

VICINITY MAP  
SCALE: 1"=2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 91 - COORDINATES—U.S.SURVEY FEET—  
12085613.187(E), 3594019.048(N)  
ELEVATION= 9.21' (NGVD 1929 DATUM)
- 94 - COORDINATES—U.S.SURVEY FEET—  
12091035.793(E), 3593451.345(N)  
ELEVATION= 3.74' (NGVD 1929 DATUM)

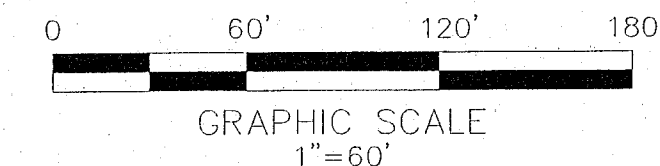
NOTES:

1. PROPERTY SHOWN HEREON IS LOCATED IN ZONES AE (EL 8'), AE (EL 7') AND X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0141D, EFFECTIVE DATE: JANUARY 16, 2015.
2. A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
3. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR UTILITY TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
4. 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 UTILITY FACILITIES.
5. TAX PARCEL #26-00-00-059  
GPN #U07D-4877-2407
6. THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL). THE MINIMUM YARD SETBACKS FOR THE LOTS IN THIS SUBDIVISION ARE 50' FRONT, 20' SIDE & 50' REAR.
7. 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.
8. THE 100-FOOT 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 OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NO. 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. ANY FUTURE DWELLINGS CONSTRUCTED MAY HAVE TO MEET THE REQUIREMENTS OF SEC. 24.1-233 AND SEC. 24.1-261 OF THE YORK COUNTY ZONING ORDINANCE.

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SUBDIVISION PLAT OF  
**LITTLE HARBOR**  
"A BAY FRIENDLY COMMUNITY"  
PHASE 1  
GRAFTON MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA  
SCALE: 1"=60' DATE: APRIL 23, 2015  
SHEET 1 OF 3

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



- S Y M B O L S -

- 50' 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 RESOURCE PROTECTION AREA
- DENOTES RESOURCE MANAGEMENT AREA

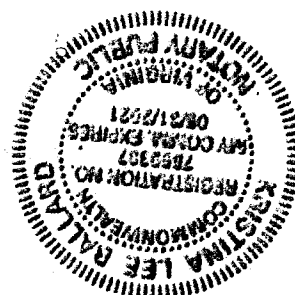
OWNER'S CONSENT:

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.

*Brian M. Bloxom* 10-31-18  
BRIAN M. BLOXOM, VICE PRESIDENT DATE  
WBJ, INC. A VIRGINIA CORPORATION

NOTARY PUBLIC FOR:  
BRIAN M. BLOXOM, VICE PRESIDENT  
WBJ, INC., A VIRGINIA CORPORATION

STATE OF Virginia  
COUNTY/CITY OF York TO WIT:  
I, William Ballard, A NOTARY PUBLIC IN AND FOR THE COUNTY OF York DO HEREBY CERTIFY THAT BRIAN BLOXOM, VICE PRESIDENT, WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 31st DAY OF October, 2018.  
*William Ballard* 759357  
NOTARY PUBLIC REGISTRATION NO.  
MY COMMISSION EXPIRES: 5-31-21



LOT AREA TABLE - PHASE 1

LOT #	TOTAL LOT AREA (TO MLW)	AREA TO 4' CONTOUR	AREA TO SEAWARD EDGE OF RPA
10	94,554± S.F. (2.17± AC) (22%)	92,588± S.F. (2.13± AC) (24%)	92,479± S.F. (2.12± AC) (24%)
11	87,937± S.F. (2.02± AC) (21%)	79,912± S.F. (1.83± AC) (20%)	79,575± S.F. (1.83± AC) (20%)
12	96,587± S.F. (2.22± AC) (23%)	82,322± S.F. (1.89± AC) (20%)	82,028± S.F. (1.88± AC) (20%)
13	137,128± S.F. (3.15± AC) (32%)	131,428± S.F. (3.02± AC) (34%)	131,509± S.F. (3.02± AC) (34%)
R/W DEDICATION (SHIP POINT ROAD)	6,054 S.F. (0.1390 AC) (2%)	N/A	N/A
TOTAL	422,260± S.F. (9.69± AC)	392,304± S.F. (9.01± AC)	391,645± S.F. (8.99± AC)

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.

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

TOTAL NUMBER OF LOTS = 4

AREA OF LOTS 9.55± ACRES / 416,206± S.F.  
AREA DEDICATED TO PUBLIC USE FOR RIGHT OF WAY PURPOSES 0.1390 ACRE / 6,054 S.F.  
TOTAL SUBDIVIDED AREA 9.69± ACRES / 422,260± S.F.

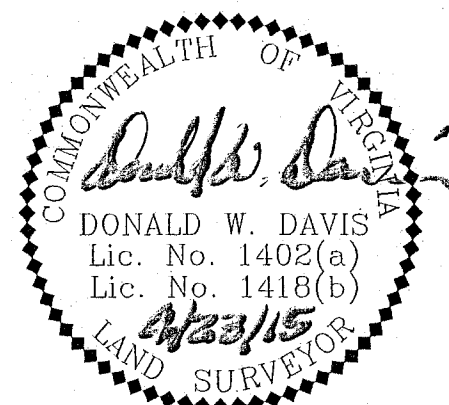
SURVEYOR'S CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 IN THE NAME OF:

WBJ, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM BRIAN M. BLOXOM, WILLIAM B. PRICE AND JAMES L. PRICE, BY DEED DATED JUNE 14, 2017 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JUNE 20, 2017 AS INSTRUMENT NO. 170010936, AND DEED OF CORRECTION DATED MAY 1, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON MAY 24, 2018 AS INSTRUMENT NO. 180009641

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2019.

*Donald W. Davis* 4/23/15  
DONALD W. DAVIS, L.S. DATE



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

APPROVED  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
BY: *Alan Brack*  
DATE: 7 Nov 2018

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT, THIS 16 DAY OF November, 2018, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 180021260  
**KRISTEN H. NELSON, CLERK**  
TESTE: \_\_\_\_\_  
CLERK  
BY: *Cassy J...*