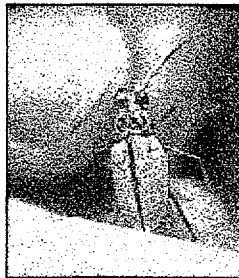


# Proposed Sensitive Natural Habitat Protection Zones



## Lancaster County, Virginia July, 1996







This project was funded, in part, by the Department of Environmental Quality's Coastal Resources Management Program through Grant #NA570Z0561-01 of the National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management, under the Coastal Zone Management Act of 1972, as amended. The views expressed herein are those of the authors and do not necessarily reflect the view of NOAA or any of its subagencies.

This project was funded, in part, by a grant from the Chesapeake Bay Local Assistance Department, Commonwealth of Virginia

US Department of Commerce  
NOAA Coastal Services Center Library  
2234 South Hobson Avenue  
Charleston, SC 29405-2413

# Lancaster County Sensitive Natural Habitat Areas

-  - Land
-  - Water
-  - Sensitive Natural  
Habitat Protection Zone
-  - Roads



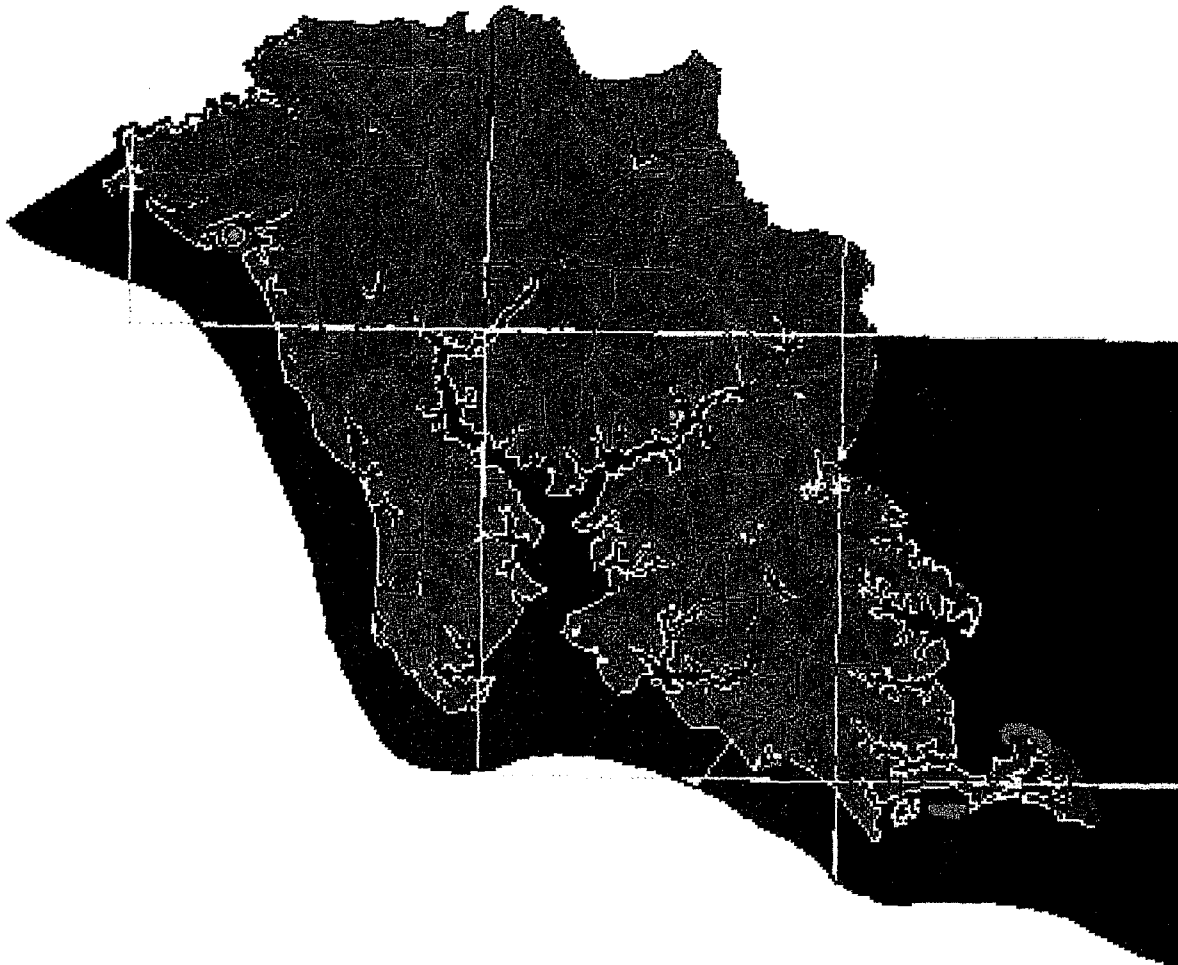
Prepared By:  
Lancaster County  
Planning and Land Use Office

Sources:  
ISSL Lab, VPI&SU: Digital Tax  
Maps, Roads, and Water





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This map was funded, in part, by a grant from the Chesapeake Bay Local Assistance Department, Commonwealth of Virginia.

July, 1996



# North Point Sensitive Natural Habitat Area

-  - Land
-  - Water
-  - Northeastern Beach  
Tiger Beetle Protection  
Zone
- Parcel Boundaries
-  - Roads



N

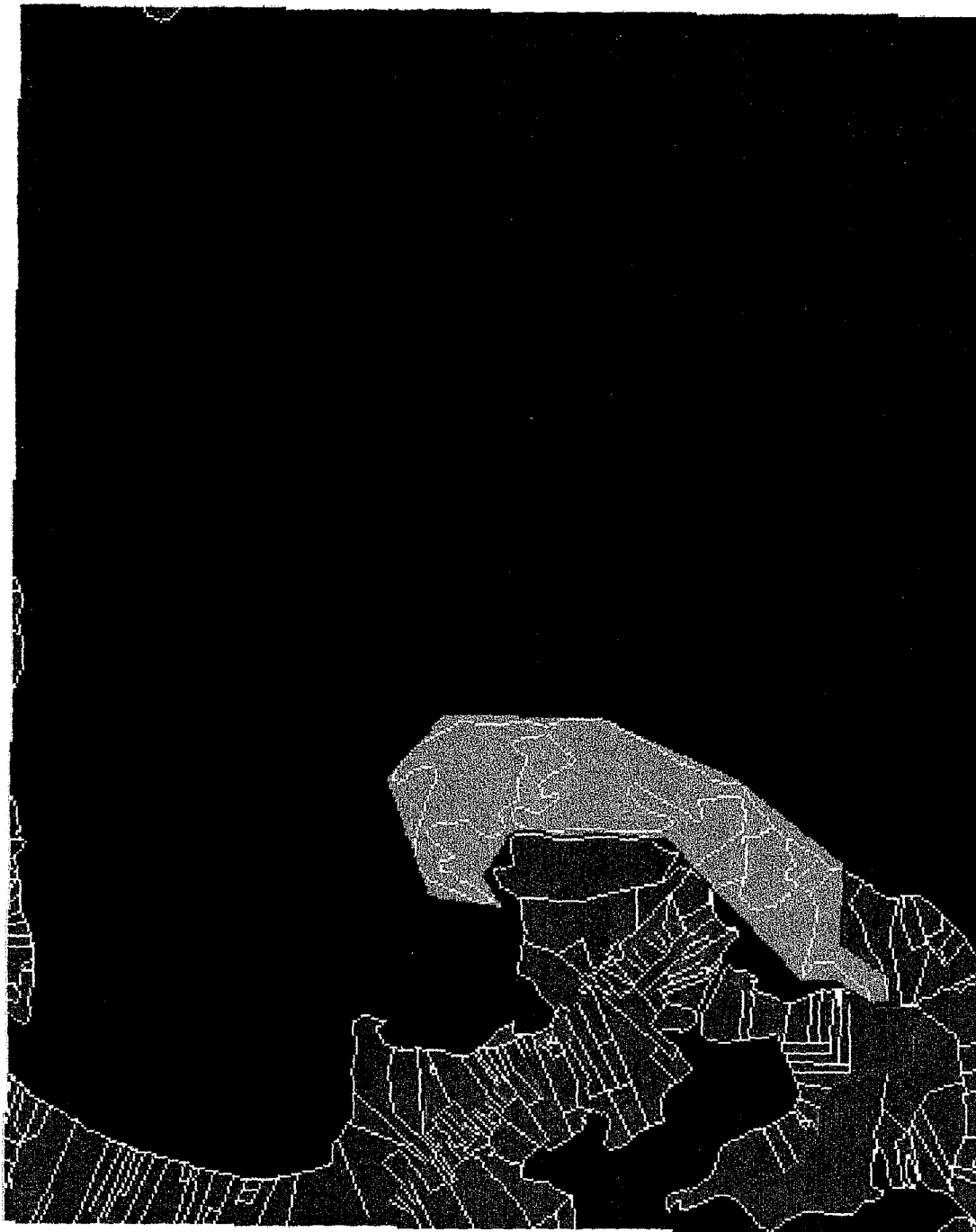
Prepared By:  
Lancaster County  
Planning and Land Use Office

Sources:  
ISSL Lab, VPI&SU: Digital Tax  
Maps, Roads, and Water

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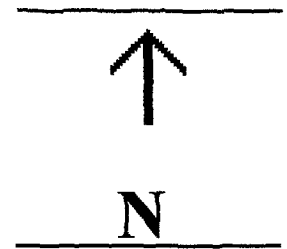
July, 1996



# Deep Hole Point Sensitive Natural Habitat Area



- - Land
- - Water
- - Northeastern Beach  
Tiger Beetle Protection  
Zone
- Parcel Boundaries
- - Roads



Prepared By:  
Lancaster County  
Planning and Land Use Office





Sources:  
ISSL Lab, VPI&SU: Digital Tax  
Maps, Roads, and Water

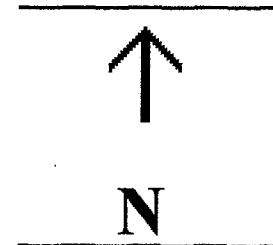
This map was funded in part by the Department of Environmental Quality's Coastal Resource Management Program through Grant #NA570Z0561-01 of the National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management under the Coastal Zone Management Act of 1972, as amended. The views expressed herein are those of the authors and do not necessarily reflect the view of NOAA or any of its subagencies.

This map was funded, in part, by a grant from the Chesapeake Bay Local Assistance Department, Commonwealth of Virginia.

July, 1996

# Indian Creek Sensitive Natural Habitat Area

-  - Land
-  - Water
-  - Northeastern Beach  
Tiger Beetle Protection  
Zone
- Parcel Boundaries
-  - Roads



Prepared By:  
Lancaster County  
Planning and Land Use Office

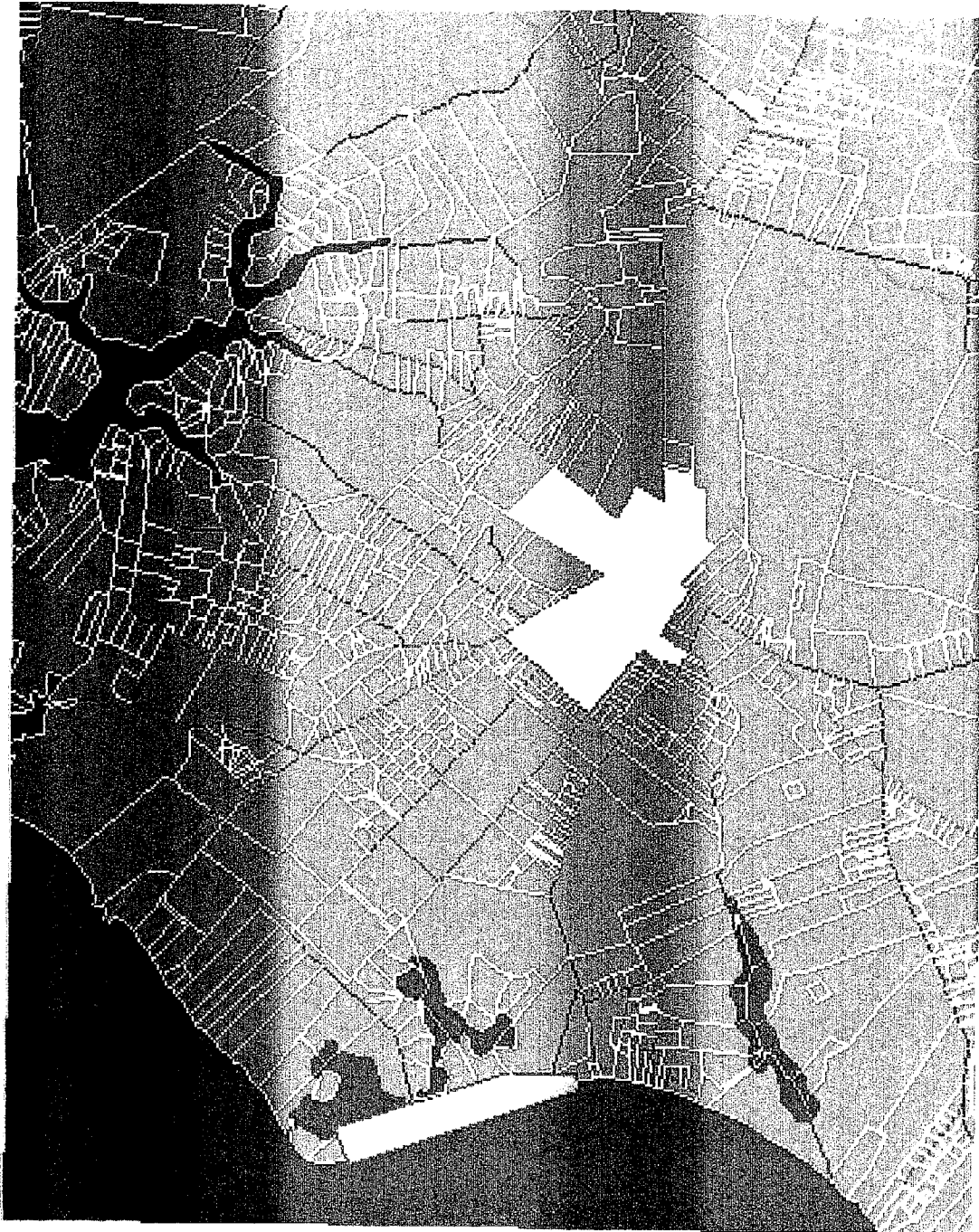
Sources:  
ISSL Lab. VPI&SU: Digital Tax  
Maps, Roads, and Water

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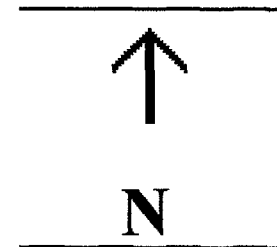
July, 1996





## Cherry Point Sensitive Natural Habitat Area

- - Land
- - Water
- - Northeastern Beach  
Tiger Beetle Protection  
Zone
- Parcel Boundaries
- - Roads



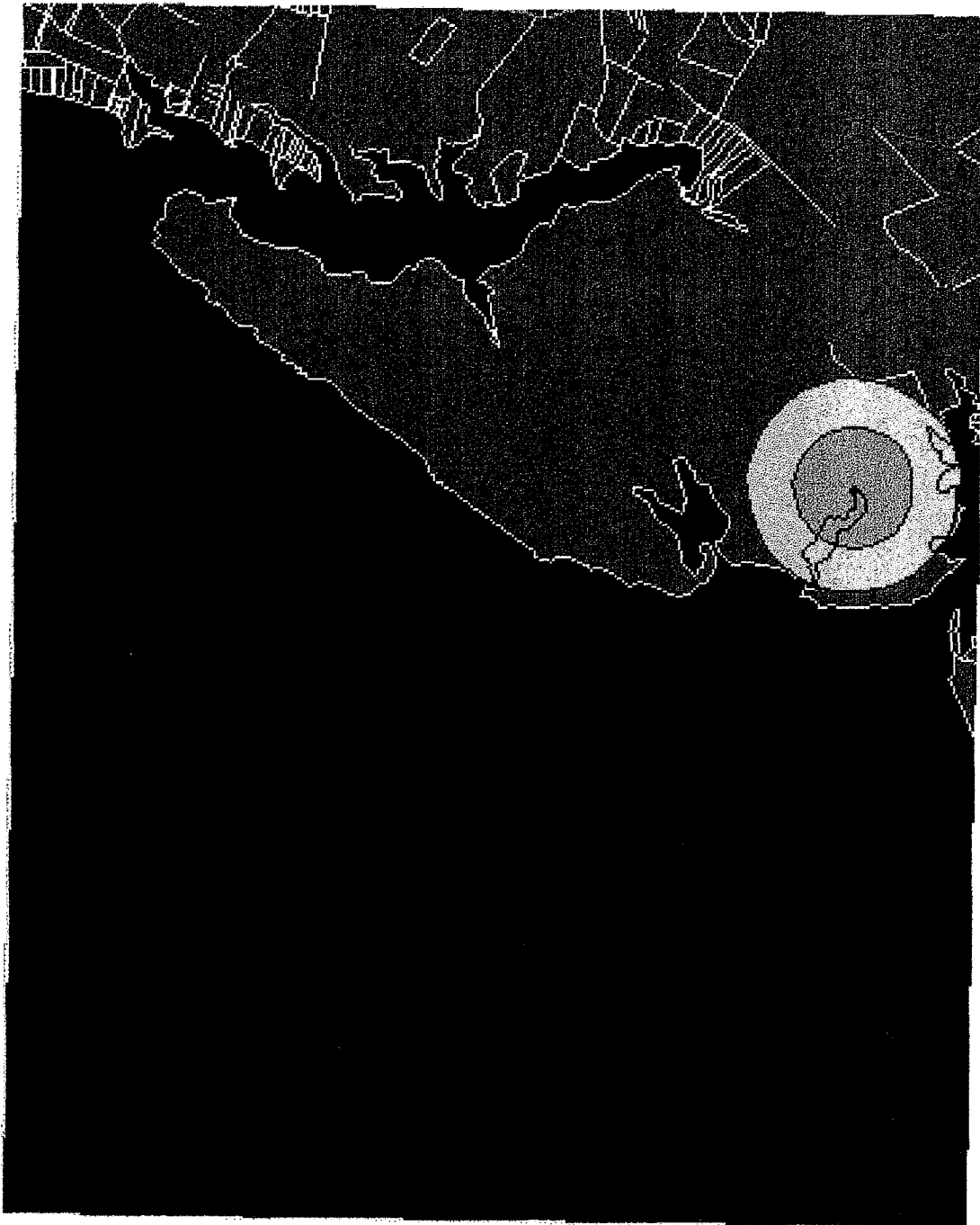
Prepared By:  
Lancaster County  
Planning and Land Use Office

Sources:  
ISSL Lab, VPI&SU: Digital Tax  
Maps, Roads, and Water

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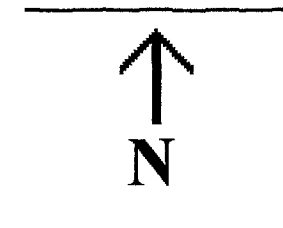
This map was funded, in part, by a grant from the Chesapeake Bay Local Assistance Department, Commonwealth of Virginia.

July, 1996



## Belle Isle Sensitive Natural Habitat Area

- - Land
- - Water
- - Primary Bald Eagle Protection Zone
- - Secondary Bald Eagle Protection Zone
- Parcel Boundaries
- - Roads



Prepared By:  
Lancaster County  
Planning and Land Use Office

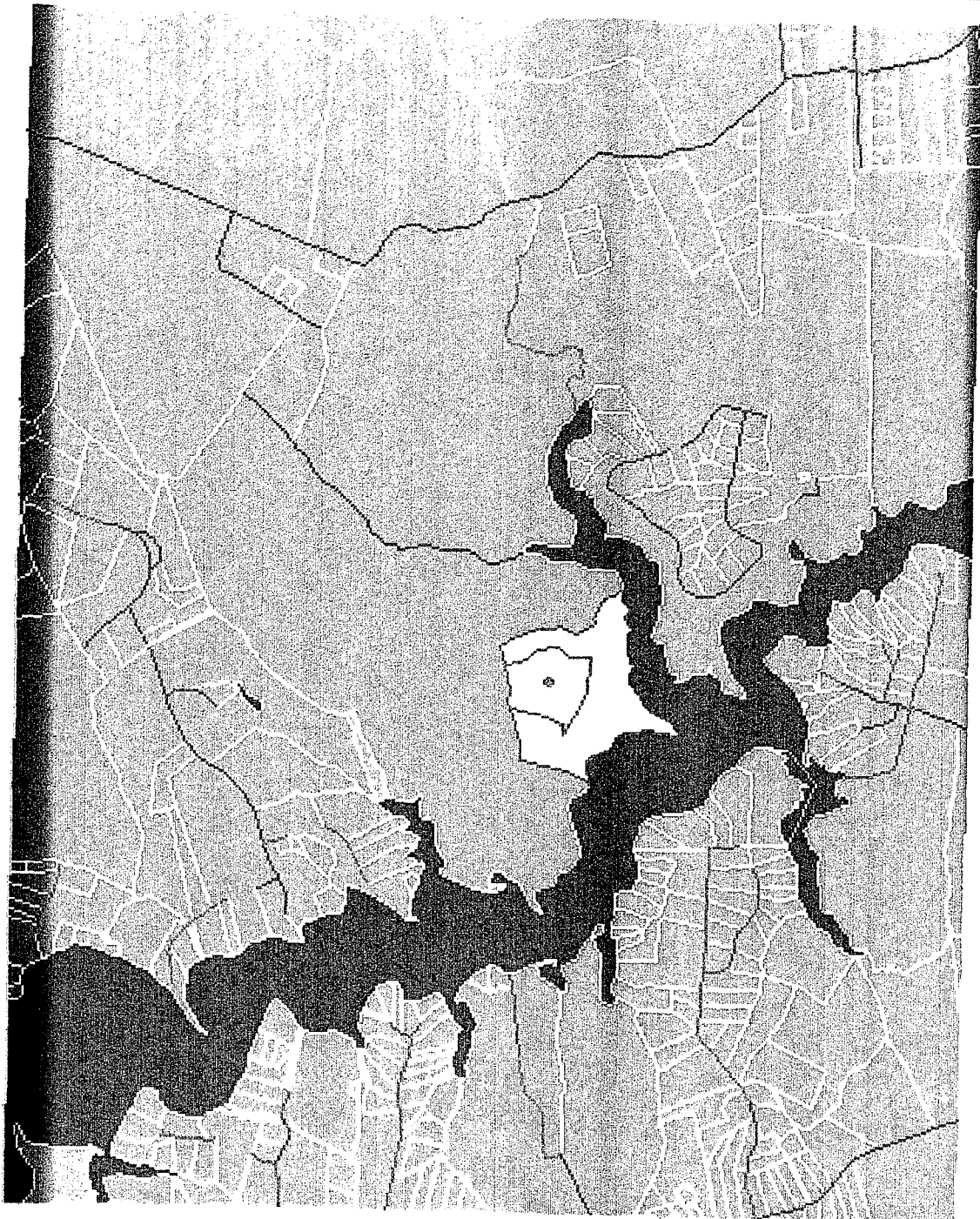
Sources:  
ISSL Lab, VPI&SU: Digital Tax  
Maps, Roads and Water

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July, 1996





## Eagle Landing Sensitive Natural Habitat Area

- - Land
- - Water
- - Primary Bald Eagle Protection Zone
- - Secondary Bald Eagle Protection Zone
- Parcel Boundaries
- Roads



Prepared By:  
Lancaster County  
Planning and Land Use Office

Sources:  
ISSL Lab, VPI&SU; Digital Tax  
Maps, Roads and Water

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July, 1996



## Property Owners within Proposed Natural Heritage Protection Zone Boundaries

<u>Parcel</u>	<u>Owner Name</u>	<u>Address</u>	<u>Town</u>	<u>State</u>	<u>Zip</u>	<u>Site</u>
22D-1-30	Kirven, Leo E., Jr.	P.O. Box 8448	Richmond	VA	23226	Eagle Landing
22D-1-31	Delmarva Properties, Inc.	P.O. Box 1700	West Point	VA	23181	Eagle Landing
22D-1-32	Blandford, C. Scott & Lorraine P.	310 Country Club Road	Newport News	VA	23606	Eagle Landing
22D-1-33	Vehse, Robert C. & Lockhart, Terri	12 East Lincoln Circle	Red Oak	NJ	07701	Eagle Landing
22D-1-34	Blandford, Andrew C. & Marcia L.	310 Country Club Road	Newport News	VA	23606	Eagle Landing
22D-1-35	Dugo, Mary J.	11 Cherry Acres Drive	Hampton	VA	23669	Eagle Landing
22D-1-36	Puglisi, Timothy C.	4779 N. 25th Street	North Arlington	VA	22207	Eagle Landing
22D-1-37	Stephens, David G. & Janet C. - Trustees	313 Marl Ravine Rd.	Yorktown	VA	23692	Eagle Landing
22D-1-38	Byrd, Steven D. & Phyllis J.	P.O. Box 1441	Kilmarnock	VA	22482	Eagle Landing
22D-1-39	Stephens, David G. & Janet C. - Trustees	313 Marl Ravine Rd.	Yorktown	VA	23692	Eagle Landing
22D-1-40	Delmarva Properties, Inc.	P.O. Box 1700	West Point	VA	23181	Eagle Landing
22D-1-41	Delmarva Properties, Inc.	P.O. Box 1700	West Point	VA	23181	Eagle Landing
22D-1-42	Delmarva Properties, Inc.	P.O. Box 1700	West Point	VA	23181	Eagle Landing
22D-1-43	Delmarva Properties, Inc.	P.O. Box 1700	West Point	VA	23181	Eagle Landing
34-269	James, W.T., IV & Stephen H.	P.O. Box 32	White Stone	VA	22578	Cherry Point
34-270	Hubbard, B.H.B.,III. & Hubbard, Lloyd B., Jr.	P.O. Box 127	White Stone	VA	22578	Cherry Point
34-270A	James, W.T., III; Hubbard, & Robbins	P.O. Box 127	White Stone	VA	22578	Cherry Point
34-273	Taft Properties, Inc.	4100 Chowan Ave.	Chesapeake	VA	23325	Cherry Point
34-274A	Robbins, Meredith N. & Dixie C.	Rt. 2, Box 6330	White Stone	VA	22578	Cherry Point
34-275	Taylor Land Company	P.O. Box 5794 Barrack Rd. Station	Chalottesville	VA	22905	Cherry Point
29-57A	Hughes, Jane B.	Rt. 2, Box 2230	White Stone	VA	22578	Indian Creek
29-57C	Byers, John G.	P.O. Box 667	Kilmarnock	VA	22482	Indian Creek
29-57D	Stemple, Harry L. & Linda R.	Rt. 2, Box 2290	White Stone	VA	22578	Indian Creek
12-34	Gruis, Edward G. & Rosemary N.	326 2nd St., SE	Washington, D.C.		20003	Belle Isle
12-34A	Gruis, Edward G. & Rosemary N.	326 2nd St., SE	Washington, D.C.		20003	Belle Isle
12-35	Commonwealth of VA, Dept. of Cons. & Rec.	203 Governor St., Suite 302	Richmond	VA	23219	Belle Isle
39-46	Fitchett, William M.	P.O. Box 665	White Stone	VA	22578	Deep Hole Point
40-8(12)	Hubbard, B.H.B.,III & Lloyd B., Jr.; and Breeden	P.O. Box 127	White Stone	VA	22578	Deep Hole Point
36-34	Morris, B.R., Jr. & Ruby R	1700 Bloomfield Rd.	Richmond	VA	23225	North Point
36-42	Burke, Bertha A.	P.O. Box 746	White Stone	VA	22578	North Point
36-42A	Burke, Bertha A.	P.O. Box 746	White Stone	VA	22578	North Point
36-42D	Burke, Frances A. & Carol J.	235 Irvington Road	Kilmarnock	VA	22482	North Point

## References for Natural Heritage Conservation Boundaries

The Bald Eagle in Virginia - A Management Guide for Landowners. College of William and Mary, Center for Conservation Biology: Williamsburg, VA.

Clark, K.H. 1993. Conservation Planning for the Natural Areas of the Lower Peninsula of Virginia. Natural Heritage Technical Report #93-94. Virginia Dept. of Conservation and Recreation, Division of Natural Heritage. 8 March 1993. 193 pp.

Environmental Impact Report of Proposed Construction Projects at Belle Isle State Park in Lancaster County, VA. "Project #f15-15294-13: Development of Basic Infrastructure: 4 Parking Lots". Virginia Department of Conservation and Recreation, Division of State Parks. June, 1996. Figure 11.

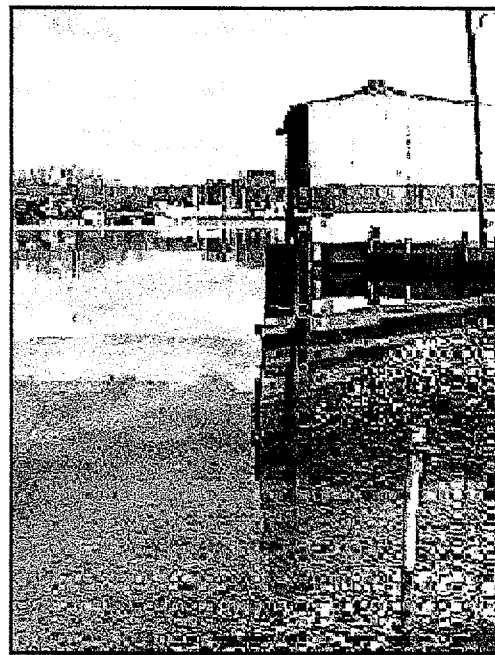
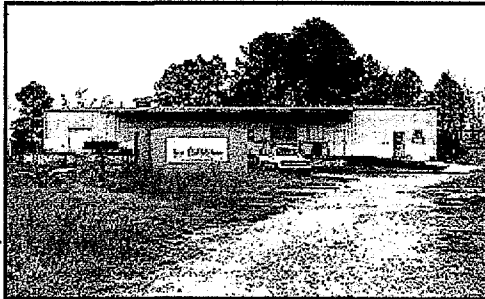
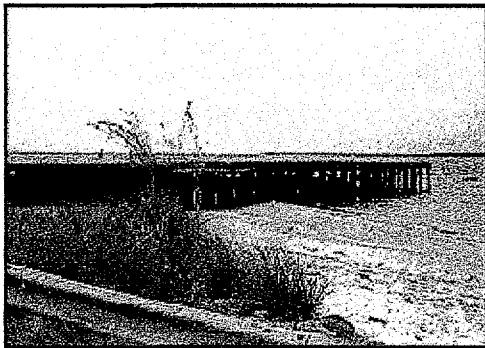
Hill, James M. and Knisley, C. Barry. Northeastern Beach Tiger Beetle (*Cincindela dorsalis dorsalis*) Recovery Plan. U.S. Fish and Wildlife Service: Hadley, MA; September, 1994.

Natural Heritage Resource Areas of the Northern Neck - King George, Lancaster, Northumberland, Richmond, & Westmoreland Counties, VA. Virginia Department of Conservation and Recreation, Division of Natural Heritage: Richmond, VA; May, 1990.

# Abandoned Seafood Industry and Landing Sites

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## An Assessment of Potential Access Sites to the Coastal Waters of Lancaster County



## Lancaster County, Virginia September, 1996



This project was funded, in part, by the Department of Environmental Quality's Coastal Resources Management Program through Grant #NA570Z0561-01 of the National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management, under the Coastal Zone Management Act of 1972, as amended. The views expressed herein are those of the authors and do not necessarily reflect the view of NOAA or any of its subagencies.

This project was funded, in part, by a grant from the Chesapeake Bay Local Assistance Department, Commonwealth of Virginia

## Introduction

The Abandoned Seafood Industry and Landing Site Study examines 12 sites located throughout Lancaster County, Virginia and assesses their suitability as possible access points to coastal waters. This study builds on the Lancaster County Public and Private Access to Waterfront Areas Study and Plan of March, 1995

One recommendation in the March 1995 Lancaster County Public and Private Access to Waterfront Areas Study and Plan was to utilize existing abandoned seafood sites for possible public access sites to the water. The County's objective was to encourage owners of vacant industrial waterfront sites to re-use these sites in a way which provides access, while also creating new business opportunities. Additionally, by allowing owners to re-use these sites the County would also act to preserve existing access opportunities for commercial fishermen. Lastly, these sites were considered to be environmentally agreeable locations for providing access to coastal waters due to the fact that many of these areas already have altered shoreline, existing access facilities, accessibility to navigable channels, sufficient parking area, and are situated adjacent to waters which are condemned to shell fishing.

The Abandoned Seafood Industry and Landing Site Study was designed to be a user friendly tool in planning for future access to the water in Lancaster County. First, there is a legend map which shows where each site is located within the County as well as a key which tells the reference name for each particular site. Second, each site has been individually mapped using Lancaster County's Tax Map. In the legend area of these individual maps, site specific information is detailed. Each map also references numbers for parcels which are adjacent to the seafood industry or landing site. These reference numbers can be checked in the back of the Study to determine the names and addresses of adjacent property owners at each site. Lastly, each site has a brief narrative section which details site specific characteristics based on the following considerations for access to coastal waters.

**General Site Considerations** - These are criteria which can be applied as basic screening tools for all types of potential water access locations.

1. State Road Access - Site is accessed by a good road which is preferably paved and wide.
2. Location Close to Population Center - In Lancaster this would be the southeastern part of the County.
3. Availability of Suitable Water - A larger creek or river, the Rappahannock River, or the Chesapeake Bay.
4. Ownership (Public or Private) - A publicly owned site is preferred, but private sites can offer opportunities for innovative re-use of sites or structures.

### **Environmental Considerations**

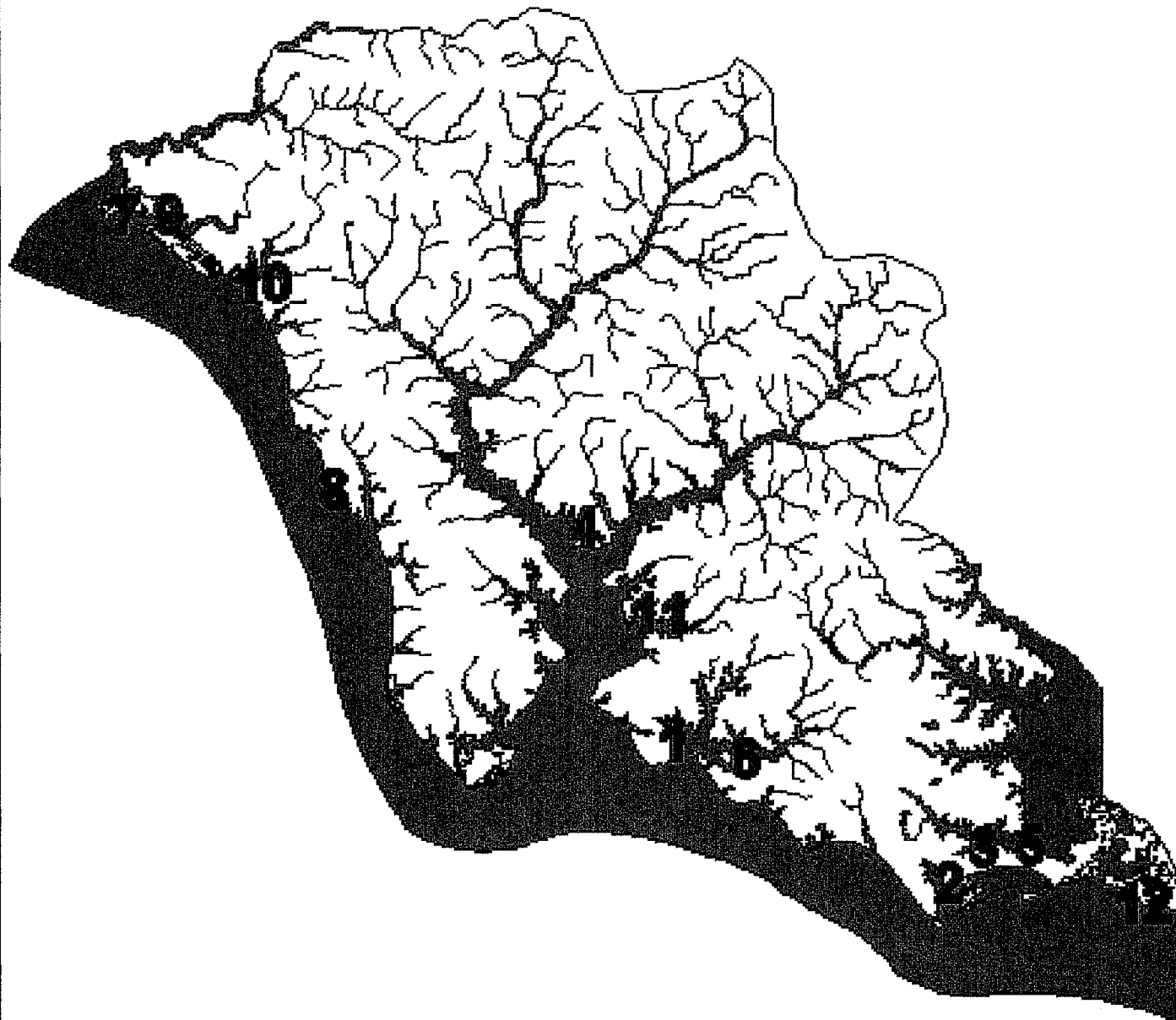
The goal in planning for public access points is to provide access to desirable waters while minimizing negative impacts on the environment. For example an ideal public access site would be located on a waterbody which is already condemned for shellfishing, yet provides access to a larger water body. Furthermore this site would be located in an area without Submerged Aquatic Vegetation, on a site with an already altered shoreline, with no on-site wetlands present, no threatened or endangered species in the vicinity, and with a suitable water depth as well as proximity to a channel.

1. Submerged Aquatic Vegetation (SAV) - Sites without any SAV are desirable.
2. Adjacent Wetlands - Ideally few or none present on-site or on adjacent parcels.
3. Shoreline Condition - Already altered shoreline is preferred.
4. RPA Area - Already disturbed or developed is best.
5. Existing Water Quality - Waters already condemned for shellfishing
6. Water Depth - Greater than 3 feet MLW.
7. Proximity to Natural or Improved Channel - Ideally within 50 feet.
8. Threatened or Endangered Species - None in the vicinity.

### **Additional Site Considerations**

These considerations would incorporate goals and factors which are important in local planning for access in Lancaster County.

1. Structures on Site - Ideally, structures unique to the seafood or transportation industries.
2. Septic System - Availability of on-site septic disposal would be beneficial at an access location.
3. Well - Availability of water also beneficial at an access location.
4. Currently Used for Access by Watermen - Goal is to preserve sites still used for commercial access.
5. Zoning - Areas currently zoned, or adjacent to, industrial or commercial zones are desirable.
6. Adjacent Land Uses - Access should be compatible with, or complementary to, adjacent land uses.
7. Size of Parcel - Important when considering parking for boat trailers and buffering from other uses.
8. Ramp or Piers - Existing ramps or piers might be usable, avoiding further shoreline disturbance.



## Legend

- 1** W.O. Ashburn, Jr.  
Seafood & Oyster World
- 2** Chesapeake Bay  
Shellfish Company
- 3** Chesapeake-  
Rappahannock Seafood  
Corporation
- 4** I.V. Farley, Jr.
- 5** Fitchett's Landing
- 6** Irvington Packing  
Company
- 7** Jackson Seafood, Inc.
- 8** Leland's Oyster House
- 9** Piney Island Seafood
- 10** W.R. Pittman &  
Sons, Inc.
- 11** Rose Landing
- 12** Westland Landing

## 1. W.O. Ashburn Jr. Seafood & Oyster World, Weems

Tax Map: 33  
Parcels: 57A  
Description: Weems Oyster House Site  
2.33 Acres  
Zoning: R1

Owner Name: Edmonds, H.J., I.V.;  
Woodson, Benjamin Meade &  
Nea; Woodson, Margaret  
Owner Address: c/o B.M. Woodson  
11406 Lindenshire Lane  
Richmond, VA 23233

Land Value: \$47,700  
Building Value: \$93,800  
Total Value: \$141,500

Water Body: Carters Cove, Carters Creek  
Deed Book: 323/461 & 323/370

### I. General Site Considerations:

- |  |   |
|--|---|
| 1. State Road Access                   | Yes - Route 222                                   |
| 2. Location Close to Population Center | Yes - In Target Area                              |
| 3. Availability of Suitable Water      | Yes - Provides Access to Lower Rappahannock River |
| 4. Ownership (Public or Private)       | Private   |

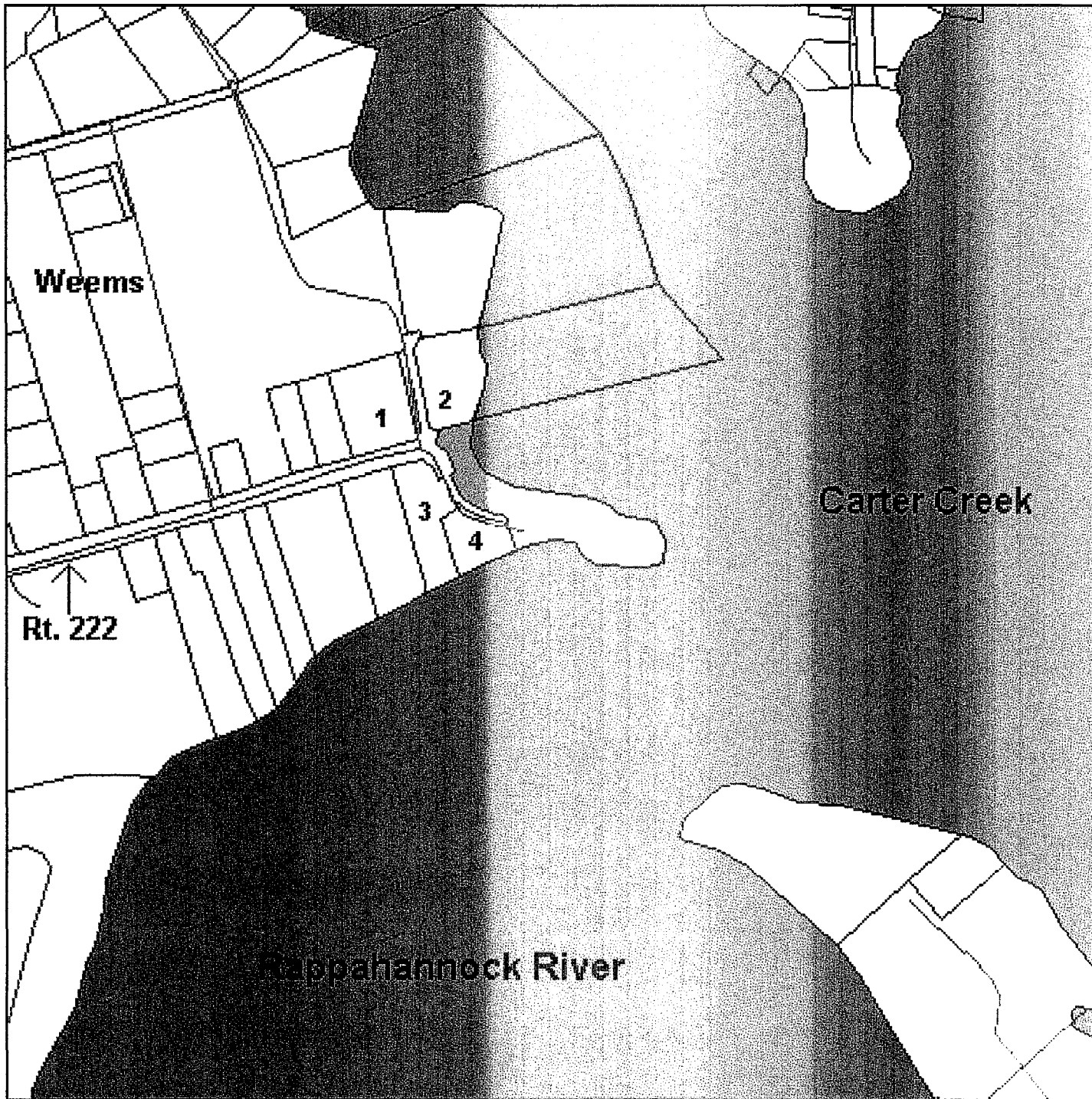
### II. Environmental Considerations


- |   |  |
|---|--|
| 1. Submerged Aquatic Vegetation             | Absent                                       |
| 2. Adjacent Wetlands                        | None   |
| 3. Shoreline Condition                      | Altered - 390' of bulkhead                   |
| 4. RPA Area                                 | Altered - Parking area                       |
| 5. Existing Water Quality                   | Fair - Seasonally condemned for shellfishing |
| 6. Water Depth                              | > 3' MLW                                     |
| 7. Proximity to Natural or Improved Channel | Close  |
| 8. Threatened or Endangered Species         | Absent                                       |

### III. Additional Site Considerations

- |  |   |
|--|---|
| 1. Structures on Site                    | Yes - 2,304 sq. ft. oyster house, 2,620 sq. ft. oyster house, 5,850 sq. ft. oyster house, 308 sq. ft. cooler, 1,200 sq. ft. metal storage building, 96 sq. ft. cinderblock toilet, 100 sq. ft. cinderblock pump house, an 8' x 72' pier, an 8 x 27' pier, and an 8' x 27' pier. |
| 2. Boat Ramp on Site                     | Unknown   |
| 3. Septic System                         | Yes   |
| 4. Well                                  | Yes   |
| 5. Currently used for access by watermen | Yes   |
| 6. Zoning                                | R-1, Residential  |
| 7. Adjacent Land Uses                    | Mixed - Industrial and Residential  |
| 8. Size of Parcel                        | 2.33 Acres  |





 **W.O. Ashburn, Jr.  
Seafood & Oyster World**

**Tax Map: 33  
Parcel: 57A**

**Description:  
Weems Oyster House  
Sites, 2.33 Acres**

**Land Value: \$47,700  
Building Value: \$93,800  
Total Value: \$141,500**

**Zoning: R-1, Residential**

**Water Body:  
Carter Creek**

**Owner Information:  
Edmonds, H.J., & I.V.;  
Woodson, Benjamin M.  
& Nea; Woodson, Margaret  
c/o B.M. Woodson  
11406 Lindenshire Lane  
Richmond, VA 23233**

 **Parcel Boundaries**

 **Roads**

**Prepared By:  
Lancaster County  
Planning & Land Use  
Office**

**September, 1996**

## 2. Chesapeake Bay Shellfish Co., Palmer

Tax Map: 39  
Parcels: 23D  
Description: Mosquito, 1.3 Acres  
.70 Acres Submerged Land  
Zoning: R-1

Owner Name: Chapman, Larry R. & Diana S.  
Owner Address: 557 15th Street, SE  
Washington, D.C. 20003

Land Value: \$90,100  
Building Value: \$29,200  
Total Value: \$119,300

Water Body: Mosquito Creek  
Deed Book: 362/692

### I. General Site Considerations:

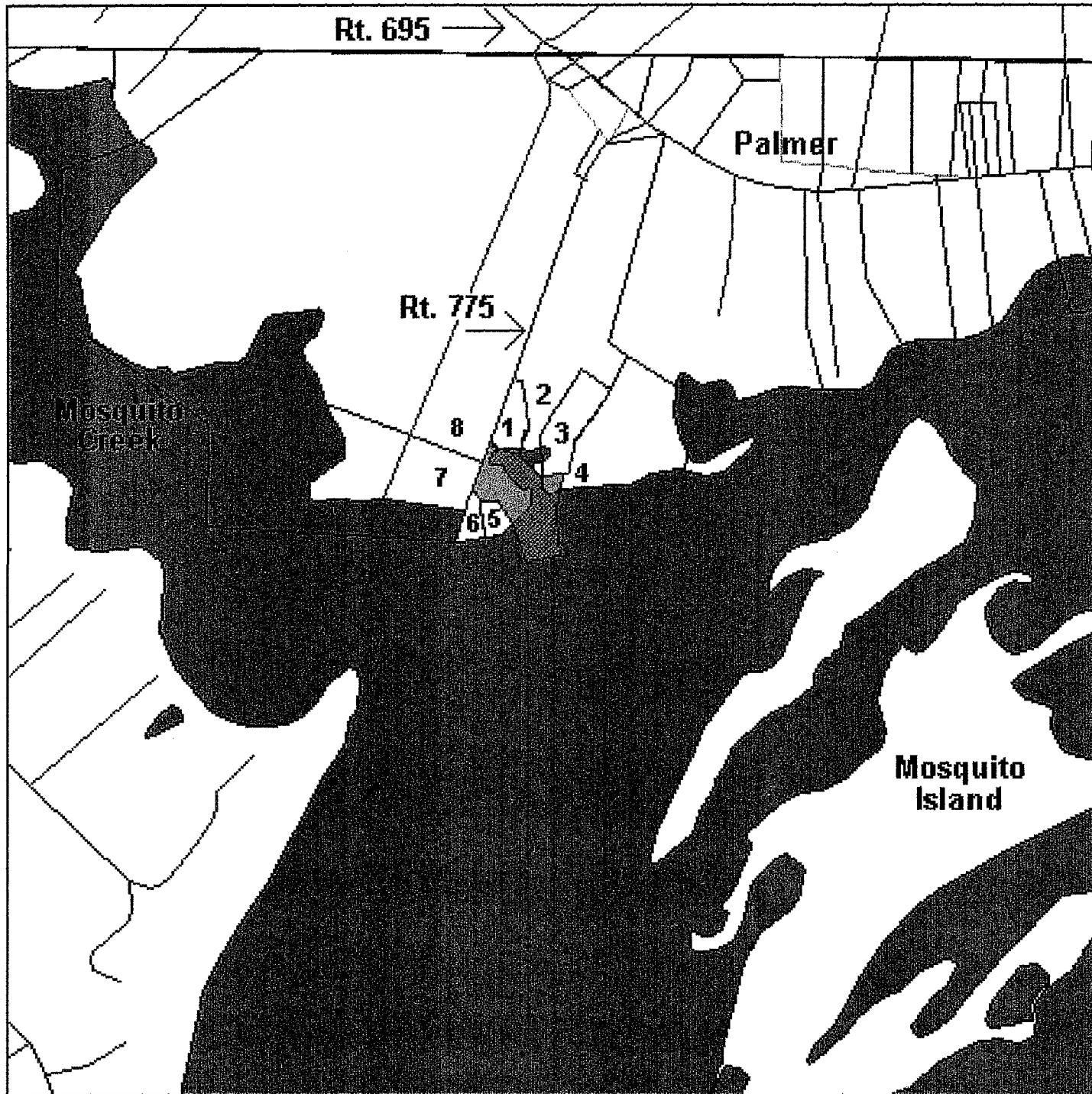
- |  |  |
|--|--|
| 1. State Road Access                   | Yes - Paved Easement off Route 775                             |
| 2. Location Close to Population Center | Yes - In Target Area   |
| 3. Availability of Suitable Water      | Yes - Direct access to waters near mouth of Rappahannock River |
| 4. Ownership (Public or Private)       | Private  |

### II. Environmental Considerations

- |   |  |
|---|--|
| 1. Submerged Aquatic Vegetation             | Absent                                 |
| 2. Adjacent Wetlands                        | None                                   |
| 3. Shoreline Condition                      | Altered - 185 linear feet of bulkhead. |
| 4. RPA Area                                 | Altered - Parking area                 |
| 5. Existing Water Quality                   | Good - Open for shellfishing           |
| 6. Water Depth                              | > 3' MLW                               |
| 7. Proximity to Natural or Improved Channel | Close                                  |
| 8. Threatened or Endangered Species         | Absent                                 |

### III. Additional Site Considerations

- |  |   |
|--|---|
| 1. Structures on Site                    | Yes - 2,919 sq. ft. oyster house in fair condition, a 8'wide x 30' long wooden loading ramp, and a 125' long x 8' wide pier |
| 2. Boat Ramp on Site                     | No  |
| 3. Septic System                         | Yes   |
| 4. Well                                  | Yes   |
| 5. Currently used for access by watermen | Yes - Virginia Department of Health Shoreline Sanitary surveys indicate site can accommodate up to 5 boats                  |
| 6. Zoning                                | R-1, Residential  |
| 7. Adjacent Land Uses                    | Residential   |
| 8. Size of Parcel                        | 1.30 Acres - .70 Acres Submerged  |



**Chesapeake Bay  
Shellfish Company**

**Tax Map: 39  
Parcel: 230**

**Description:  
Mosquito, 1.3 Acres  
.70 Acres Submerged**

**Land Value: \$90,100  
Building Value: \$29,200  
Total Value: \$119,300**

**Zoning: R-1, Residential**

**Water Body:  
Mosquito Creek**

**Owner Information:  
Chapman, Larry R. &  
Diana S.  
557 15th Street, SE  
Washington, D.C. 20003**

**— Parcel Boundaries**

**— Roads**

**Prepared By:  
Lancaster County  
Planning & Land Use  
Office**

**September, 1996**

### 3. Chesapeake-Rappahannock Seafood Co., Palmer

Tax Map: 35  
Parcels: 256, 258A & 259  
Description: Palmer, 2.09 Acres  
Zoning: M-1, Industrial Limited

Owner Name: Chesapeake-Rappahannock  
Seafood Corp.  
Owner Address: c/o G.C. Dawson  
P.O. Box 339  
Kilmarnock, Virginia 22482

Land Value: \$170,000  
Building Value: \$56,600  
Total Value: \$226,600

Water Body: Antipoison Creek  
Deed Book: 232/164

#### I. General Site Considerations:

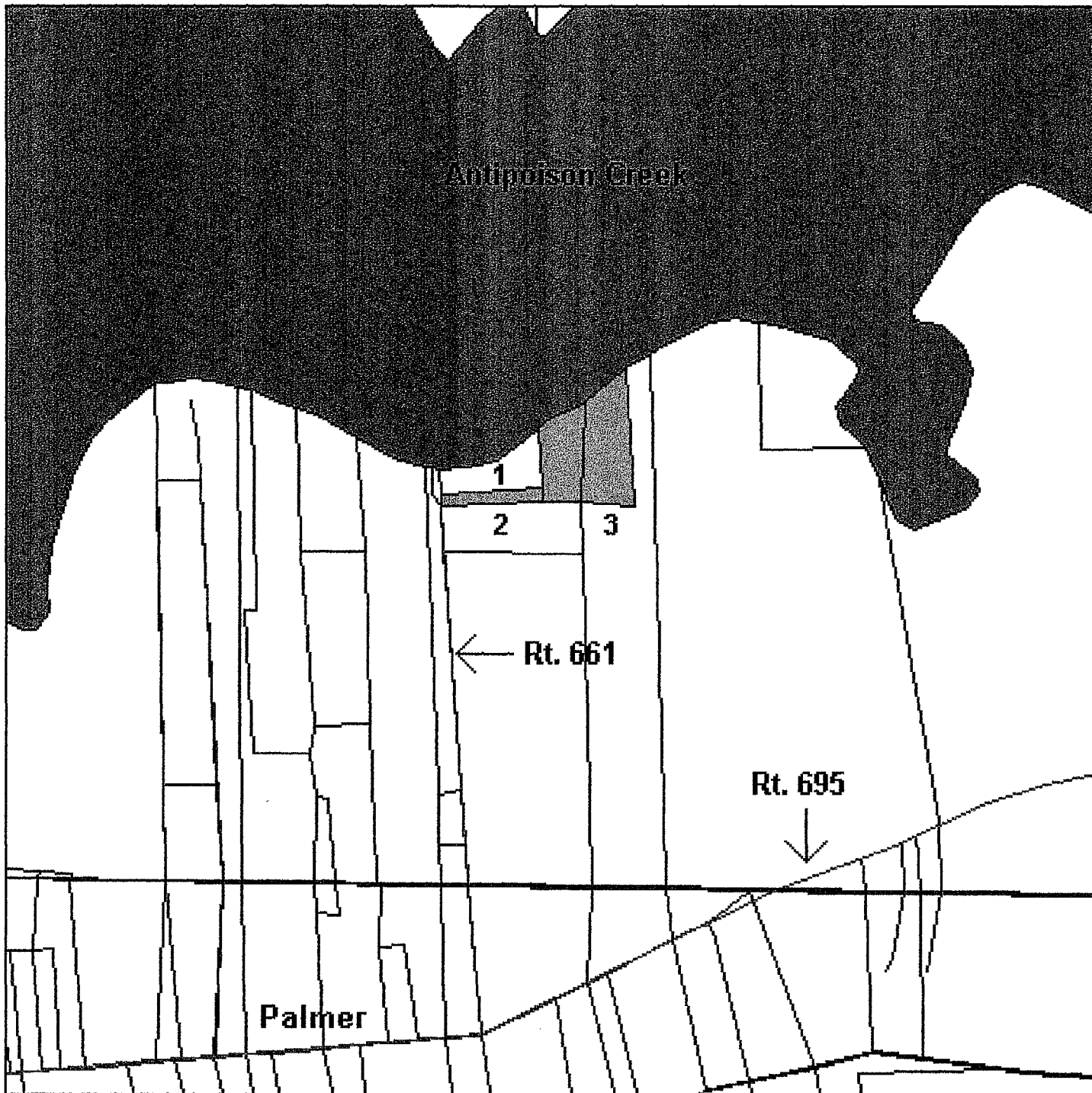
- |  |                                       |
|--|---------------------------------------|
| 1. State Road Access                   | Yes - Easement off Route 661          |
| 2. Location Close to Population Center | Yes - In Target Area                  |
| 3. Availability of Suitable Water      | Yes - Access to Fleets/Chesapeake Bay |
| 4. Ownership (Public or Private)       | Private                               |

#### II. Environmental Considerations

- |   |   |
|---|---|
| 1. Submerged Aquatic Vegetation             | Absent  |
| 2. Adjacent Wetlands                        | Some  |
| 3. Shoreline Condition                      | Altered - Bulkheaded with a 1,000 square foot filled wharf area |
| 4. RPA Area                                 | Altered - Large parking and open storage area                   |
| 5. Existing Water Quality                   | Good - Open for shellfishing                                    |
| 6. Water Depth                              | > 3' MLW  |
| 7. Proximity to Natural or Improved Channel | Close - Adjacent water has large number of exposed old pilings  |
| 8. Threatened or Endangered Species         | Absent  |

#### III. Additional Site Considerations

- |  |  |
|--|--|
| 1. Structures on Site                    | Yes - 12,444 sq. ft. warehouse w/ 1,342 sq. ft. loading dock |
| 2. Boat Ramp on Site                     | No   |
| 3. Septic System                         | Yes  |
| 4. Well                                  | Yes  |
| 5. Currently used for access by watermen | Yes  |
| 6. Zoning                                | M-1, Industrial Limited                                      |
| 7. Adjacent Land Uses                    | Mixed - Open space and one residence                         |
| 8. Size of Parcel                        | 2.09 Acres   |



 **Chesapeake-  
Rappahannock  
Seafood Corporation**

**Tax Map: 35  
Parcel: 256, 258A, & 259**

**Description:  
Palmer, 2.09 Acres**

**Land Value: \$170,000  
Building Value: \$56,600  
Total Value: \$226,600**

**Zoning: M-1, Industrial**

**Water Body:  
Antipoison Creek**

**Owner Information:  
c/o G.C. Dawson  
P.O. Box 339  
Kilmarnock, VA 22482**

 **Parcel Boundaries**

 **Roads**

**Prepared By:  
Lancaster County  
Planning & Land Use  
Office  
September, 1996**

#### 4. I.V. Farley, Jr., Merry Point

Tax Map: 26  
Parcels: 151  
Description: W. Branch, 2.3 Acres  
Zoning: R-1

Owner Name: I.V., Jr., Audrie V., &  
Marian K. Farley  
Owner Address: P.O. Box 163  
Lancaster, Virginia 22503

Land Value: \$75,300  
Building Value: \$14,100  
Total Value: \$89,400

Water Body: Eastern & Western Branches  
of the Corrotoman River  
Deed Book: 374/247 & 189/82

##### I. General Site Considerations:

- |  |   |
|--|---|
| 1. State Road Access                   | No - 16' dirt right-of-way starting near the end of Route 611 |
| 2. Location Close to Population Center | No - Outside of Target Area                                   |
| 3. Availability of Suitable Water      | Yes - Direct access to Corrotoman River                       |
| 4. Ownership (Public or Private)       | Private   |

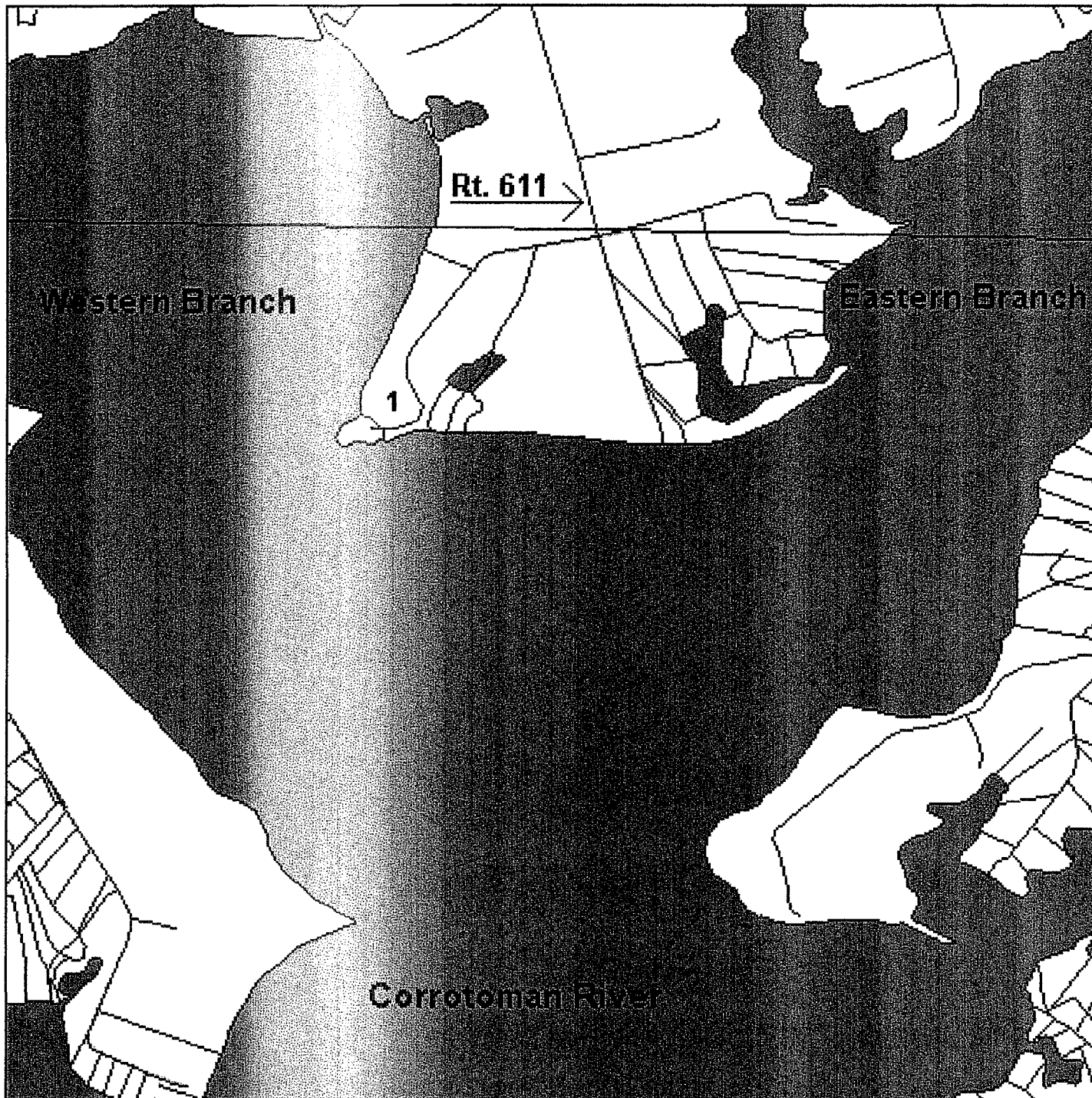
##### II. Environmental Considerations

- |   |  |
|---|--|
| 1. Submerged Aquatic Vegetation             | Absent   |
| 2. Adjacent Wetlands                        | Some - Fringe marsh                                  |
| 3. Shoreline Condition                      | Altered/Natural - Low-lying land                     |
| 4. RPA Area                                 | Altered/Natural - Parking areas and large open areas |
| 5. Existing Water Quality                   | Good - Open for shellfishing                         |
| 6. Water Depth                              | > 3' MLW   |
| 7. Proximity to Natural or Improved Channel | Close  |
| 8. Threatened or Endangered Species         | Absent   |

##### III. Additional Site Considerations

- |  |   |
|--|---|
| 1. Structures on Site                    | Yes - 2,840 sq ft. oyster house, cinderblock and frame out-building, cinderblock shed, cinderblock watch house, and 8' wide x 55' long dock |
| 2. Boat Ramp on Site                     | No  |
| 3. Septic System                         | Yes   |
| 4. Well                                  | Yes   |
| 5. Currently used for access by watermen | Yes   |
| 6. Zoning                                | R-1, Residential  |
| 7. Adjacent Land Uses                    | Mixed - Open space and one residence  |
| 8. Size of Parcel                        | 2.3 Acres   |





■ I.V. Farley, Jr.

Tax Map: 26

Parcel: 151

Description:

Western Br., 2.3 Acres

Land Value: \$75,300

Building Value: \$14,100

Total Value: \$89,400

Zoning: R-1, Residential

Water Body:

Eastern & Western  
Branches of the  
Corrotoman River

Owner Information:

I.V., Jr., Audrie V., &  
Marian K. Farley

P.O. Box 163

Lancaster, VA 22503

— Parcel Boundaries

— Roads

Prepared By:

Lancaster County  
Planning & Land Use  
Office

September, 1996



## 5. Fitchett's Landing, Palmer

Tax Map: 35  
Parcels: 265  
Description: Near Palmer, 2.065 Acres  
Zoning: R-1

Owner Name: Virgil A., Sr. & Barbara W. Sibley  
Owner Address: P.O. Box 302  
Deltaville, Virginia 23043

Land Value: \$40,000  
Building Value: \$11,700  
Total Value: \$51,700

Water Body: Antipoision Creek  
Deed Book: 363/400  
359/476, plat

### I. General Site Considerations:

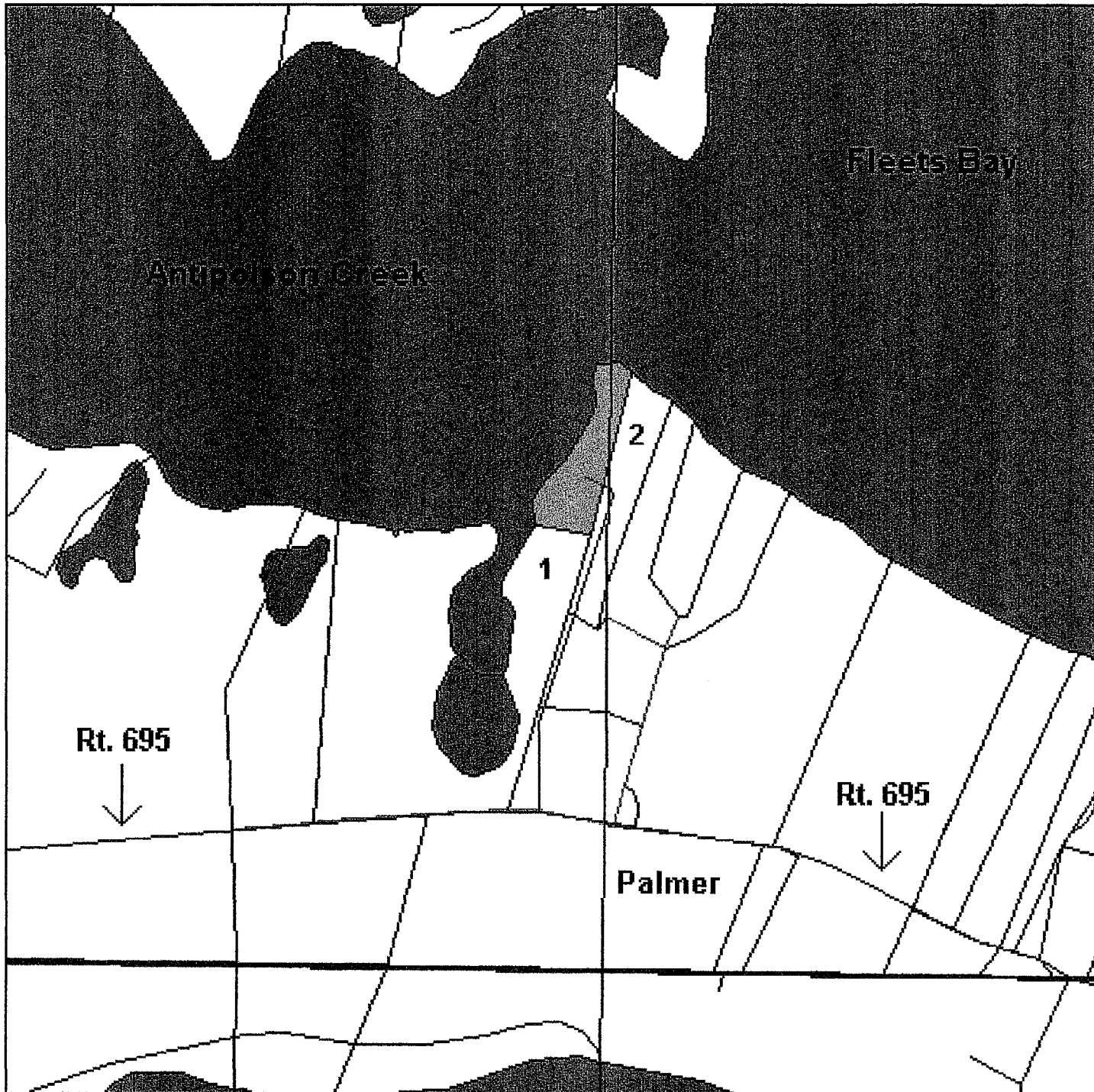
- |  |  |
|--|--|
| 1. State Road Access                   | No - Wide dirt right-of-way off Route 695    |
| 2. Location Close to Population Center | Yes - In Target Area                         |
| 3. Availability of Suitable Water      | Yes - Direct access to Fleets/Chesapeake Bay |
| 4. Ownership (Public or Private)       | Private                                      |

### II. Environmental Considerations

- |   |  |
|---|--|
| 1. Submerged Aquatic Vegetation             | Absent   |
| 2. Adjacent Wetlands                        | Some - Tidal marsh   |
| 3. Shoreline Condition                      | Altered/Natural - 200' of rip-rap and remainder is low-lying and prone to flooding |
| 4. RPA Area                                 | Altered - Parking lot and open area  |
| 5. Existing Water Quality                   | Good - Open for shellfishing   |
| 6. Water Depth                              | > 3' MLW   |
| 7. Proximity to Natural or Improved Channel | Close  |
| 8. Threatened or Endangered Species         | Absent   |

### III. Additional Site Considerations

- |  |   |
|--|---|
| 1. Structures on Site                    | Yes - Older 2,664 sq. ft. fish house & 12' wide x 75' long pier   |
| 2. Boat Ramp on Site                     | Yes - Oyster shell boat ramp  |
| 3. Septic System                         | Yes   |
| 4. Well                                  | Yes   |
| 5. Currently used for access by watermen | Yes - Virginia Department of Health Shoreline Sanitary surveys indicate site can accommodate up to 10 boats at moorings |
| 6. Zoning                                | R-1, Residential  |
| 7. Adjacent Land Uses                    | Mixed - Open space and one residence  |
| 8. Size of Parcel                        | 2.065 Acres   |
| 9. Other                                 | Large fetch/exposure to the northeast.  |



**■ Fitchett's Landing**

**Tax Map: 35  
Parcel: 265**

**Description:  
Near Palmer, 2.07 Acres**

**Land Value: \$40,000  
Building Value: \$11,000  
Total Value: \$51,700**

**Zoning: R-1, Residential**

**Water Body:  
Antipoison Creek**

**Owner Information:  
Virgil A., Sr. &  
Barbara W. Sibley  
P.O. Box 302  
Deltaville, VA 23043**

**— Parcel Boundaries**

**— Roads**

**Prepared By:  
Lancaster County  
Planning & Land Use  
Office**

**September, 1996**

## 6. Irvington Packing Company, White Stone

Tax Map: 33

Owner Name: Irvington Packing  
Company Inc.

Parcels: 484

Owner Address: P.O. Box 86

Description: James Wharf, 16.07 Acres

White Stone, Virginia

Zoning: R-1

22578

Land Value: \$271,600

Water Body: Carters Creek

Building Value: \$38,000

Deed Book:

Total Value: \$309600

### I. General Site Considerations:

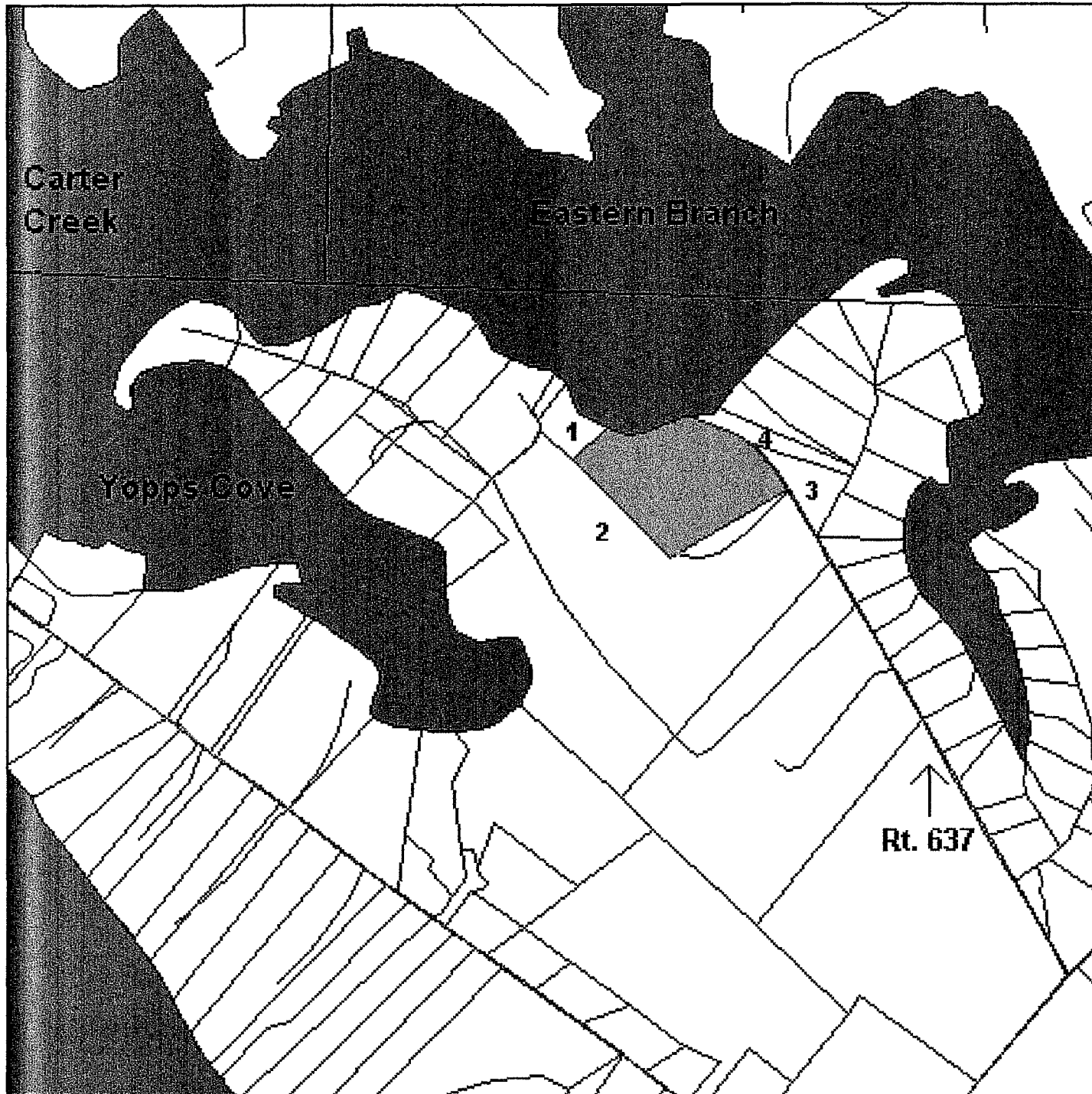
- |  |   |
|--|---|
| 1. State Road Access                   | Yes - Paved right-of-way at end Route 637                 |
| 2. Location Close to Population Center | Yes - In Target Area                                      |
| 3. Availability of Suitable Water      | Yes - Access to lower Rappahannock River via Carter Creek |
| 4. Ownership (Public or Private)       | Private   |

### II. Environmental Considerations

- |   |  |
|---|--|
| 1. Submerged Aquatic Vegetation             | Absent   |
| 2. Adjacent Wetlands                        | Some - Fringe marsh                            |
| 3. Shoreline Condition                      | Altered - Altered along majority of shoreline  |
| 4. RPA Area                                 | Altered - Parking areas and many out-buildings |
| 5. Existing Water Quality                   | Fair - Seasonally condemned for shellfishing   |
| 6. Water Depth                              | > 3' MLW                                       |
| 7. Proximity to Natural or Improved Channel | Close  |
| 8. Threatened or Endangered Species         | Absent   |

### III. Additional Site Considerations

- |  |  |
|--|--|
| 1. Structures on Site                    | Yes - Main plant building, two smaller warehouses, an office and store, a boatshop with an office, a covered boat shed, and several smaller outbuildings |
| 2. Boat Ramp on Site                     | Yes - Oyster shell boat ramp   |
| 3. Septic System                         | Yes  |
| 4. Well                                  | Yes  |
| 5. Currently used for access by watermen | Yes - Virginia Department of Health Shoreline Sanitary surveys indicate site can accommodate 8 boats   |
| 6. Zoning                                | R-1, Residential   |
| 7. Adjacent Land Uses                    | Mixed - Large open space and some residences   |
| 8. Size of Parcel                        | 16.07 Acres  |
| 9. Other                                 | 624' feet of frontage on Carters Creek and upland parking area   |



**Irvington Packing Company**

**Tax Map: 33  
Parcel: 484**

**Description:  
James Wharf, 16.07 Acres**

**Land Value: \$271,600  
Building Value: \$38,000  
Total Value: \$309,600**

**Zoning: R-1, Residential**

**Water Body:  
Carter Creek**

**Owner Information:  
Irvington Packing Company Inc.  
P.O. Box 86  
White Stone, VA 22578**

**Parcel Boundaries  
Roads**

**Prepared By:  
Lancaster County  
Planning & Land Use  
Office**

**September, 1996**

## 7. Jackson Seafood Inc., Morattico

Tax Map: 12

Owner Name: Jackson, E.M. and Edward  
P. & Ash, Ruth J.

Parcel: 19G

Description: Mulberry Creek, .83 Acres

Owner Address: Rt.1, Box 1558  
Lancaster, VA 22503

Zoning: R-3

Land Value: \$52,300

Water Body: Cove off Mulberry Creek

Building Value: \$16,800

Deed Book: DB330/1

Total Value: \$69,100

### I. General Site Considerations:

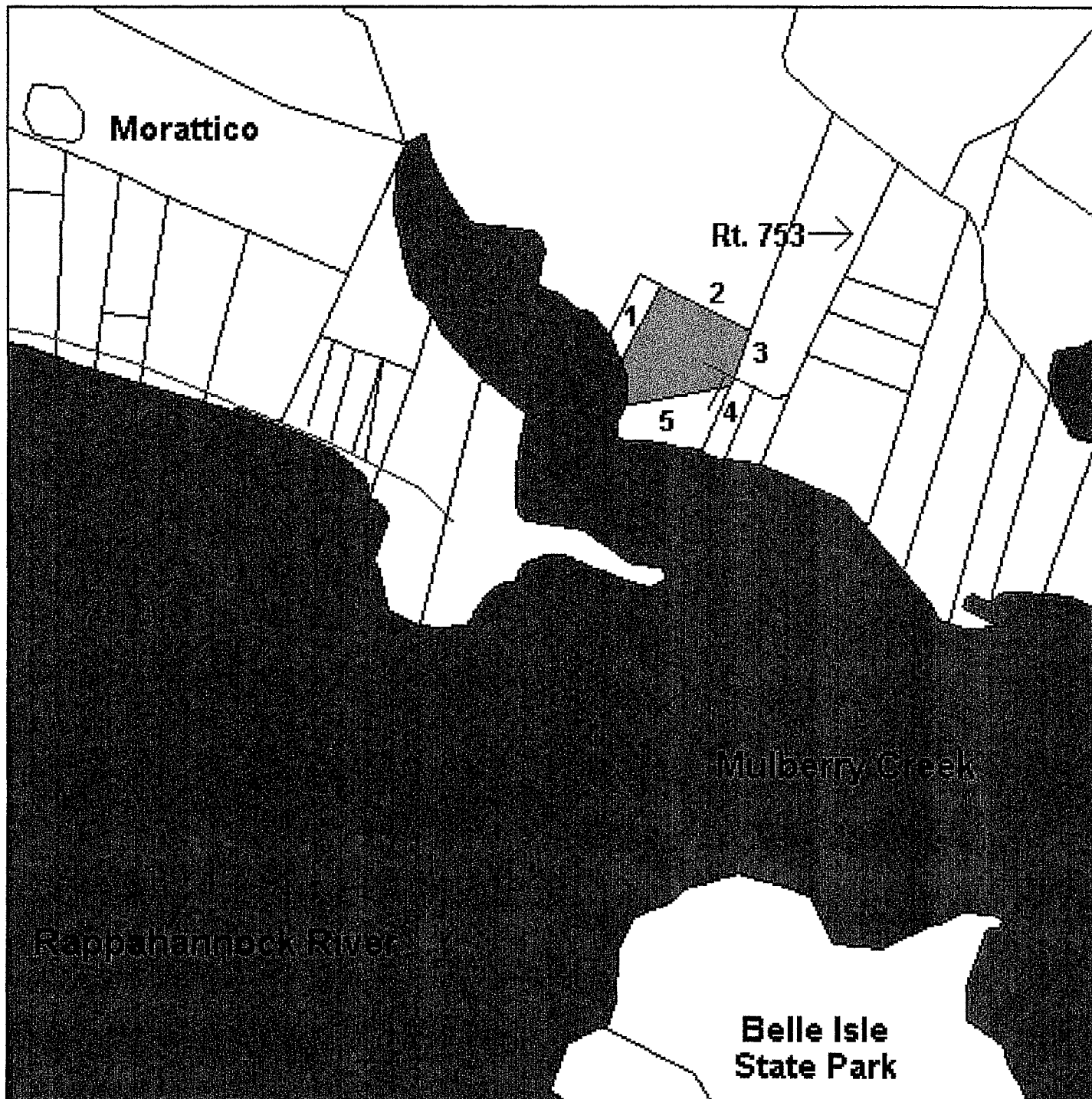
- |  |   |
|--|---|
| 1. State Road Access                   | Yes - Gravel right-of-way at end of Route 753         |
| 2. Location Close to Population Center | No - Outside of Target Area                           |
| 3. Availability of Suitable Water      | Yes - Access to Rappahannock River via Mulberry Creek |
| 4. Ownership (Public or Private)       | Private   |

### II. Environmental Considerations

- |   |   |
|---|---|
| 1. Submerged Aquatic Vegetation             | Absent  |
| 2. Adjacent Wetlands                        | None  |
| 3. Shoreline Condition                      | Altered - Shoreline altered with bulkhead and a dock  |
| 4. RPA Area                                 | Altered - Gravel parking areas and out-buildings      |
| 5. Existing Water Quality                   | Check ?? Fair - Seasonally condemned for shellfishing |
| 6. Water Depth                              | > 3' MLW  |
| 7. Proximity to Natural or Improved Channel | Close   |
| 8. Threatened or Endangered Species         | Absent  |

### III. Additional Site Considerations

- |  |   |
|--|---|
| 1. Structures on Site                    | Yes - 3,072 square feet oyster house, cinderblock out building with toilets, and a 1,040 sq. ft. metal garage in fair condition |
| 2. Boat Ramp on Site                     | No  |
| 3. Septic System                         | Yes   |
| 4. Well                                  | Yes   |
| 5. Currently used for access by watermen | Yes   |
| 6. Zoning                                | R-1, Residential  |
| 7. Adjacent Land Uses                    | Industrial - Abandoned seafood site (Piney Island)  |
| 8. Size of Parcel                        | .83 Acres   |
| 9. Other                                 | N/A   |



 Jackson Seafood, Inc.

---

**Tax Map: 12**  
**Parcel: 19G**

---

**Description:**  
**Mulberry Creek,**  
**.83 Acres**

---

**Land Value: \$52,300**  
**Building Value: \$16,800**  
**Total Value: \$69,100**

---

**Zoning: R-3, Residential**

---

**Water Body:**  
**Cove of Mulberry Creek**

---

**Owner Information:**  
**Jackson, E.M. and**  
**Edward P. & Ash, Ruth J.**  
**Rt. 1, Box 1558**  
**Lancaster, VA 22503**

---

 Parcel Boundaries

 Roads

---

**Prepared By:**  
**Lancaster County**  
**Planning & Land Use**  
**Office**

**September, 1996**

## 8. Leland Oyster House

Tax Map: 19  
Parcels: 83  
Description: Rappahannock River, 42.854 Acres  
Zoning: R-1

Owner Name: Palmer, Helen L. &  
Leland, Alex Jr.  
Owner Address: Rt. 1, Box 238  
Lancaster, VA 22503

Land Value: \$241,500  
Building Value: \$20,700  
Total Value: \$262,200

Water Body: Rappahannock River  
Deed Book: WB 32/31

### I. General Site Considerations:

- |  |  |
|--|--|
| 1. State Road Access                   | No - Paved and dirt right-of-way off Route 624 |
| 2. Location Close to Population Center | No - Outside of Target Area                    |
| 3. Availability of Suitable Water      | Yes - Located on Rappahannock River            |
| 4. Ownership (Public or Private)       | Private  |

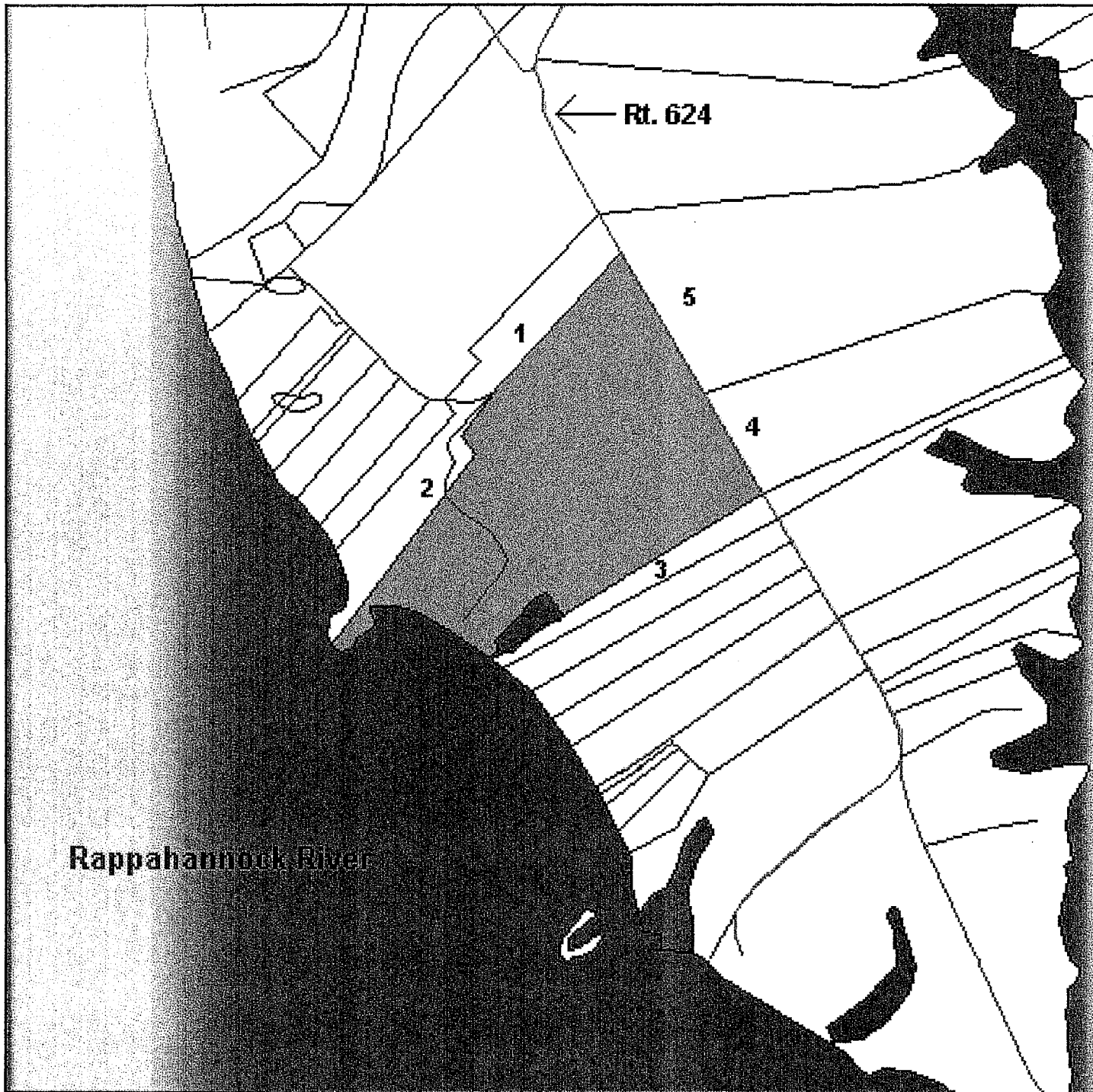
### II. Environmental Considerations

- |   |  |
|---|--|
| 1. Submerged Aquatic Vegetation             | Absent   |
| 2. Adjacent Wetlands                        | None   |
| 3. Shoreline Condition                      | Natural - Shoreline is wide, sandy beach with exception of long dock |
| 4. RPA Area                                 | Natural  |
| 5. Existing Water Quality                   | Good - Open for shellfishing   |
| 6. Water Depth                              | > 3' MLW   |
| 7. Proximity to Natural or Improved Channel | Close  |
| 8. Threatened or Endangered Species         | Absent   |

### III. Additional Site Considerations

- |  |  |
|--|--|
| 1. Structures on Site                    | Yes - Site has a 2,700 sq. ft. oyster house in poor condition and a 6' wide x 375' long pier in fair condition with a 40'l x 6'w tee end |
| 2. Boat Ramp on Site                     | No   |
| 3. Septic System                         | Yes  |
| 4. Well                                  | Yes  |
| 5. Currently used for access by watermen | No   |
| 6. Zoning                                | R-1, Residential   |
| 7. Adjacent Land Uses                    | Agricultural - Actively farmed fields on upland with two residences  |
| 8. Size of Parcel                        | 42.854 Acres   |
| 9. Other                                 | Large buffered parcel with an accreting shoreline  |





**■ Leland's Oyster House**

**Tax Map: 19**

**Parcel: 83**

**Description:**

**Rappahannock River,  
42.854 Acres**

**Land Value: \$241,500**

**Building Value: \$20,700**

**Total Value: \$262,200**

**Zoning: R-1, Residential**

**Water Body:**

**Rappahannock River**

**Owner Information:**

**Palmer, Helen L. &**

**Leland, Alex Jr.**

**Rt. 1, Box 238**

**Lancaster, VA 22503**

**— Parcel Boundaries**

**— Roads**

**Prepared By:**

**Lancaster County**

**Planning & Land Use**

**Office**

**September, 1996**

## 9. Piney Island Seafood, Morattico

Tax Map: 12  
Parcels: 19C  
Description: Oyster House, .74 Acres  
Zoning: R-3

Owner Name: Piney Island Seafood  
Owner Address: Rt.1, Box 1558  
Lancaster, VA 22503

Land Value: \$55,800  
Building Value: \$16,900  
Total Value: \$72,700

Water Body: Cove off Mulberry Creek  
Deed Book: DB119/196

### I. General Site Considerations:

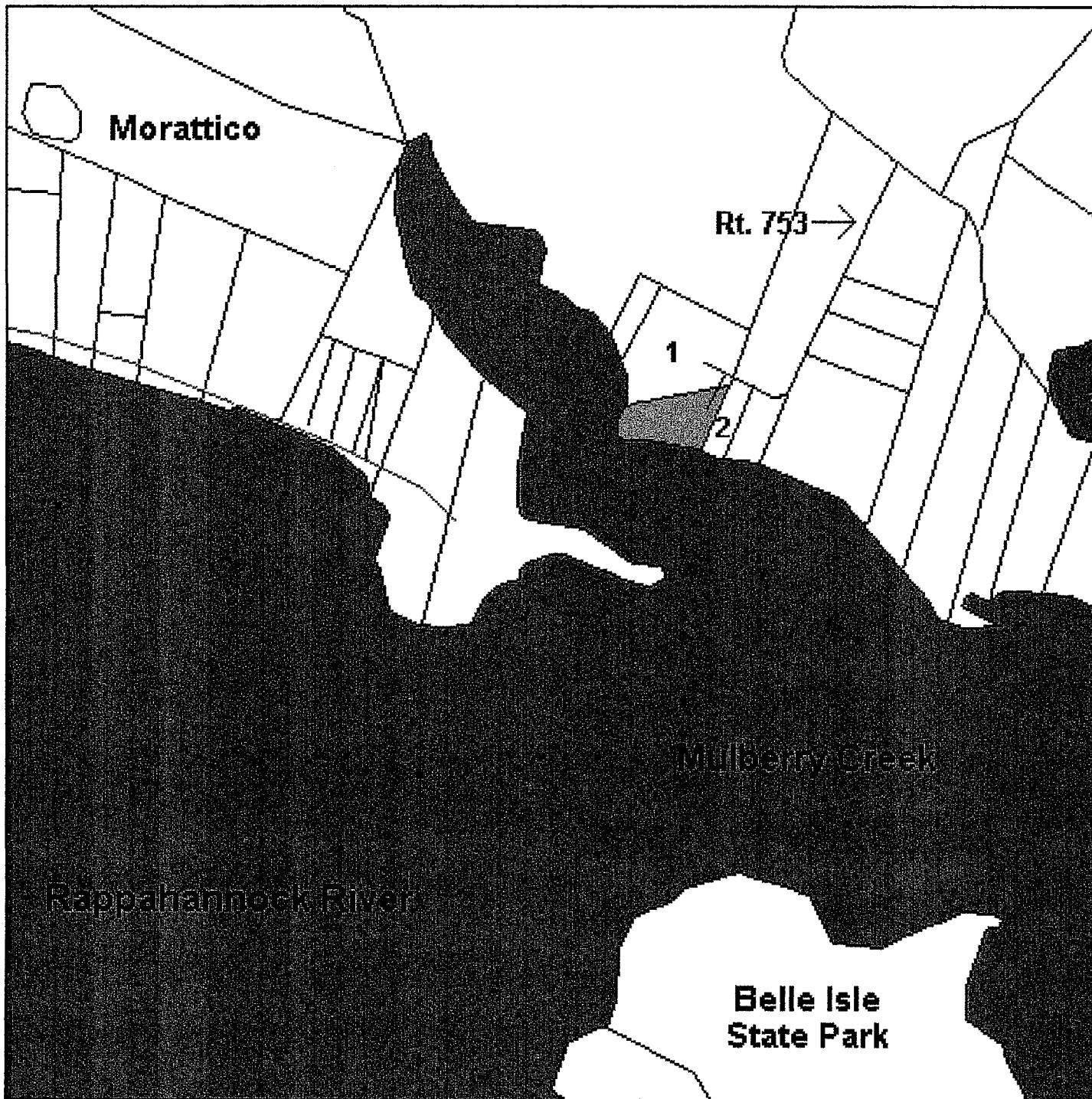
- |  |   |
|--|---|
| 1. State Road Access                   | Yes - Gravel right-of-way located at the end of Route 753 |
| 2. Location Close to Population Center | No - Outside of Target Area                               |
| 3. Availability of Suitable Water      | Yes - Access to Rappahannock River via Mulberry Creek     |
| 4. Ownership (Public or Private)       | Private   |

### II. Environmental Considerations

- |   |  |
|---|--|
| 1. Submerged Aquatic Vegetation             | Absent   |
| 2. Adjacent Wetlands                        | None   |
| 3. Shoreline Condition                      | Altered - Shoreline altered with 150 linear feet of bulkhead |
| 4. RPA Area                                 | Altered - Gravel parking lot and structures                  |
| 5. Existing Water Quality                   | Good - Open for shellfishing                                 |
| 6. Water Depth                              | > 3' MLW   |
| 7. Proximity to Natural or Improved Channel | Close  |
| 8. Threatened or Endangered Species         | Absent   |

### III. Additional Site Considerations

- |  |   |
|--|---|
| 1. Structures on Site                    | Yes - 3,412 sq. ft. oyster house in good condition    |
| 2. Boat Ramp on Site                     | No  |
| 3. Septic System                         | Yes   |
| 4. Well                                  | Yes   |
| 5. Currently used for access by watermen | Yes   |
| 6. Zoning                                | R-3, Residential                                      |
| 7. Adjacent Land Uses                    | Industrial - Abandoned seafood site (Jackson Seafood) |
| 8. Size of Parcel                        | .74 Acres   |
| 9. Other                                 | N/A   |



 **Piney Island Seafood**

---

**Tax Map: 12**  
**Parcel: 19C**

---

**Description:**  
**Mulberry Creek**  
**Oyster House, .74 Acres**

---

**Land Value: \$55,800**  
**Building Value: \$16,900**  
**Total Value: \$72,700**

---

**Zoning: R-3, Residential**

---

**Water Body:**  
**Cove of Mulberry Creek**

---

**Owner Information:**  
**Piney Island Seafood, Inc.**  
**Rt. 1, Box 1558**  
**Lancaster, VA 22503**

---

 **Parcel Boundaries**

 **Roads**

---

**Prepared By:**  
**Lancaster County**  
**Planning & Land Use**  
**Office**

**September, 1996**

## 10. W.R. Pittman & Sons Inc., Morattico

Tax Map: 13  
Parcels: 49B  
Description: Deep Creek, 1.83 Acres  
Zoning: R-1

Owner Name: W.R. Pittman & Sons, Inc.  
Owner Address: Rt. 1, Box 238  
Lancaster, VA 22503

Land Value: \$125,000  
Building Value: \$90,900  
Total Value: \$215,900

Water Body: Deep Creek  
Deed Book: DB 210/549

### I. General Site Considerations:

1. State Road Access
2. Location Close to Population Center
3. Availability of Suitable Water
4. Ownership (Public or Private)

No - Long dirt right-of-way off Route 653  
No - Outside of Target Area  
Yes - Access to Rappahannock River via Deep Creek  
Private

### II. Environmental Considerations

1. Submerged Aquatic Vegetation
2. Adjacent Wetlands
3. Shoreline Condition
4. RPA Area
5. Existing Water Quality
6. Water Depth
7. Proximity to Natural or Improved Channel
8. Threatened or Endangered Species

Absent  
None  
Altered - Shoreline altered with bulkhead and rip-rap  
Altered - Gravel parking lot and structures  
Good - Open for shellfishing  
> 3' MLW  
Close  
Absent

### III. Additional Site Considerations

1. Structures on Site
2. Boat Ramp on Site
3. Septic System
4. Well
5. Currently used for access by watermen
6. Zoning
7. Adjacent Land Uses
8. Size of Parcel
9. Other

Yes - One 1,024 sq. ft. oyster house, one two-story 7,000 sq. ft. oyster house, a 1,080 sq ft barn, a 1,368 sq. ft crab shed, a 2,828 sq ft crab shed, a 640 sq ft freezer, a 400 sq ft store, a 720 sq ft shop, and at least 6 other sheds or outbuildings.  
Unknown  
Yes  
Yes  
Yes  
R-1, Residential  
Mixed - Low density residential mixed with agricultural  
1.83 Acres  
N/A



■ W.R. Pittman & Sons, Inc.

---

**Tax Map: 13**

**Parcel: 49B**

---

**Description:**

**Deep Creek, 1.83 Acres**

---

**Land Value: \$125,000**

**Building Value: \$90,900**

**Total Value: \$215,900**

---

**Zoning: R-1, Residential**

---

**Water Body:**

**Deep Creek**

---

**Owner Information:**

**W.R. Pittman & Sons, Inc.**

**Rt. 1, Box 238**

**Lancaster, VA 22503**

---

— Parcel Boundaries

— Roads

---

**Prepared By:**

**Lancaster County**

**Planning & Land Use**

**Office**

**September, 1996**

## 11. Rose Landing, Weems

Tax Map: 27  
Parcels: 52A  
Description: Taylors Creek, .86 Acres  
Zoning: R-1

Owner Name: Rose, R.A., Sr. est.; Et Als  
Owner Address: c/o Joseph C. Rose  
Rt. 1, Box 1124  
Weems, VA 22576

Land Value: \$25,000  
Building Value: \$2,500  
Total Value: \$27,500

Water Body: Cove off Taylors Creek  
Deed Book: DB 172/273

### I. General Site Considerations:

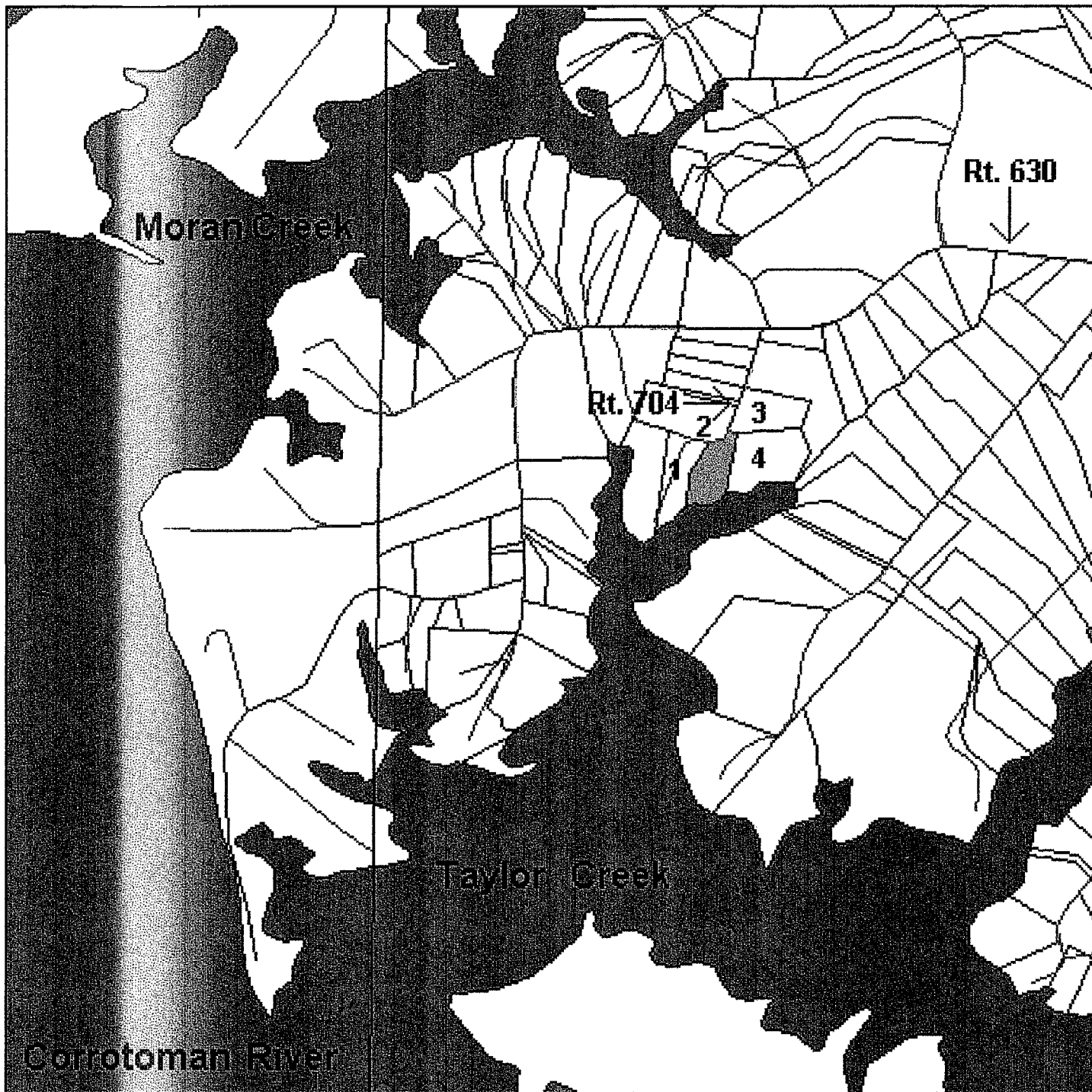
- |  |  |
|--|--|
| 1. State Road Access                   | Yes - Gravel and dirt right-of-way located at end of Route 704 |
| 2. Location Close to Population Center | Yes - In Target Area   |
| 3. Availability of Suitable Water      | Yes - Access to Corrotoman River via Taylor Creek              |
| 4. Ownership (Public or Private)       | Private  |

### II. Environmental Considerations

- |   |   |
|---|---|
| 1. Submerged Aquatic Vegetation             | Absent  |
| 2. Adjacent Wetlands                        | None  |
| 3. Shoreline Condition                      | Altered - Altered with 80 linear feet of bulkhead |
| 4. RPA Area                                 | Altered - Gravel parking lot and one structure    |
| 5. Existing Water Quality                   | Good - Open for shellfishing                      |
| 6. Water Depth                              | > 3' MLW  |
| 7. Proximity to Natural or Improved Channel | Close   |
| 8. Threatened or Endangered Species         | Absent  |

### III. Additional Site Considerations

- |  |   |
|--|---|
| 1. Structures on Site                    | Yes - 660 sq.. ft. oyster house in very poor condition                                      |
| 2. Boat Ramp on Site                     | Unknown   |
| 3. Septic System                         | Unknown   |
| 4. Well                                  | Unknown   |
| 5. Currently used for access by watermen | Yes   |
| 6. Zoning                                | R-1, Residential  |
| 7. Adjacent Land Uses                    | Residential - Moderate density residential along Route 704                                  |
| 8. Size of Parcel                        | .86 Acres   |
| 9. Other                                 | State road leading to Route 704 has three 90 degree turns and many hills prior to Route 704 |



 **Rose Landing**

**Tax Map: 27**

**Parcel: 52A**

**Description:**

**Taylor Creek, .86 Acres**

**Land Value: \$25,000**

**Building Value: \$2,500**

**Total Value: \$27,500**

**Zoning: R-1, Residential**

**Water Body:**

**Cove of Taylor Creek**

**Owner Information:**

**Rose, R.A., Sr. est.; et als**

**c/o Joseph C. Rose**

**Rt. 1, Box 1124**

**Weems, VA 22576**

 **Parcel Boundaries**

 **Roads**

**Prepared By:**

**Lancaster County**

**Planning & Land Use**

**Office**

**September, 1996**



## 12. Westland Landing, (Windmill Pt.) Fleets Island

Plat Book: 2  
Page: 28  
Description: Westland, .491 Acres  
Zoning: R-1, Residential

Owner Name: Commonwealth of Virginia,  
Department of Transportation  
Owner Address: Richmond, Virginia

Land Value: N/A  
Building Value: N/A  
Total Value: N/A

Water Body: Rappahannock River

### I. General Site Considerations:

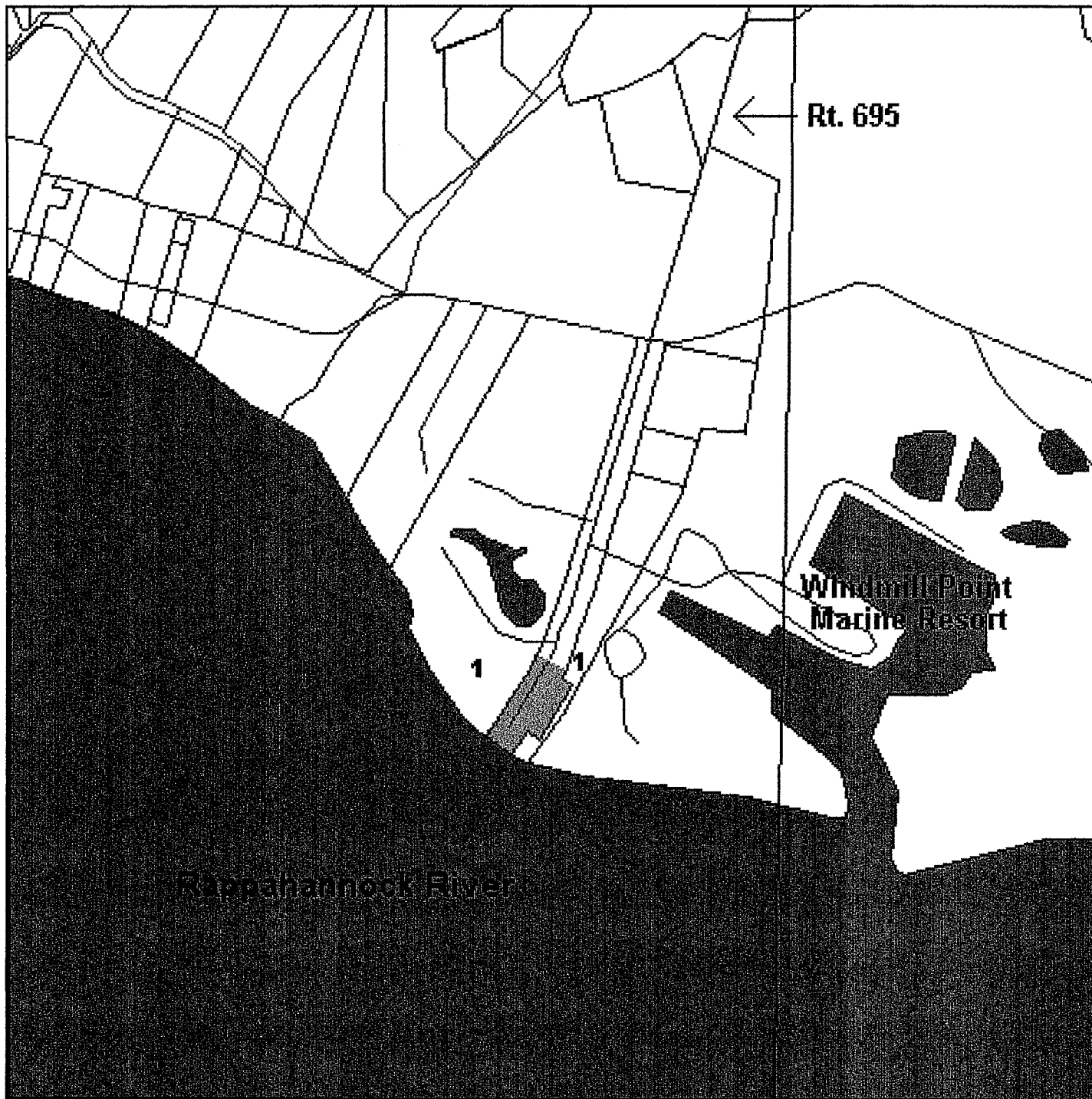
- |  |  |
|--|--|
| 1. State Road Access                   | Yes - Paved turn-around at end of Route 695      |
| 2. Location Close to Population Center | Yes - In Target Area                             |
| 3. Availability of Suitable Water      | Yes - Located at mouth of the Rappahannock River |
| 4. Ownership (Public or Private)       | Public   |

### II. Environmental Considerations

- |   |  |
|---|--|
| 1. Submerged Aquatic Vegetation             | Absent   |
| 2. Adjacent Wetlands                        | None   |
| 3. Shoreline Condition                      | Altered/Natural - Concrete drainage structures covered with sand |
| 4. RPA Area                                 | Altered - Paved turn-around with guard rail                      |
| 5. Existing Water Quality                   | Fair - Condemned for shellfishing due to nearby marina           |
| 6. Water Depth                              | > 3' MLW   |
| 7. Proximity to Natural or Improved Channel | Close - Some old pilings in water adjacent to shore              |
| 8. Threatened or Endangered Species         | Absent   |

### III. Additional Site Considerations

- |  |  |
|--|--|
| 1. Structures on Site                    | No   |
| 2. Boat Ramp on Site                     | No   |
| 3. Septic System                         | No   |
| 4. Well                                  | No   |
| 5. Currently used for access by watermen | No   |
| 6. Zoning                                | R-1, Residential   |
| 7. Adjacent Land Uses                    | Mixed - Moderate density residential to the west and waterfront commercial to the east |
| 8. Size of Parcel                        | .491 Acres   |
| 9. Other                                 | Site used for recreational access by fishermen, sight-seers and beach-goers            |



**■ Westland Landing**

**Plat Book: 2**

**Page: 28**

**Description:**  
**Westland, .491 Acres**

**Land Value: N/A**

**Building Value: N/A**

**Total Value: N/A**

**Zoning: R-1, Residential**

**Water Body:**  
**Rappahannock River**

**Owner Information:**  
**Commonwealth of Virginia, Department of Transportation**

**— Parcel Boundaries**

**— Roads**

**Prepared By:**  
**Lancaster County Planning & Land Use Office**

**September, 1996**

## Property Owners Adjacent to Abandoned Seafood Industry and Landing Sites

Property

#	Parcel	Owner Name	Address	Town	State	Zip	Site
1	33-61	Edmonds, H.J., IV & Woodson, Benjamin	11406 Lindensire Lane	Richmond	VA	23233	W.O. Ashburn & Oyster World
2	33-57B	Woodson, Benjamin Meade & Nea	11406 Lindensire Lane	Richmond	VA	23233	W.O. Ashburn & Oyster World
3	33-57C	Edmonds, H.J., IV & Woodson, Benjamin	11406 Lindensire Lane	Richmond	VA	23233	W.O. Ashburn & Oyster World
4	33-60	Cook, Anita H.	P.O. Box 51	Irvington	VA	22480	W.O. Ashburn & Oyster World
1	39-23E	Rottkamp, William J.	P.O. Box 1209	White Stone	VA	22578	Chesapeake Bay Shellfish Co.
2	39-23	Croasdale, Carl P. & Betty B.	Rt. 1, Box 7565	White Stone	VA	22578	Chesapeake Bay Shellfish Co.
3	39-23C	Williams, Ned L. Trustee	P.O. Box 71	White Stone	VA	22578	Chesapeake Bay Shellfish Co.
4	39-24	Agness, Robert J. & Naomi J.	Rt. 1, Box 7555	White Stone	VA	22578	Chesapeake Bay Shellfish Co.
5	39-23A	Flester, Kenneth F. & Dixie G.	Rt. 1, Box 7645	White Stone	VA	22578	Chesapeake Bay Shellfish Co.
6	39-23B	Ray, Thomas O. & Patricia O.	2602 Teaberry Road	Richmond	VA	23236	Chesapeake Bay Shellfish Co.
7	39-18	Pancoast, James W.	Rt. 1, Box 7525	White Stone	VA	22578	Chesapeake Bay Shellfish Co.
8	39-19	Cabell Cove Joint Venture	6209 Arken Dale Rd.	Alexandria	VA	22307	Chesapeake Bay Shellfish Co.
1	35-257	Baensch, R. Frederick & Judy	P.O. Box 6	White Stone	VA	22578	Ches.-Rap. Seafood
2	35-255A	Baensch, R. Frederick & Judy	P.O. Box 6	White Stone	VA	22578	Ches.-Rap. Seafood
3	35-260	Baensch, R. Frederick	P.O. Box 6	White Stone	VA	22578	Ches.-Rap. Seafood
1	26-149	Farley, I.V., Jr.; Audrie V., &	P.O. Box 163	Lancaster	VA	22503	I.V. Farley, Jr.
1	35-263	Fitchett, William M.	P.O. Box 665	White Stone	VA	22578	Fitchett's Landing
2	36-5E	Kelley, Alice C. & Conley, Ben D.	1707 Mariners Cove #A	Ft. Pierce	FL	34950	Fitchett's Landing
1	33-484C	Taylor, Robert N. & Barbara Wells	P.O. Box 722	White Stone	VA	22578	Irvington Packing Co.
2	33-484A	Treakle, Harman C. & James, Leland T.	P.O. Box 267	Irvington	VA	22480	Irvington Packing Co.
3	33-488A	Williams, M. Lee - Trustee	7 Devon Hill Rd.	Baltimore	MD	21210	Irvington Packing Co.
4	33-488	Williams, M. Lee - Trustee	7 Devon Hill Rd.	Baltimore	MD	21210	Irvington Packing Co.
1	12-19H	Jackson, E.M. & Edward P.	Rt. 1, Box 1809	Lancaster	VA	22503	Jackson Seafood
2	12-19	Conley, Weston F., Jr. & Dorothy C.	P.O. Box 85	Morattico	VA	22523	Jackson Seafood
3	12-19B	Brown, T. Kenneth et als	P.O. Box 218	Mollusk	VA	22517	Jackson Seafood
4	12-19D	Piney Island Seafood, Inc.	Rt. 1, Box 1558	Lancaster	VA	22503	Jackson Seafood
5	12-19C	Piney Island Seafood, Inc.	Rt. 1, Box 1558	Lancaster	VA	22503	Jackson Seafood
1	19-83I	Yergat, Anton	6303 Little River Turnpike, Suite 200	Alexandria	VA	22312	Leland's Oyster House
2	19-83I	Yergat, Anton	6303 Little River Turnpike, Suite 200	Alexandria	VA	22312	Leland's Oyster House
3	19-84	Palmer, Helen Leland	Rt. 1, Box 238	Lancaster	VA	22503	Leland's Oyster House
4	19-83M	Ino Associates	c/o John B. Hill P.O. Box 129	Lottsburg	VA	22511	Leland's Oyster House
5	19-83A	Ino Associates	c/o John B. Hill P.O. Box 129	Lottsburg	VA	22511	Leland's Oyster House

## Property Owners Adjacent to Abandoned Seafood Industry and Landing Sites

<u>Property #</u>	<u>Parcel</u>	<u>Owner Name</u>	<u>Address</u>	<u>Town</u>	<u>State</u>	<u>Zip</u>	<u>Site</u>
1	12-19G	Jackson, E.M. & Edward P.	Rt. 1, Box 1809	Lancaster	VA	22503	Piney Island Seafood
1	13-49C	Ransone, Janet Pittman	Rt. 3, Box 752	Lancaster	VA	22503	W.R. Pittman & Sons
2	13-49	Pittman, Estelle B.; Est	Rt. 3, Box 752	Lancaster	VA	22503	W.R. Pittman & Sons
1	27-51A	Bielloch, Joann G.	Rt. 1, Box 1128	Weems	VA	22576	Rose Landing
2	27-50	Rose, Richard B.	P.O. Box 239	Weems	VA	22576	Rose Landing
3	27-26E	Faulkner, Norman F. & Michelle T.	P.O. Box 556	Irvington	VA	22480	Rose Landing
4	27-52	Betz, James P.	13849 Meadowbrook Rd.	Woodbridge	VA	22193	Rose Landing
1	40D-1-1	Kohler, Karl E.	8205 Woodland Drive	Annandale	VA	22003	Westland Landing
2	40D-3-1	Barnes, William Coles & Billie	110 Poplar Lane, P.O. Box 451	Occoquan	VA	22125	Westland Landing
3	40D-3-2	Davis, James C.-Trustee, Donna E. Davis	8813 Bridlewood Dr.	Springfield	VA	22152	Westland Landing
4	40D-3-3	Abbott, James N. & Josephine L.	10232 Korona	Mechanicsville	VA	23111	Westland Landing
5	40D-3-4	Bernhardt, Charles F.	4100 Foxglove Rd.	Richmond	VA	23235	Westland Landing
6	40D-3-5	Delawter, Dewitt E. & Helen R.	8025 Aberdeen Rd.	Bethesda	MD	20814	Westland Landing
7	40D-3-6	Falke, Kenneth H. & Maureen G.	P.O. Box 150	Irvington	VA	22480	Westland Landing
8	40D-3-7	Simons, John & Barbara	P.O. Box 43	Aylett	VA	23009	Westland Landing
9	40D-3-8	Lyne, Joseph Christian, Sr.	13901 Chepstow Rd.	Midlothian	VA	23113	Westland Landing
10	40D-3-9	Vaughan, Herbert E. & Theresa Ann	8140 Greystone Circle E.	Richmond	VA	23229	Westland Landing
11	40D-3-10	Antonio, David R.	P.O. Box 282	White Stone	VA	22578	Westland Landing
12	40D-3-11	Young, Edward E. & Shirley L.	10611 Springman Dr.	Fairfax	VA	22030	Westland Landing
13	40D-3-12	Foster, Jeanne A.	110 West George Mason Rd.	Falls Church	VA	22046	Westland Landing
14	40D-3-13	Kinder, Patricia E.	Unit 13, The Landing, Windmill Pt.	White Stone	VA	22578	Westland Landing
15	40D-3-14	Bannister, Carlisle R., Jr. & Linda S.	3321 W. Franklin St.	Richmond	VA	23221	Westland Landing
16	40D-3-15	Stenger, Paul K., Jr. & Barbara H.	303 Windover Ave., N.W.	Vienna	VA	22180	Westland Landing
17	40D-3-16	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
18	40D-3-17	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
19	40D-3-18	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
20	40D-3-19	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
21	40D-3-20	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
22	40D-3-21	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
23	40D-3-22	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
24	40D-3-23	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
25	40D-3-24	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
26	40D-3-25	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
27	40D-3-26	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
28	40D-3-27	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing

## Property Owners Adjacent to Abandoned Seafood Industry and Landing Sites

<b>Property #</b>	<b>Parcel</b>	<b>Owner Name</b>	<b>Address</b>	<b>Town</b>	<b>State</b>	<b>Zip</b>	<b>Site</b>
29	40D-3-28	Kohler, Karl E.	8205 Woodland Ave.	Annandale	VA	22003	Westland Landing
30	40D-2-33	Melhorn, Warrewn A. & Shirley J.	P.O. Box 1108	White Stone	VA	22578	Westland Landing
31	40D-2-34	Tucker, James P., III & Sharon K.	5507 Old Richmond Ave.	Richmond	VA	23226	Westland Landing
32	40D-2-35	Kidwell, Andrew L. Jr., & Doris P.	9120 Waterford RHVE CI	Richmond	VA	23229	Westland Landing

Parcel: 5	31	Property Vacant or Abandoned?:	Yes
Owner: RICH, ADDIE DARLENE			
	RT 3 BOX 406		
	LANCASTER VA 22503	Shallow Well on Property:	Yes
Parcel: 5	31A	Property Vacant or Abandoned?:	Yes
Owner: NORRIS, HERBERT R & HILDA K			
	3303 BARCROFT DR		
	LANDOVER MD 20785	Shallow Well on Property:	Yes
Parcel: 5	48	Property Vacant or Abandoned?:	Yes
Owner: DUNN, SHELIA NORRIS &			
	NORRIS, DOREEN		
	640 CHARRAWAY RD	Shallow Well on Property:	Yes
	BALTIMORE MD 21229		
Parcel: 5	50	Property Vacant or Abandoned?:	Yes
Owner: LEWIS, ELIZABETH B			
	RT 1 BOX 1135		
	LANCASTER VA 22503	Shallow Well on Property:	Yes
Parcel: 5	59A	Property Vacant or Abandoned?:	Yes
Owner: WILLIAMS, LAWRENCE			
	RT 3 BOX 336		
	LANCASTER VA 22503	Shallow Well on Property:	Yes
Parcel: 5	68	Property Vacant or Abandoned?:	Yes
Owner: HILL, STAGGIE T			
	RT 3 BOX 1510		
	WARSAW VA 22572	Shallow Well on Property:	Yes
Parcel: 6	10B	Property Vacant or Abandoned?:	Yes
Owner: BALL, FLOYD C & DAISY G			
	3213 NAPPER ROAD		
	ALEXANDRIA VA 22306	Shallow Well on Property:	Yes
Parcel: 7	24	Property Vacant or Abandoned?:	Yes
Owner: MITCHELL, JACK RUSSELL			
	P O BOX 55		
	MOLLUSK VA 22517	Shallow Well on Property:	Yes
Parcel: 9	1	Property Vacant or Abandoned?:	Yes
Owner: MARSH, W B EST			
	% MRS RUTH DILLINGHAM		
	17024 GUM BARREL RD	Shallow Well on Property:	Yes
	MONTPELIER VA 23192		

Parcel: 2	1	Septic: Y
Last Name: O'BEIR		Disposal Type: I
First Name: LINDA		Design Capacity: 450 GPD
Address: RT 1 BOX 1504		Tank Capacity: 1000 Gallons
City: LANCASTER		Health Dept I.D.: N/A
State: VA	Zip: 22503	Installed Date: 11/29/74
Parcel: 3	8	Septic: Y
Last Name: DODSON		Disposal Type: I
First Name: MARYUS		Design Capacity: 300 GPD
Address: RT 2 BOX 417		Tank Capacity: 720 Gallons
City: HEATHSVILLE		Health Dept I.D.: N/A
State: VA	Zip: 22473	Installed Date: N/K
Parcel: 3	2	Septic: Y
Last Name: HINTON		Disposal Type: II
First Name: CARROLL		Design Capacity: 450 GPD
Address: RT 1 BOX 1430		Tank Capacity: 720 Gallons
City: LANCASTER		Health Dept I.D.: N/A
State: VA	Zip: 22503	Installed Date: 10/10/61
Parcel: 3	11	Septic: Y
Last Name: TINGLE		Disposal Type: I
First Name: N. R., JR.		Design Capacity: 600 GPD
Address: P.O. BOX 70		Tank Capacity: 720 Gallons
City: LIVELY		Health Dept I.D.: N/A
State: VA	Zip: 22507	Installed Date: 12/19/74
Parcel: 4	9	Septic: Y
Last Name: FOSTER		Disposal Type: I
First Name: ALAN		Design Capacity: 300 GPD
Address: 15 R TAFT RD		Tank Capacity: 750 Gallons
City: STERLING		Health Dept I.D.: 151-84-145
State: MA	Zip: 1564	Installed Date: 06/26/84
Parcel: 4	4	Septic: Y
Last Name: FRANK		Disposal Type: II
First Name: STANLEY		Design Capacity: 600 GPD
Address: PO BOX 91		Tank Capacity: 1000 Gallons
City: MORATTICO		Health Dept I.D.: N/A
State: VA	Zip: 22528	Installed Date: 03/05/81
Parcel: 4	5	Septic: Y
Last Name: HAMMELL		Disposal Type: II
First Name: JOHN		Design Capacity: 0 GPD
Address: PO BOX 45		Tank Capacity: 720 Gallons
City: MORATTICO		Health Dept I.D.: N/A
State: VA	Zip: 22523	Installed Date: 08/30/61
Parcel: 4	5A	Septic: Y
Last Name: HAMMELL		Disposal Type: I
First Name: JOHN		Design Capacity: 600 GPD
Address: PO BOX 45		Tank Capacity: 1000 Gallons
City: MORATICO		Health Dept I.D.: N/A
State: VA	Zip: 22523	Installed Date: 07/28/77

Parcel: 2	1	Land Value: \$	57800
Owner: O'BEIR, LINDA D		Building Value: \$	52100
RT 1 BOX 1504		Total Value: \$	109900
LANCASTER VA 22503		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 3	2	Land Value: \$	55100
Owner: HINTON, JAMES R, JAMES R JR & JEFFREY D		Building Value: \$	22600
10022 RIDGE RD		Total Value: \$	77700
LANCASTER VA 22503		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 3	5	Land Value: \$	6000
Owner: COCKRELL, W MALLORY & ELIZABETH F		Building Value: \$	83000
RT 2 BOX 415		Total Value: \$	89000
HEATHSVILLE VA 22473		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 3	8	Land Value: \$	15000
Owner: DODSON, MARYUS L & DELORIS G		Building Value: \$	86700
RT 2 BOX 417		Total Value: \$	101700
HEATHSVILLE VA 22473		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 3	11	Land Value: \$	22900
Owner: TINGLE, NORMAN R JR & MARILYN B		Building Value: \$	90800
P O BOX 70		Total Value: \$	113700
LIVELY VA 22507		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 4	1	Land Value: \$	85000
Owner: WRIGHT, THOMAS R		Building Value: \$	89400
1601 LAKESIDE AVE		Total Value: \$	174400
RICHMOND VA 23228		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 4	2	Land Value: \$	54600
Owner: DEEL, RONALD M & VIOLET SUE		Building Value: \$	36800
13013 SPOTSWOOD FURNACE ROAD		Total Value: \$	91400
FREDERICKSBURG VA 22407		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 4	3	Land Value: \$	65000
Owner: BARRACK, JAMES G JR & MARY ELIZABETH H		Building Value: \$	142600
RT 3 BOX 435		Total Value: \$	207600
LANCASTER VA 22503		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 4	4	Land Value: \$	66600
Owner: FRANK, STANLEY C & MARY K & MATNEY, BOBBY F & ELEANOR F		Building Value: \$	159400
P O BOX 91		Total Value: \$	226000
MORATTICO VA 22523		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 4	4A	Land Value: \$	63100
Owner: VICK, JAMES A & GERALDINE H		Building Value: \$	155700
P O BOX 62		Total Value: \$	218800
MORATTICO VA 22523		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 4	4C	Land Value: \$	63700
Owner: JOHNSON, JOSEPH R & ADELLA M		Building Value: \$	144800
P O BOX 86		Total Value: \$	208500
MORATTICO VA 22523		Outside Kilmarnock:	Yes
		Septic:	Probable
Parcel: 4	5	Land Value: \$	62900
Owner: HAMMELL, JOHN H JR		Building Value: \$	7400
P O BOX 45		Total Value: \$	70300
MORATTICO VA 22523		Outside Kilmarnock:	Yes
		Septic:	Probable



Parcel	Description	Last Name	First Name	Address	City	State	Zip	Land Value	Bldg Value	Total Value	
21	27	E BRANCH 8.85 AC	ADAMS	MARIAN J.	% FRANCES MEYERS 23	RIVERSIDE	CA	92506	13400	0	13400
21	164A	MERRY POINT 1.34 AC	ALLEN	BEATRICE E	PO BOX 212	LANCASTER	VA	22503	6400	35300	41700
21	151	NR SLATERS 4.0 AC	BALL	JOHN	RT 1	LANCASTER	VA	22503	8600	21600	30200
21	152	WHITE PLAINS 8.0 AC	BALL	JOHN	RT 1	LANCASTER	VA	22503	9600	0	9600
21	28	SLATERS 4.50 AC	MYERS	JAMES H.	% LAWERENCE BALL 16	BALTIMORE	MD	21223	9000	0	9000
21	156A	E. BRANCH .50 AC	BALL	MARY	RT 1	LANCASTER	VA	22503	3800	41500	45300
21	71B	MERRY POINT 11.812 AC	BEANE	BETTY HALL	PO BOX 5	MERRY POINT	VA	22513	98800	0	98800
21	71C	MERRY POINT 2.328 AC	BEANE	BETTY HALL	PO BOX 5	MERRY POINT	VA	22513	94300	99700	194000
21	163	BUENA VISTA 42.78 AC	TERRY	PATRICK D.	BOX 65	LANCASTER	VA	22503	31200	0	31200
21	71	MERRY POINT 14.06 AC	BEANE	EDWARD, SR.	RT 1 BOX 95	LANCASTER	VA	22503	138100	1300	139400
21	46A	NR SLATERS 1.0 AC	NORRIS	FRANCIS A.	342 8TH AVE DR S W	HICKORY	NC	28602	4000	53700	57700
21	37D	SPRING HILL 2.374 AC	BERRY	COLLIN R.	RT 2 BOX 1600	LANCASTER	VA	22503	5500	4500	10000
21	37C	SPRING HILL 1 AC	BERRY	SAMUEL R.	RT 2 BOX 1525	LANCASTER	VA	22503	6500	57800	64300
21	80	IBERIS 2.082 AC	ACKERLY	H. DAVIS	RT 1 BOX 670	LANCASTER	VA	22503	87600	77800	165400
21	43	WATER VIEW 3.04 AC	BOYKIN	RACHEL	% LOUISE P JESSE PO	LIVELY	VA	22507	8000	0	8000
21	149B	WHITE PLAINS .50 AC	BRAXTON	ROGER T.	% MARY E SMITH RT 1	LANCASTER	VA	22503	3800	0	3800
21	97	E BRANCH 7.0 AC	BREEDEN	JAMES C.	PO BOX 340	IRVINGTON	VA	22480	11500	0	11500
21	101	EASTERN BRANCH 5.0 AC	BREEDEN	JAMES C.	PO BOX 340	IRVINGTON	VA	22480	2000	0	2000
21	125F	FLEETS FOREST 1.033 AC LOT 5	LANDERS	LARRY	% LARRY & TAMI LAND	LANCASTER	VA	22503	6000	2500	8500
21	128C	SLATERS 1.029 AC	BREEDEN	JAMES C.	PO BOX 340	IRVINGTON	VA	22480	5500	0	5500
21	74L	RIVER RIDGE I .78 AC LOT 7	BRENNAN	DONALD M.	10640 KEITHWOOD PAR	RICHMOND	VA	23236	70500	3200	73700
21	121E	SLATERS CORNER .12 AC	BRENT	MORTON	PO BOX 412	LANCASTER	VA	22503	1700	500	2200
21	75A	E BRANCH .88 AC	GALO	GEORGE A.	PO BOX 519	KILMARNOCK	VA	22482	72800	7600	80400
21	159A	PART APPLE GROVE 2.50 AC	BREWSTER	FRED A.	6908 LAKEWAY DRIVE	MECHANICSVILLE	VA	23111	8500	29100	37600
21B 1	4B	W BRANCH 2.9 AC (21B-1-4B & 4C)	BRICE	JAMES G.	PO BOX 146	LANCASTER	VA	22503	77800	400	78200
21	44B	JOHN CREEK .92 AC LOT 3	BRICKER	PETER, III	PO BOX 222	SOLOMONS ISLAND	MD	20688	63700	0	63700
21	45	W BRANCH 54.46 AC	NUCKOLS	ELLA J.	P.O.BOX 1486	KILMARNOCK	VA	22482	139600	216000	355600
21	36B	SPRING HILL 1.11 AC	PETERSBURG UROLOGIC.	ASSOCIATES	PO BOX 554	IRVINGTON	VA	22480	75700	0	75700
21	125	SLATERS 32.327 AC	BURKE	DOROTHY A.	PO BOX 746	WHITE STONE	VA	22578	13200	0	13200
21	125E	FLEETS FOREST 1.033 AC LOT 6	BURKE	DOROTHY A.	PO BOX 746	WHITE STONE	VA	22578	6000	0	6000
21	40A	MERRY POINT 5.0 AC	BURROWS	JOHN H.	PO BOX 68	MERRY POINT	VA	22513	86300	74400	160700
21	10B	NR MERRY POINT 5.50 AC	BURTON	YVONNE E.	% ERNEST RHODE 32-4	E. ELMHUST	NY	11369	10000	16300	26300
21	128B	SLATERS 2.167 AC	VENEY	GILBERT, JR.	PO BOX 271	KILMARNOCK	VA	22482	7400	47200	54600
21	14	W BRANCH 32.388	CAPPS	BENTON P.	6249 COLUMBIA PIKE	FALLS CHURCH	VA	22041	23600	32500	56100
21	74O	RIVER RIDGE I .06 AC WELL LOT	CARTER FINANCIAL	CORP.	PO BOX 300	IRVINGTON	VA	22480	500	0	500
21	81J	R.RIDGE II .084 AC WELL 2.197 ROADS	CARTER FINANCIAL	CORP.	PO BOX 300	IRVINGTON	VA	22480	1000	2300	3300
21	70D	HILLS CREEK 1.03 AC	BROADWAY	CARY L.	9746 WILD OAK DR	WINDEMERE	FL	34786	75000	253900	328900
21	3	W BRANCH 15.42 AC	CARTER	HOLLIS, III	PO BOX 144	LIVELY	VA	22507	9100	400	9500
21	4	W BRANCH 76.9 AC	CARTER	HOLLIS J.	RT 1 BOX 331	LANCASTER	VA	22503	227100	35900	263000
21	130C	WHITE PLAINS 1.397 AC	CARTER	WAYNE R.	RT 1 BOX 455	LANCASTER	VA	22503	6000	40600	46600
21	81B	RIVER RIDGE II 1.24 AC LOT 3	CATALANO	JOEL	788 COLUMBUS AVE AP	NEW YORK	NY	10025	75500	0	75500
21	80D	IBERIS 1.048 AC	BRESETT	DAVID C.	RT 1 BOX 839	LANCASTER	VA	22503	90000	170400	260400
21	80F	IBERIS 1.949 AC	CHEATHAM	LARRY T.	RT 1 BOX 839	LANCASTER	VA	22503	108500	4700	113200
21	165	JESSE TRACT 200.0 AC	CHESAPEAKE CORP.		% MARY ANN FETTEROL	WARSAW	VA	22572	100000	0	100000
21	92	BELLS CREEK 7.50 AC	CHESAPEAKE CORP.		% MARY ANN FETTEROL	WARSAW	VA	22572	3800	0	3800
21	93	E BRANCH-NICKENS 23.13 AC	CHESAPEAKE CORP.		% MARY ANN FETTEROL	WARSAW	VA	22572	11600	0	11600