

210012973

CERTIFICATION OF SOURCE OF TITLE - PARCEL ID #1230100018

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EUGENE RICHARD MEADOWS JR AND SUSAN H. MEADOWS, WILLIS CLINTON MEADOWS, KIRT ALAN MEADOWS AND FRANCES J. MEADOWS, JEANNETTE M. COOPER AND STEPHEN M. COOPER TO MG FARM PARTNERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 24, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS DOC. # 160006738.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT KNOWN AS "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT, TAX PARCEL ID #1230100018, CONTAINING 124.167 ACRES± ON FORGE ROAD, OWNED BY MG FARM PARTNERS, L.L.C." IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: MG FARM PARTNERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
BY: E. Richard Meadows, Jr. March 26, 2021
PRINTED NAME: Manager
TITLE: Manager

CERTIFICATE OF NOTARIZATION

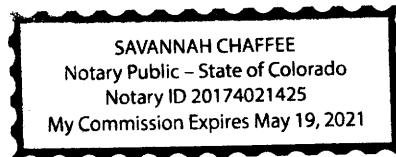
COMMONWEALTH OF VIRGINIA - COLORADO
CITY/COUNTY OF LAZIMER
I, Savannah Chaffee, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 26th DAY OF March, 2021

NOTARY PUBLIC: Savannah Chaffee

MY COMMISSION EXPIRES May 19 2021

NOTARY REGISTRATION NUMBER: 20174021425



CERTIFICATION OF SOURCE OF TITLE - PARCEL ID #1230100019

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FREDERICK W. BOELT TO FREDERICK WILLS BOELT, TRUSTEE UNDER THE PROVISIONS OF THE FREDERICK WILLS BOELT REVOCABLE LIVING TRUST BY DEED DATED SEPTEMBER 16, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS DOC. # 140015946.

OWNER'S CERTIFICATE

THE INGRESS/EGRESS EASEMENT AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT, TAX PARCEL ID #1230100018, CONTAINING 124.167 ACRES± ON FORGE ROAD, OWNED BY MG FARM PARTNERS, L.L.C." IS WITH THE FREE ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER/TRUSTEE.

FOR: FREDERICK WILLS BOELT, TRUSTEE (FREDERICK WILLS BOELT REVOCABLE LIVING TRUST)
BY: Frederick Wills Boelt 04/01/2021
PRINTED NAME: Trustee
TITLE: Trustee

CERTIFICATE OF NOTARIZATION

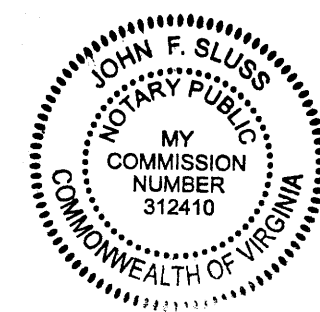
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, John F. Sluss, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 1st DAY OF April, 2021

NOTARY PUBLIC: John F. Sluss

MY COMMISSION EXPIRES 7/31/21

NOTARY REGISTRATION NUMBER: 312410



GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. THIS PROPERTY IS IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON MAP NUMBER 51095C0039D, EFFECTIVE DATE 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
4. THE PROPERTY KNOWN AS PARCEL ID #1230100018 INCLUDES PROPERTY TO THE NORTH SIDE OF THE CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY THAT HAS NOT BEEN FIELD SURVEYED. THIS PROPERTY WILL BE INCLUDED IN NEW PARCEL 2.
5. THE PROPERTY ADDRESS FOR PARCEL ID #1230100018 IS #2822 FORGE ROAD. THE PROPERTY ADDRESS FOR PARCEL ID #1230100019 IS #2896 FORGE ROAD. THE PROPERTY ADDRESS FOR PARCEL ID #1230100017 IS #2824 FORGE ROAD.
6. PROPERTY IS CURRENTLY ZONED "A-1"-GENERAL AGRICULTURAL DISTRICT.
7. LOTS TO BE SERVED BY PRIVATE WATER AND SEWER.
8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THIS PLAT IS BASED ON A PLAT BY AES CONSULTING ENGINEERS TITLED "PLAT OF SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT, 3 PARCELS OF LAND CONTAINING 125.820 ACRES ON FORGE ROAD," RECORDED DECEMBER 3, 2012 AS INSTRUMENT #120024981 AND ALSO ON PREVIOUS SURVEYS BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
10. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. UNLESS OTHERWISE INDICATED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
12. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
14. ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
15. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE III OF THE JAMES CITY COUNTY ZONING ORDINANCE.
16. ALL ROADS SHALL BE PRIVATE RIGHT OF WAYS AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
17. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
18. THE SUBDIVISION EXCEPTION REQUEST FROM THE SHARED DRIVEWAY ACCESS REQUIREMENT WAS RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE 01/22/20 AND APPROVED BY THE PLANNING COMMISSION 02/05/20.
19. THIS PLAT IS ASSOCIATED WITH A DEED OF CONSERVATION AND OPEN SPACE EASEMENT, INSTRUMENT NO. _____

CERTIFICATION OF SOURCE OF TITLE - PARCEL ID #1230100017

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MG FARM PARTNERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO WILLIS C. MEADOWS BY DEED DATED DECEMBER 19, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS DOC. # 170024720.

OWNER'S CERTIFICATE

THE INGRESS/EGRESS EASEMENT AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT, TAX PARCEL ID #1230100018, CONTAINING 124.167 ACRES± ON FORGE ROAD, OWNED BY MG FARM PARTNERS, L.L.C." IS WITH THE FREE ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER/TRUSTEE.

WILLIS C. MEADOWS 4-2-21
DATE

CERTIFICATE OF NOTARIZATION

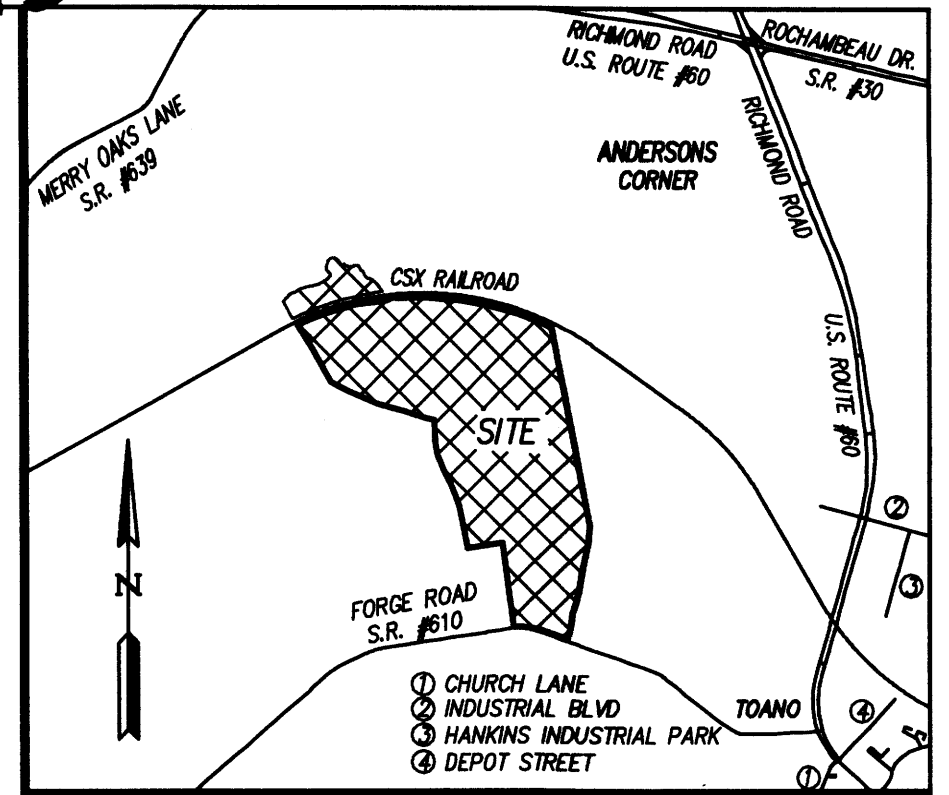
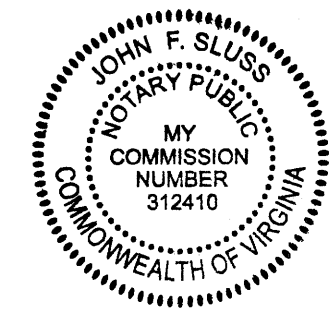
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, John F. Sluss, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 2nd DAY OF April, 2021

NOTARY PUBLIC: John F. Sluss

MY COMMISSION EXPIRES 7/31/21

NOTARY REGISTRATION NUMBER: 312410



VICINITY MAP
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

SAMUEL J. BIKKERS, L.S. #2304 3-8-2021
DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6 Apr 2021
DATE

26 May 2021
DATE

HEALTH DEPARTMENT APPROVAL

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32-1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM C. HERMAN MAOSE #1940001109. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

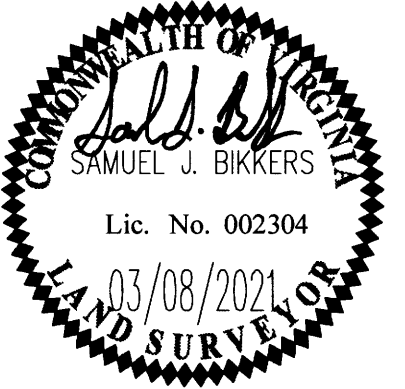
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

4/11/21
DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 11th DAY OF June, 2021
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 02:20 AM PM
INSTRUMENT # 210012973
TESTE: MONA A. FOLEY, CLERK

30 Large/Small Plat(s) Recorded herewith as # 210012973

Table with 4 columns: Rev., Date, Description, Revised By. Contains revision history for the plat.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT. TAX PARCEL ID #1230100018. CONTAINING 124.167 ACRES± ON FORGE ROAD. OWNED BY: MG FARM PARTNERS, L.L.C. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJBJFS
Project Number: W10372-03
Scale: NONE
Date: 11/05/19
Sheet Number: 1 of 3

REF: JCC CASE NO. S-19-0112