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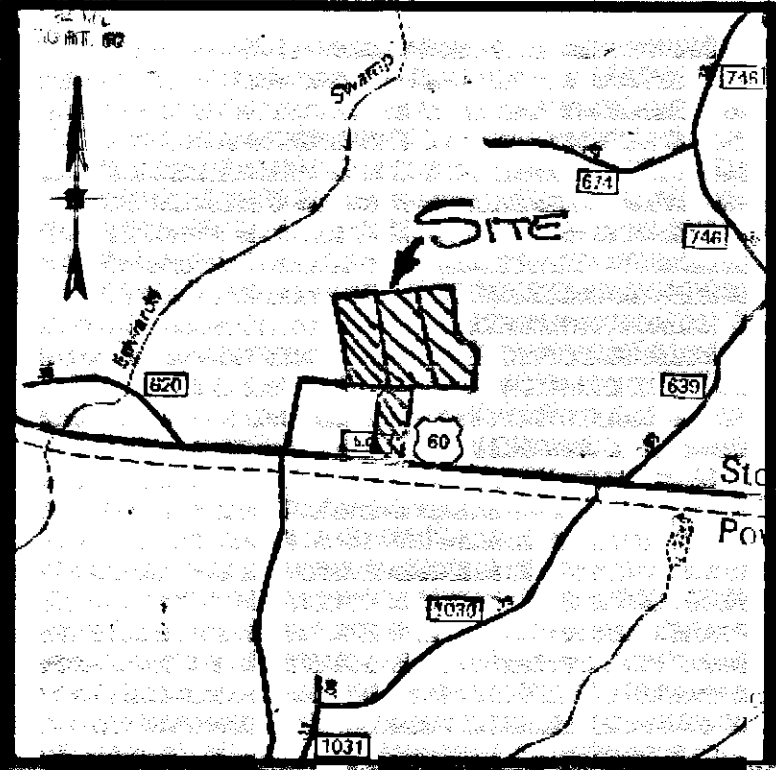
# BOUNDARY LINE ADJUSTMENT AND SUBDIVISION PLAT

OF PROPERTY STANDING IN THE NAME OF RICHARD R. NEWBERG, SR., RICHARD R. NEWBERG, JR., SHERRILL NEWBERG AND KIM N. BALL

LOCATED: STONEHOUSE DISTRICT, LOCATED: JAMES CITY COUNTY, VIRGINIA

DATE: APRIL 3, 2008  
REVISED DATE: MAY 21, 2008  
REVISED DATE: SEPTEMBER 23, 2008  
REVISED DATE: NOVEMBER 13, 2008

MITCHELL-WILSON ASSOCIATES, P.C.  
CIVIL ENGINEERS & LAND SURVEYORS  
3560 KING WILLIAM AVENUE  
P.O. BOX 1269  
WEST POINT, VIRGINIA 23181  
(804) 843-9744  
SHEET 1 OF 3



VICINITY MAP  
SCALE: 1" = 2000'

- GENERAL NOTES:**
- PROPERTY IS ZONED A-1, GENERAL AGRICULTURE
  - TAX MAP NUMBERS (II-1)(I-7D), (II-2)(6-20), (II-1)(I-4C) & (II-1)(I-7G)
  - ADDRESS: #8876 RICHMOND RD, #2637 MEADOW LAKE DR, #8852 RICHMOND RD & #2641 MEADOW LAKE DR
  - THE PROPERTY IS IN FLOOD ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 51095C PANEL 04.0C, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 28, 2007.
  - BUILDING SETBACKS
    - 75' FROM C/L STREET IF R/W IS LESS THAN 50'
    - 50' FROM ANY STREET R/W WHICH IS 50' OR GREATER
    - MIN. LOT AREA IS 3 AC. OR MORE
    - 75' FROM R/W WHICH IS 50' OR GREATER
    - 100' FROM C/L OF STREET IF R/W IS LESS THAN 50'
  - SIDE: MAIN STRUCTURE IS, ACCESSORY STRUCTURE 5': 15' FOR BUILDING EXCEEDING 1 STORY.
  - REAR: MAIN STRUCTURE 35', ACCESSORY STRUCTURE 5': 15' FOR BUILDING EXCEEDING 1 STORY.
  - LOTS 3 ACRES OR MORE SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 250'; LOTS 3 ACRES OR MORE BUT LESS THAN 5 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE SETBACK LINE OF 200'; LOTS OF 1 ACRE OR MORE BUT LESS THAN 3 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 150'.
  - AREA TABLE:
    - PARCEL AA, (II-1)(I-7D)
      - AREA FORMERLY = 436,105.83 S.F. OR 10.01 ACRES
      - NEW AREA = 395,210.52 S.F. OR 9.07 AC.
    - PARCEL AA, (II-1)(I-7G)
      - AREA FORMERLY = 435,600.00 S.F. OR 10.00 AC.
      - NEW AREA = 409,248.57 S.F. OR 9.40 AC.
    - LOT 20, MEADOW LAKE, SEC. TWO (II-2)(6-20)
      - AREA FORMERLY = 435,925.34 S.F. OR 10.00 ACRES
      - NEW AREA = 419,496.65 S.F. OR 9.63 AC.
    - LOT 2 (II-1)(I-4C)
      - AREA FORMERLY = 177,681.57 S.F. OR 4.08 ACRES
      - NEW AREA BEFORE SUBDIVISION = 261,360.00 S.F. OR 6.00 AC.
      - NEW LOT 2 = 130,680.00 S.F. OR 3.00 ACRES
      - NEW LOT 2A = 130,680.00 S.F. OR 3.00 ACRES
  - PARCEL AA - EXISTING FLAG STEM IS TO BE ABANDONED AS PRIMARY ACCESS.

**OWNERS CERTIFICATE**  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.  
*Richard R. Newberg, Sr.* 11/2/09  
RICHARD R. NEWBERG, SR. DATE

**CERTIFICATE OF NOTARIZATION**  
STATE OF Virginia, Brenda Rappold A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 12 DAY OF January, 2009. MY COMMISSION EXPIRES 12/31/2012  
*Brenda A. Rappold*  
SIGNATURE NOTARY REG. # 7168575  
*R. Newberg* 11/2/09  
RICHARD R. NEWBERG, SR. DATE

**CERTIFICATE OF NOTARIZATION**  
STATE OF Virginia, Brenda Rappold A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 12 DAY OF January, 2009. MY COMMISSION EXPIRES 12/31/2012  
*Brenda A. Rappold*  
SIGNATURE NOTARY REG. # 7168575  
*Sherrill Newberg* 1/12/09  
SHERRILL NEWBERG DATE

**CERTIFICATE OF NOTARIZATION**  
STATE OF Virginia, Brenda Rappold A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 12 DAY OF January, 2009. MY COMMISSION EXPIRES 12/31/2012  
*Brenda A. Rappold*  
SIGNATURE NOTARY REG. # 7168575  
*Kim N. Ball* 1/12/09  
KIM N. BALL DATE

**CERTIFICATE OF NOTARIZATION**  
STATE OF Virginia, Brenda Rappold A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 12 DAY OF January, 2009. MY COMMISSION EXPIRES 12/31/2012  
*Brenda A. Rappold*  
SIGNATURE NOTARY REG. # 7168575

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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 SUBDIVISION WITHIN THE COUNTY.  
*James E. Mitchell* 11-13-08  
JAMES E. MITCHELL, LAND SURVEYOR DATE

**CERTIFICATE OF SOURCE OF TITLE**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DONALD L. HAZELWOOD, INC. TO RICHARD R. NEWBERG, SR. BY DEED DATED OCTOBER 9, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #010018349.  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DONALD L. HAZELWOOD, INC. TO RICHARD R. NEWBERG, JR. & SHERRILL NEWBERG BY DEED DATED OCTOBER 9, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #010018350.  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DONALD L. HAZELWOOD, INC. TO RICHARD R. NEWBERG, SR. BY DEED DATED JULY 30, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #020017233.  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD R. NEWBERG, SR. TO KIM N. BALL BY DEED DATED JANUARY 7, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #030001211.

**CERTIFICATE OF APPROVAL**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
*Betsy B. Woolridge* 1/21/09  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
*Gamma A. Braxton* 1/21/09  
VIRGINIA DEPARTMENT OF HEALTH DATE  
*Clayton J. Deane* 10/28/09  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**SUBDIVISION APPROVAL STATEMENT:**  
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 §32.1-163.5 OF THE CODE OF VIRGINIA, WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) 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: ANN L. RUFF, AOSE #261. 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 APPROVE LOTS ARE SUITABLE FOR 'TRADITIONAL SYSTEMS', HOWEVER ACTUAL SYSTEMS DESIGNS MAY DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

- NOTES:**
- NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
  - ALL UTILITIES ARE TO BE PLACED UNDERGROUND
  - PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC
  - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
  - 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.
  - ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSES.
  - DEVELOPER/OWNER SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE RPA. SIGNS SHALL BE OBTAINED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE MANAGER (JAMES CITY CO.).
  - ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

3 Large Small Plat(s) Recorded herewith as # 100007534

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 14, 2010  
at 2:02 PM, PG. PG  
DOCUMENT # 100007534  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY DATED FEBRUARY 2008. THIS PLAT MEETS ALL THE REQUIRED MINIMUM STANDARDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES E. MITCHELL, LAND SURVEYOR  
VIRGINIA LICENSE #1452B

