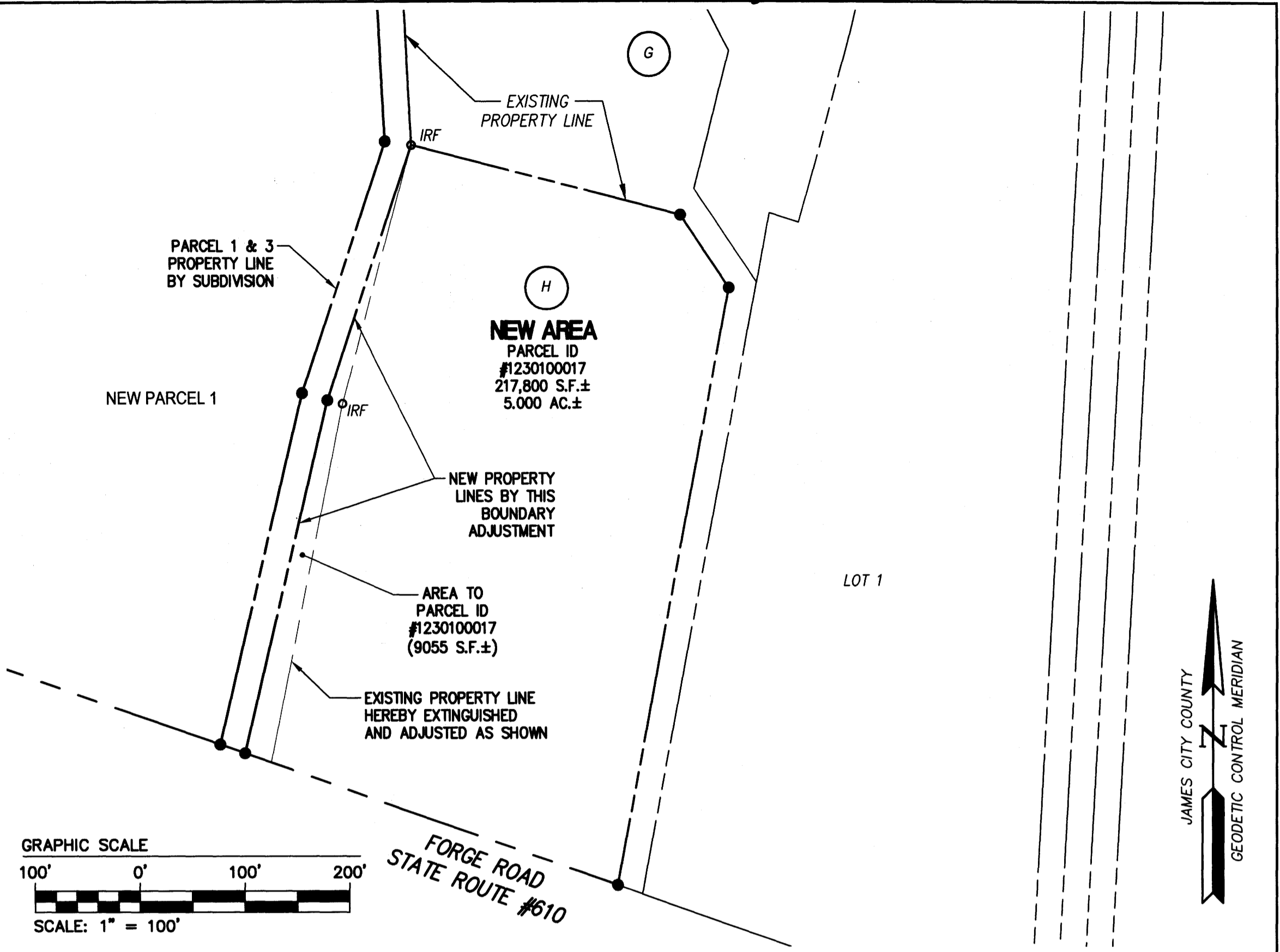
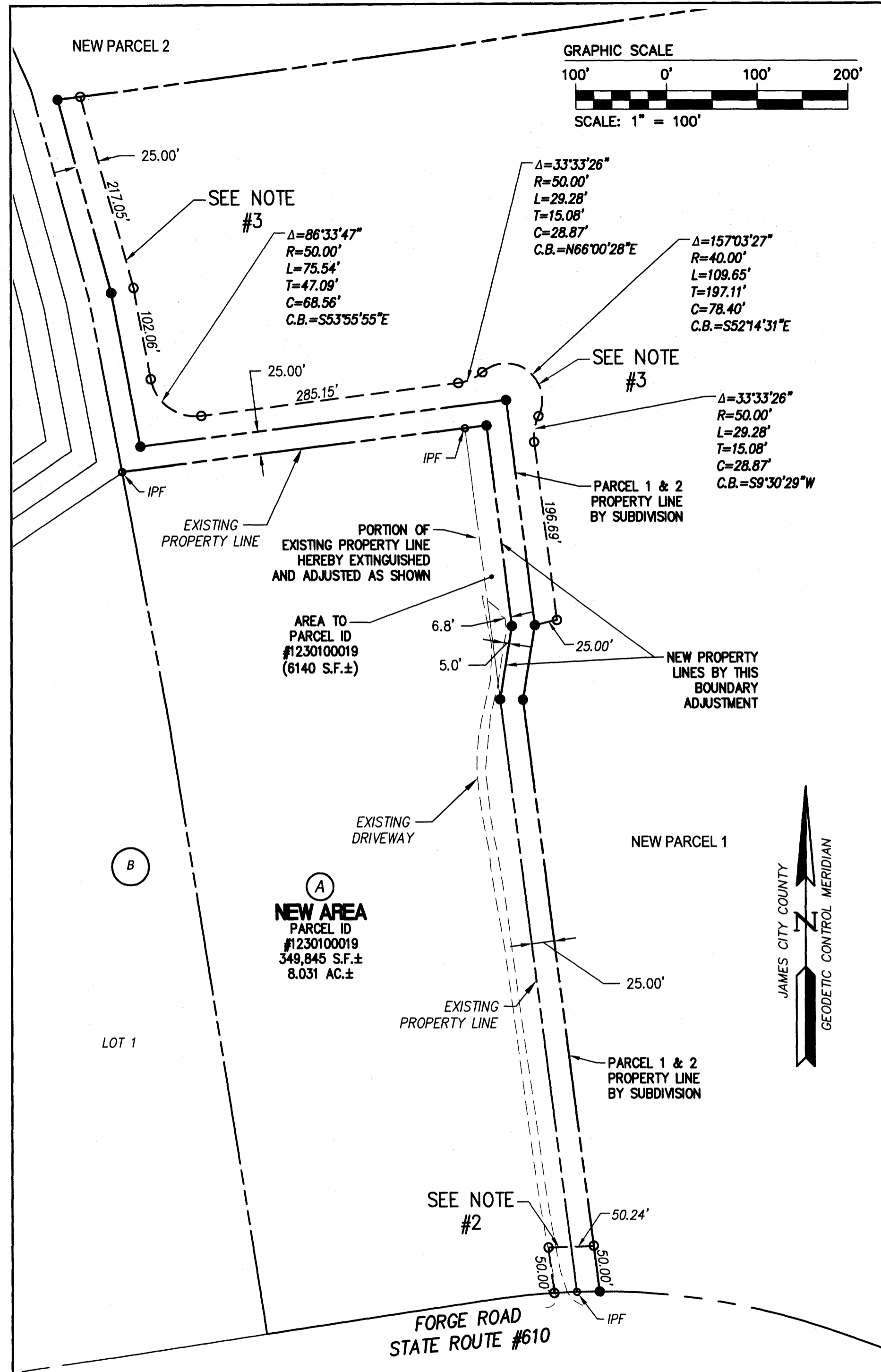


210012973



AREA TABULATION

	SQUARE FEET	ACRES
TOTAL FORMER AREA OF PARCEL ID #1230100018	5,408,709 S.F.±	124.167 AC.±
AREA OF NEW PARCEL 1	1,293,297 S.F.±	29.690 AC.±
AREA OF NEW PARCEL 2 (SOUTH OF RAILROAD R/W)	1,902,910 S.F.±	43.685 AC.±
AREA OF NEW PARCEL 2 (NORTH OF RAILROAD R/W PER COUNTY TAX RECORDS)	267,458 S.F.±	6.140 AC.±
TOTAL AREA OF NEW PARCEL 2	2,170,368 S.F.±	49.825 AC.±
AREA OF NEW PARCEL 3	1,929,849 S.F.±	44.303 AC.±
AREA TO PARCEL ID #1230100019	6140 S.F.±	0.141 AC.±
AREA TO PARCEL ID #1230100017	9055 S.F.±	0.208 AC.±
TOTAL AREA SUBDIVDED	5,408,709 S.F.±	124.167 AC.±

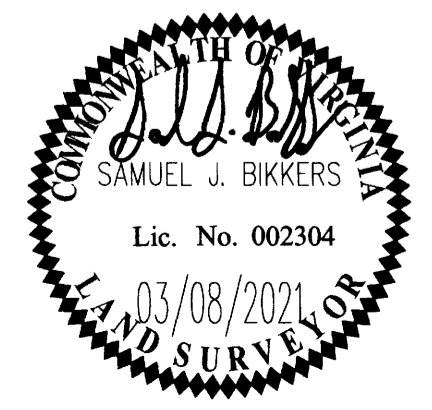
NOTE:

- PROPERTY IS ZONED A-1 GENERAL AGRICULTURE DISTRICT
- 50' X 50' INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 2 AND T.M. PARCEL 1230100019 (FREDERICK WILLS BOELT, TRUSTEE)
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 2.
- BUILDING SETBACKS
FRONT: 75' FROM THE STREET R/W FOR LOTS GREATER THAN 3 ACRES
SIDE: 15'
REAR: 35'

3 (Large/Small Plats) Recorded
Herein as # 210012973

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 25th DAY OF June 2021
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS. @ 2:20 AM/PM
INSTRUMENT # 210012973
TESTE: *[Signature]*
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
4	03/08/2021	Added General Note #19	JFS
3	11/03/2020	Revised Parcel ID 1230100019 boundary	JFS
2	2/05/2020	Revised per county comments dated 01/30/2020	PET
1	1/08/2020	Revised per county comments dated 12/23/2019	JFS



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Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC CASE NO. S-19-0112
**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:	SJB/JFS
Project Number:	W10372-03
Scale:	1" = 100'
Date:	11/05/19
Sheet Number	3 of 3