

100007534

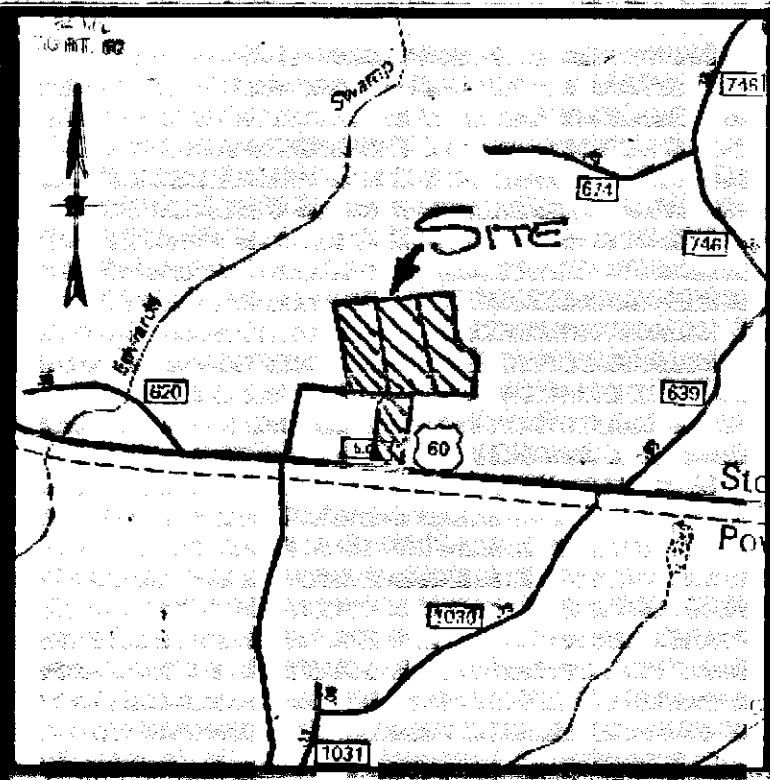
BOUNDARY LINE ADJUSTMENT AND SUBDIVISION PLAT

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:

- 1. PROPERTY IS ZONED A-1, GENERAL AGRICULTURE
2. TAX MAP NUMBERS (II-1)(I-7D), (II-2)(6-20), (II-1)(I-4C) & (II-1)(I-7G)
3. ADDRESS: #8876 RICHMOND RD, #2637 MEADOW LAKE DR, #8852 RICHMOND RD & #2641 MEADOW LAKE DR
4. 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.
5. 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'.
6. 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
7. 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 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 12th DAY OF January, 2009. MY COMMISSION EXPIRES 12/31/2012

Brenda A. Rappold NOTARY PUBLIC REG. #7168575 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 12/31/2012

Richard R. Newberg, Jr. 4/12/09 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 12th DAY OF January, 2009. MY COMMISSION EXPIRES 12/31/2012

Brenda A. Rappold NOTARY PUBLIC REG. #7168575 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 12/31/2012

Sherrill Newberg 4/12/09 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 12th DAY OF January, 2009. MY COMMISSION EXPIRES 12/31/2012

Brenda A. Rappold NOTARY PUBLIC REG. #7168575 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 12/31/2012

Kim N. Ball 4/12/09 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 12th DAY OF January, 2009. MY COMMISSION EXPIRES 12/31/2012

Brenda A. Rappold NOTARY PUBLIC REG. #7168575 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 12/31/2012

Richard R. Newberg, Sr. 4/12/09 DATE

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, Land Surveyor 11-13-08 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 4/21/09 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

Gamma A. Braxton 4/21/09 DATE VIRGINIA DEPARTMENT OF HEALTH

James E. Mitchell 10/28/09 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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').

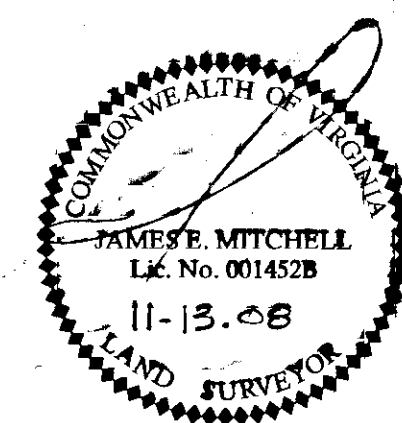
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA, WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH 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 DIFFER 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.



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.

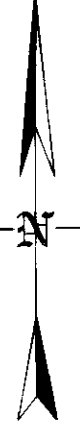
JAMES E. MITCHELL, LAND SURVEYOR VIRGINIA LICENSE #1452B

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

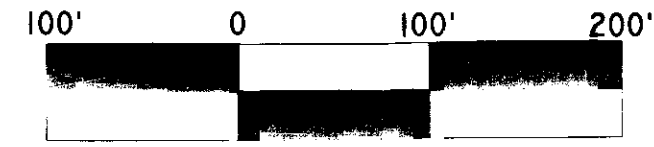
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 14, 2010 at 2:02 PM, PG. DOCUMENT # 100007534 BETSY B. WOOLRIDGE, CLERK

100007534

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NEW FLAG STEM WHICH WILL PROVIDE ACCESS FOR PARCEL A4



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 SCALE: 1" = 100'
REVISED DATE: SEPTEMBER 23, 2008
REVISED DATE: NOVEMBER 13, 2008

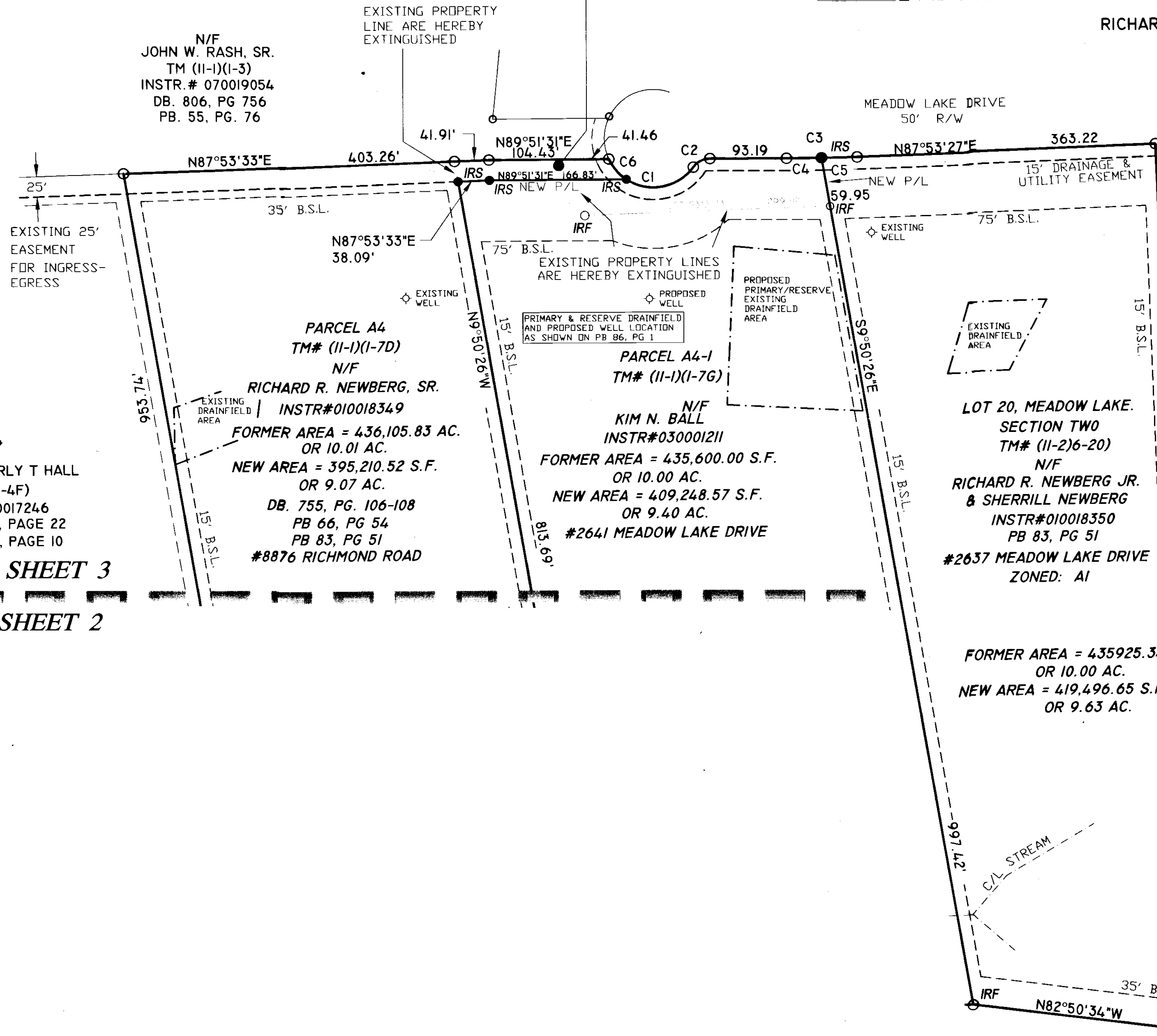
MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
3560 KING WILLIAM AVENUE
P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744
SHEET 3 OF 3

N/F ROBERT J. COLES JR. & DEBROAH J. COLES
TM (II-2)(6-19)
INSTR# 030000020

N/F KRISTIE WILLIAMS
TM (II-2)(6-18)
INSTR# 000008603

N/F JACK V. & SUE L. WARMAN
TM (II-2)(6-17)
INSTR# 970007825

N/F TODD & LISA CALL
TM (II-2)(5-3)
INSTR# 970001661



LOT 4
N/F JAMES F. & BEVERLY T HALL
TM# (II-1)(I-4F)
INSTR.# 040017246
PLAT BOOK 66, PAGE 22
PLAT BOOK 70, PAGE 10

SHEET 3
MATCH LINE
SHEET 2

PARCEL A4
TM# (II-1)(I-7D)
N/F RICHARD R. NEWBERG, SR.
INSTR#010018349
FORMER AREA = 436,105.83 AC.
OR 10.01 AC.
NEW AREA = 395,210.52 S.F.
OR 9.07 AC.
DB. 755, PG. 106-108
PB 66, PG 54
PB 83, PG 51
#8876 RICHMOND ROAD

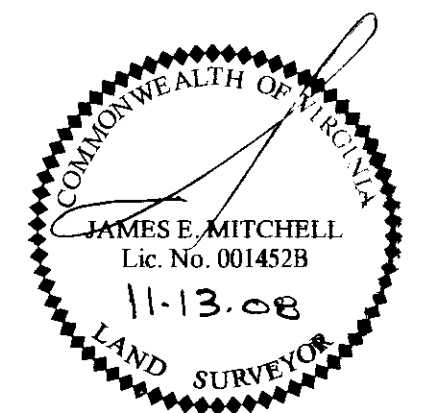
PARCEL A4-I
TM# (II-1)(I-7G)
N/F KIM N. BALL
INSTR#030001211
FORMER AREA = 435,600.00 S.F.
OR 10.00 AC.
NEW AREA = 409,248.57 S.F.
OR 9.40 AC.
#2641 MEADOW LAKE DRIVE

LOT 20, MEADOW LAKE.
SECTION TWO
TM# (II-2)6-20)
N/F RICHARD R. NEWBERG JR. & SHERRILL NEWBERG
INSTR#010018350
PB 83, PG 51
#2637 MEADOW LAKE DRIVE
ZONED: A1

FORMER AREA = 435925.34 S.F.
OR 10.00 AC.
NEW AREA = 419,496.65 S.F. S.F.
OR 9.63 AC.

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 AM/PM. PB PG DOCUMENT # 100007534 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



100007534

P R PROPOSED PRIMARY/RESERVE
DRAINFIELD LOCATION
● SB - SOIL BORING LOCATION
○ PROPOSED WELL LOCATION

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, PB PG
DOCUMENT # 100007534
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

**BOUNDARY LINE ADJUSTMENT
AND
SUBDIVISION PLAT**
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**RICHARD R. NEWBERG, SR., RICHARD R. NEWBERG, JR.,
SHERRILL NEWBERG AND KIM N. BALL**

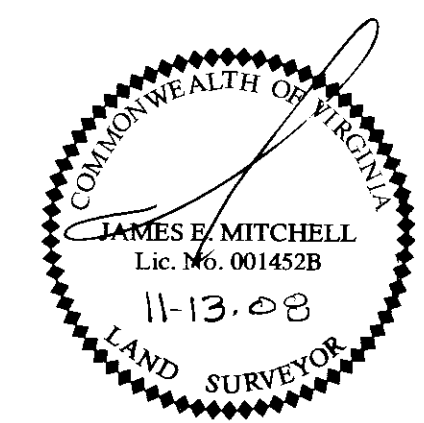
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P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744
SHEET 2 OF 3

FORMER AREA = 435925.34 S.F.
OR 10.00 AC.
NEW AREA = 419,496.65 S.F. S.F.
OR 9.63 AC.

NEW LOT 2A
AREA =
130,680.00 S.F.
OR 3.00 AC.

LOT 2
TM# (11-1)(1-4C)
N/F
RICHARD R.
NEWBERG, SR.
INSTR# 020017233
AREA = 130,680.00 S.F.
OR 3.00 AC.

CONSERVATION EASEMENT
FOR THE LOSS OF THE
100' RPA BUFFER
L1 - S33°28'52"E 144.85
L2 - N82°50'34"W 94.34
L3 - N7°09'26"E 109.92



CURVE TABLE

| # | DELTA | R= | LEN. = | TAN = | CH = | CB |
|----|------------|----------|---------|---------|---------|-------------|
| C1 | 119°20'53" | 60.00' | 124.98' | 102.57' | 103.58' | S84°26'19"E |
| C2 | 53°58'32" | 25.00' | 23.55' | 12.75' | 22.69' | N62°52'35"E |
| C3 | 0°58'34" | 2500.00' | 42.59' | 21.29' | 42.59' | N89°22'19"E |
| C4 | 1°58'10" | 2500.00' | 85.93' | 42.97' | 85.93' | N88°52'31"E |
| C5 | 0°59'37" | 2500.00' | 43.35' | 21.67' | 43.35' | N88°23'14"E |
| C6 | 31°49'04" | 60.00' | 33.32' | 17.10' | 32.89' | S40°40'24"E |

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SHEET 3
MATCH LINE
SHEET 2

