT OF LOTS 1-5 & TAX MAP 25-00-00-416 - INST. #080013312
- 4 - EXISTING 30' PRIVATE R/W EASEMENT FOR INGRESS/EGRESS, DRAINAGE & UTILITIES TO THE BENEFIT OF LOTS 1-5 INST. #080013312
- 5 - EXISTING 30' PRIVATE R/W EASEMENT FOR INGRESS/EGRESS, DRAINAGE & UTILITIES TO THE BENEFIT OF LOTS 1-5 & TAX MAP 25-00-00-416 - INST. #080013312
- 6 - EXISTING 20' PRIVATE DRAINAGE EASEMENT TO THE BENEFIT OF LOTS 1-5 - INST. #080013312
- 7 - EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, DESIGNATED AS 20' PRIVATE DRAINAGE EASEMENT, TO THE BENEFIT OF LOTS 1-5 - INST. #080013312
- 8 - EXISTING 15' VERIZON VIRGINIA INC. EASEMENT INST. #070026114
- 9 - EXISTING 15' COX COMMUNICATIONS EASEMENT INST. #070024045
- 10 - EXISTING 15' ELECTRIC AND POWER COMPANY EASEMENT INST. #070025413
- 11 - 5' PRIVATE WATERLINE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOT 4A.
- 12 - EXISTING 10' CITY OF NEWPORT NEWS EXCLUSIVE WATERLINE EASEMENT - INST. #040013172
- 13 - EXISTING 5' CITY OF NEWPORT NEWS EXCLUSIVE WATERLINE EASEMENT - INST. #040013172
- 14 - 30' PRIVATE R/W EASEMENT FOR INGRESS/EGRESS, DRAINAGE & UTILITIES, HEREBY CONVEYED TO THE BENEFIT OF LOT 4A, LOT 4B AND LOT 4C
- 15 - EXISTING 42"x20" YORK COUNTY UTILITY EASEMENT INST. #080013312
- 16 - 10' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
- 17 - 5' EXCLUSIVE WATERLINE EASEMENT TO BE CONVEYED TO THE CITY OF NEWPORT NEWS

**NOTES:**

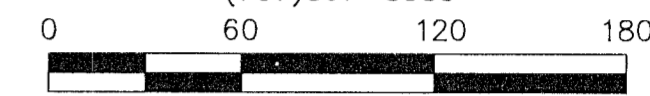
1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES: X, X (SHADED) & AE (7') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0141D EFFECTIVE DATE: JANUARY 16, 2015.
2. THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL) THE MINIMUM YARD SETBACKS FOR THE LOTS WITHIN THIS FAMILY SUBDIVISION ARE: FRONT - 50', SIDE - 20' & REAR - 50'.
3. TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN HEREON IS 25-55-00-004.
4. THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON IS U07a-1196-4619.
5. UTILITY NOTES:  
 ALL PARCELS WITHIN THIS FAMILY SUBDIVISION ARE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS AND PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
6. PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN THE RESOURCE PROTECTION AREA (RPA) AND THE RESOURCE MANAGEMENT AREA (RMA) AND SHALL BE SUBJECT TO THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE. CHESAPEAKE BAY PRESERVATION AREAS SHOWN HEREON ARE TO BE CONFIRMED BY THE COUNTY OF YORK AT THE TIME OF DEVELOPMENT.
7. 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-WAY 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 INCLUDE (i) THE RIGHT TO 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 UTILITY FACILITIES.
8. THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF EIGHT INCHES (8") AND A MINIMUM WIDTH OF TWELVE FEET (12') WITH TWO FOOT (2') WIDE SHOULDERS.
9. THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.
10. THE SEAWARD EDGE OF THE RPA SHOWN HEREON HAS BEEN MARKED BY YORK COUNTY AND FIELD LOCATED BY DAVIS AND ASSOCIATES, P.C. ON MARCH 10, 2010.
11. 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.
12. DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IT 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.

**FAMILY SUBDIVISION OF THE PROPERTY OF CHARLES A. HUFFMAN, III**

**BEING LOT 4 HIDDEN HARBOR**

GRAFTON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=60' DATE: OCTOBER 10, 2013

SHEET 1 OF 3  
**DAVIS & ASSOCIATES, P.C.**  
 LAND SURVEYORS AND PLANNERS  
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY  
 YORKTOWN, VIRGINIA 23693  
 (757)867-8583



GRAPHIC SCALE 1"=60'

- SYMBOLS**
- 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
  - DENOTES FOREST/OPEN SPACE BMP
  - DENOTES JURISDICTIONAL WETLANDS

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kassel* for *Susan Kassel*  
 CLERK APPROVING AGENT

DATE: July 29, 2022

EXISTING LOT 4 (TOTAL)		LOT 4B	
LOT AREA (TOTAL):	172,466± S.F. (3.96± ACRES)	LOT AREA (TOTAL):	43,567 S.F. (1.0002 ACRES)
- UNDEVELOPABLE AREA:	14,161± S.F. (0.32± ACRE) [8%]	- UNDEVELOPABLE AREA:	0 S.F. (0.0000 ACRE) [0%]
- AREA BELOW 4' CONTOUR:	11,710± S.F. (0.27± ACRE)	- AREA BELOW 4' CONTOUR:	0 S.F. (0.0000 ACRE)
- AREA OF 20%-30% SLOPES:	620± S.F. (0.01± ACRE)	- AREA OF 20%-30% SLOPES:	0 S.F. (0.0000 ACRE)
- AREA GREATER THAN 30% SLOPE:	4,593± S.F. (0.11± ACRE)	- AREA GREATER THAN 30% SLOPE:	0 S.F. (0.0000 ACRE)
NET DEVELOPABLE AREA:	158,305± S.F. (3.63± ACRES) [92%]	NET DEVELOPABLE AREA:	43,567 S.F. (1.0002 ACRES) [100%]
AREA ABOVE SEAWARD EDGE OF RPA:	160,669± S.F. (3.69± ACRES) [93%]	AREA ABOVE SEAWARD EDGE OF RPA:	43,567 S.F. (1.0002 ACRES) [100%]
- AREA WITHIN 100' RPA BUFFER:	42,887± S.F. (0.98± ACRE) [25%]	- AREA WITHIN 100' RPA BUFFER:	0 S.F. (0.0000 ACRE) [0%]
- AREA WITHIN RMA:	117,782± S.F. (2.70± ACRES) [68%]	- AREA WITHIN RMA:	43,567 S.F. (1.0002 ACRES) [100%]
WETLAND AREA:	11,797± S.F. (0.27± ACRE) [7%]	WETLAND AREA:	0 S.F. (0.0000 ACRE) [0%]
LOT 4A		LOT 4C	
LOT AREA (TOTAL):	44,490 S.F. (1.0213 ACRES)	LOT AREA (TOTAL):	84,409± S.F. (1.94± ACRES)
- UNDEVELOPABLE AREA:	567± S.F. (0.01± ACRE) [1%]	- UNDEVELOPABLE AREA:	13,594± S.F. (0.31± ACRES) [16%]
- AREA BELOW 4' CONTOUR:	0 S.F. (0.0000 ACRE)	- AREA BELOW 4' CONTOUR:	11,710± S.F. (0.27± ACRE)
- AREA OF 20%-30% SLOPES:	620± S.F. (0.01± ACRE)	- AREA OF 20%-30% SLOPES:	0 S.F. (0.0000 ACRE)
- AREA GREATER THAN 30% SLOPE:	825± S.F. (0.02± ACRE)	- AREA GREATER THAN 30% SLOPE:	3,768± S.F. (0.09± ACRE)
NET DEVELOPABLE AREA:	43,923± S.F. (1.01± ACRES) [99%]	NET DEVELOPABLE AREA:	70,815± S.F. (1.63± ACRES) [84%]
AREA ABOVE SEAWARD EDGE OF RPA:	42,420± S.F. (0.97± ACRE) [95%]	AREA ABOVE SEAWARD EDGE OF RPA:	74,682± S.F. (1.71± ACRES) [88%]
- AREA WITHIN 100' RPA BUFFER:	16,207± S.F. (0.37± ACRE) [36%]	- AREA WITHIN 100' RPA BUFFER:	26,680± S.F. (0.61± ACRE) [31%]
- AREA WITHIN RMA:	26,213± S.F. (0.60± ACRE) [59%]	- AREA WITHIN RMA:	48,002± S.F. (1.10± ACRES) [57%]
WETLAND AREA:	2,070 S.F. (0.0475 ACRE) [5%]	WETLAND AREA:	9,727± S.F. (0.22± ACRE) [12%]

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK POQUOSON CIRCUIT COURT THIS 16 DAY OF August 2022, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 220013302

TESTE: *Kristen N. Nelson*  
 CLERK

BY: *Douglas Matheis, Jr*