

**CERTIFICATION OF SOURCE OF TITLE:**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EUGENE R. MEADOWS AND MYRTICE J. MEADOWS TO THE MEADOWS FAMILY LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 4, 1999 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 990023567.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS "3 PARCELS OF LAND CONTAINING 125.820 ACRES± ON FORGE ROAD" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:  
THE MEADOWS FAMILY LIMITED PARTNERSHIP

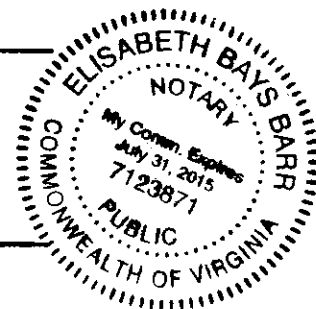
BY: Willis C. Meadows 11-8-12  
DATE  
WILLIS CLINTON MEADOWS  
PRINTED NAME  
PARTNER  
TITLE

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City County  
I, Elizabeth Bays-Darr 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 8<sup>th</sup> DAY OF November, 2012.  
Elizabeth Bays-Darr  
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/2/2015  
NOTARY REGISTRATION NUMBER: 7123871



**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.

Thomas C. Sublett 08/20/12  
THOMAS C. SUBLETT, L.S. #1886 DATE

**CERTIFICATE OF APPROVAL**

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

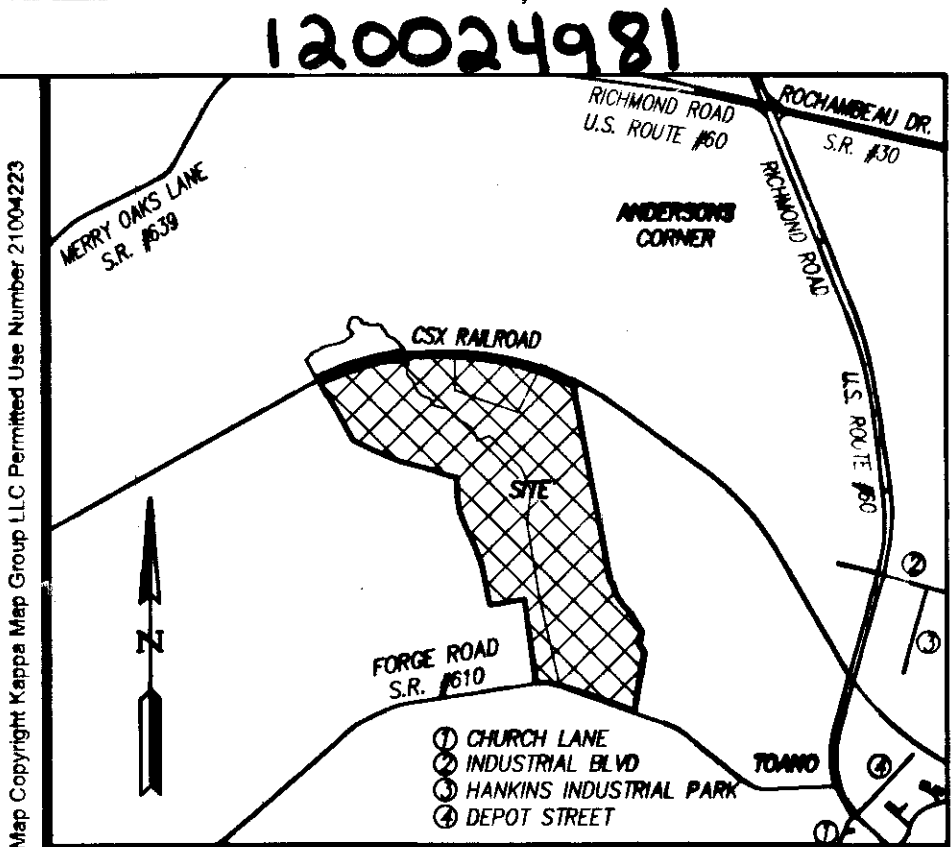
Christina A. Brudi 11-21-12  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE  
Danna A. Brudi 11/8/12  
VIRGINIA DEPARTMENT OF HEALTH DATE

**GENERAL NOTES**

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C0040C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY IS ALL OF PARCEL ID#1230100017, #1230100017A AND THE SOUTHERLY PORTION OF #1230100018. THIS SURVEY REPRESENTS THE SOUTHERLY PORTION OF THE PROPERTY OWNED BY THE MEADOWS FAMILY LIMITED PARTNERSHIP. REMAINING PROPERTY TO THE NORTH SIDE OF THE CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY HAS NOT BEEN SURVEYED AT THIS TIME AND WILL REMAIN A PORTION OF PARCEL 3.
- THE PROPERTY ADDRESS FOR PARCEL ID#1230100017 IS 2924 FORGE ROAD, 2928 FORGE ROAD FOR ID#1230100017A AND #2822 FORGE ROAD FOR ID#1230100018.
- PROPERTY IS CURRENTLY ZONED "A-1"-GENERAL AGRICULTURAL DISTRICT.
- LOTS TO BE SERVED BY PRIVATE WATER AND SEWER.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA) FOR THE EXCLUSIVE USE OF JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF APPROXIMATELY PERPENDICULAR (60' TO 120') UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THIS PLAT IS BASED ON RECORD DOCUMENTS AND 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. APPROXIMATE LOCATIONS OF INTERIOR PARCEL LINES TO BE EXTINGUISHED HAVE NOT BEEN ESTABLISHED BY THIS PLAT AND ARE TAKEN FROM A PLAT RECORDED IN PLAT BOOK 3, PAGE 13.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE INDICATED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- 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.
- 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.

**AREA TABULATION**

	SQUARE FEET	ACRES
AREA OF FORMER PARCEL ID#1230100017 (PER COUNTY TAX RECORDS)		68.39 AC.±
AREA OF FORMER PARCEL ID#1230100017A (PER COUNTY TAX RECORDS)		7.80 AC.±
AREA OF FORMER PARCEL ID#1230100018 (PER COUNTY TAX RECORDS)		55.77 AC.±
LESS AREA OF FORMER PARCEL ID#1230100018 (ACROSS RAILROAD RIGHT-OF-WAY) NOT INCLUDED IN THIS SURVEY (PER COUNTY TAX RECORDS)		-(6.14 AC.±)
<b>TOTAL FORMER AREA OF PARCELS</b>		<b>125.82 AC.±</b>
	AREA OF PARCEL 1	208,745 S.F.±
	AREA OF PARCEL 2	130,723 S.F.±
	AREA OF PARCEL 3	5,141,251 S.F.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>3,571,546 S.F.±</b>	<b>125.820 AC.±</b>

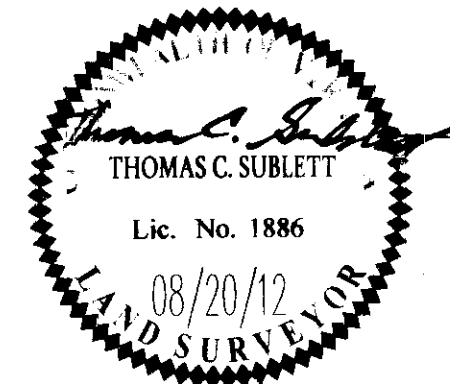


**VICINITY MAP**  
SCALE: 1" = 2000'

- REFERENCES:**
- INSTRUMENT #990023567 PLAT BOOK 3, PAGE 13
  - INSTRUMENT #070021541 (JUDGEMENT - AT & T CORP.)
  - INSTRUMENT #070002039 (VIRGINIA POWER ESMT.)
  - DEED BOOK 822, PAGE 27 (BELL ATLANTIC-VIRGINIA ESMT.)
  - DEED BOOK 820, PAGE 179 (V.D.O.T. R/W)
  - STATE HIGHWAY PLAT BOOK 8, PAGE 169
  - DEED BOOK 25, PAGE 544 (V.E.P.CO. ESMT.)
  - DEED BOOK 25, PAGE 542 (V.E.P.CO. ESMT.)
  - PLAT BOOK 5, PAGE 6 (V.E.P.CO. ESMT.)
  - DEED BOOK 10, PAGE 90 (C & O RAILROAD R/W)
  - C & O RAILROAD CO. RIGHT-OF-WAY & TRACK MAP V.2/32
- ADDITIONAL REFERENCES:**
- DEED BOOK 85, PAGE 234
  - DEED BOOK 80, PAGE 206
  - DEED BOOK 45, PAGE 544
  - DEED BOOK 36, PAGE 472

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3<sup>rd</sup> DAY OF Dec. 2012  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:37 PM/PM  
INSTRUMENT # 120024981  
TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
By Claudia H. Bishop  
CLERK REFERENCE: S=0038-2012

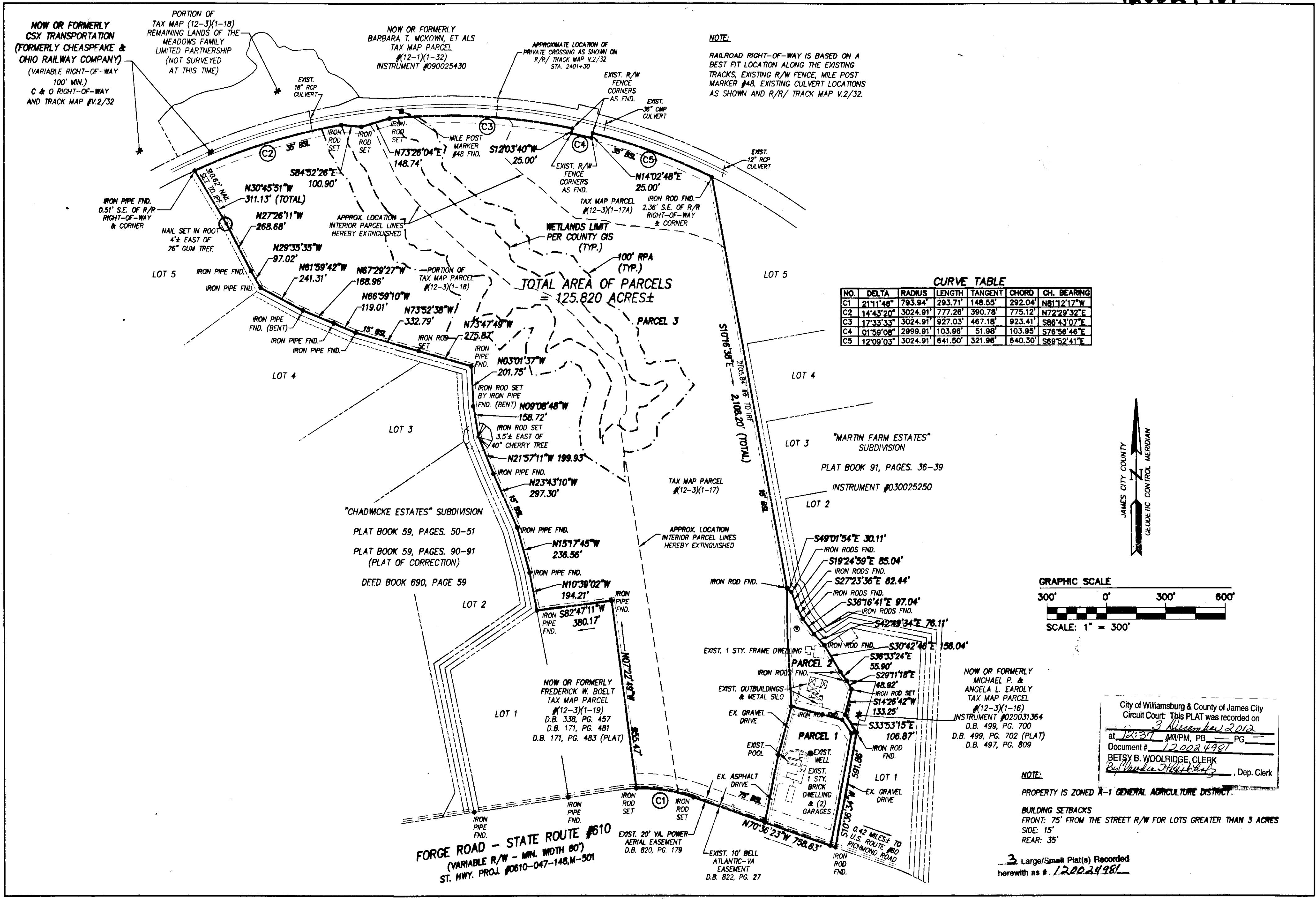
Rev.	Date	Description	Revised By
1	11/1/12	REVISED PER COUNTY COMMENTS	TCS/JFS



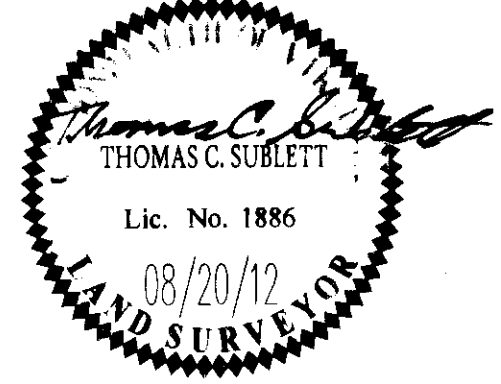
**AES**  
CONSULTING ENGINEERS  
Hampton Roads | Central Virginia | Middle Peninsula  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

PLAT OF SUBDIVISION  
AND BOUNDARY LINE EXTINGUISHMENT  
3 PARCELS OF LAND CONTAINING 125.820 ACRES±  
ON FORGE ROAD  
OWNED BY: THE MEADOWS FAMILY LIMITED PARTNERSHIP  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS  
Project Number: 9780-01  
Scale: NONE Date: 8/20/12  
Sheet Number: 1 of 3



Rev.	Date	Description	Revised By
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Project Number: 9780-01  
Scale: NONE Date: 08/20/12  
Sheet Number: 2 of 3

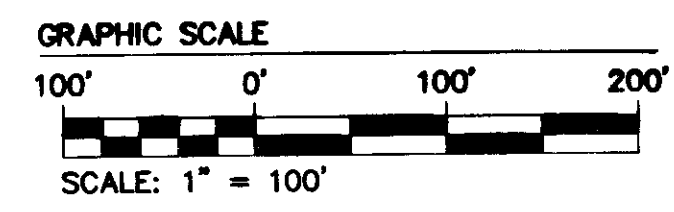
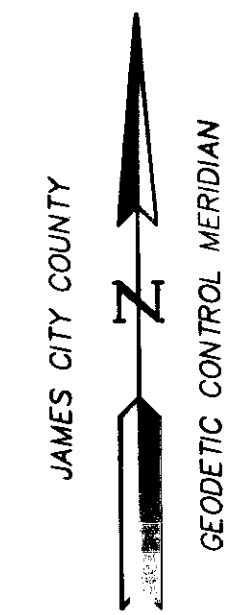
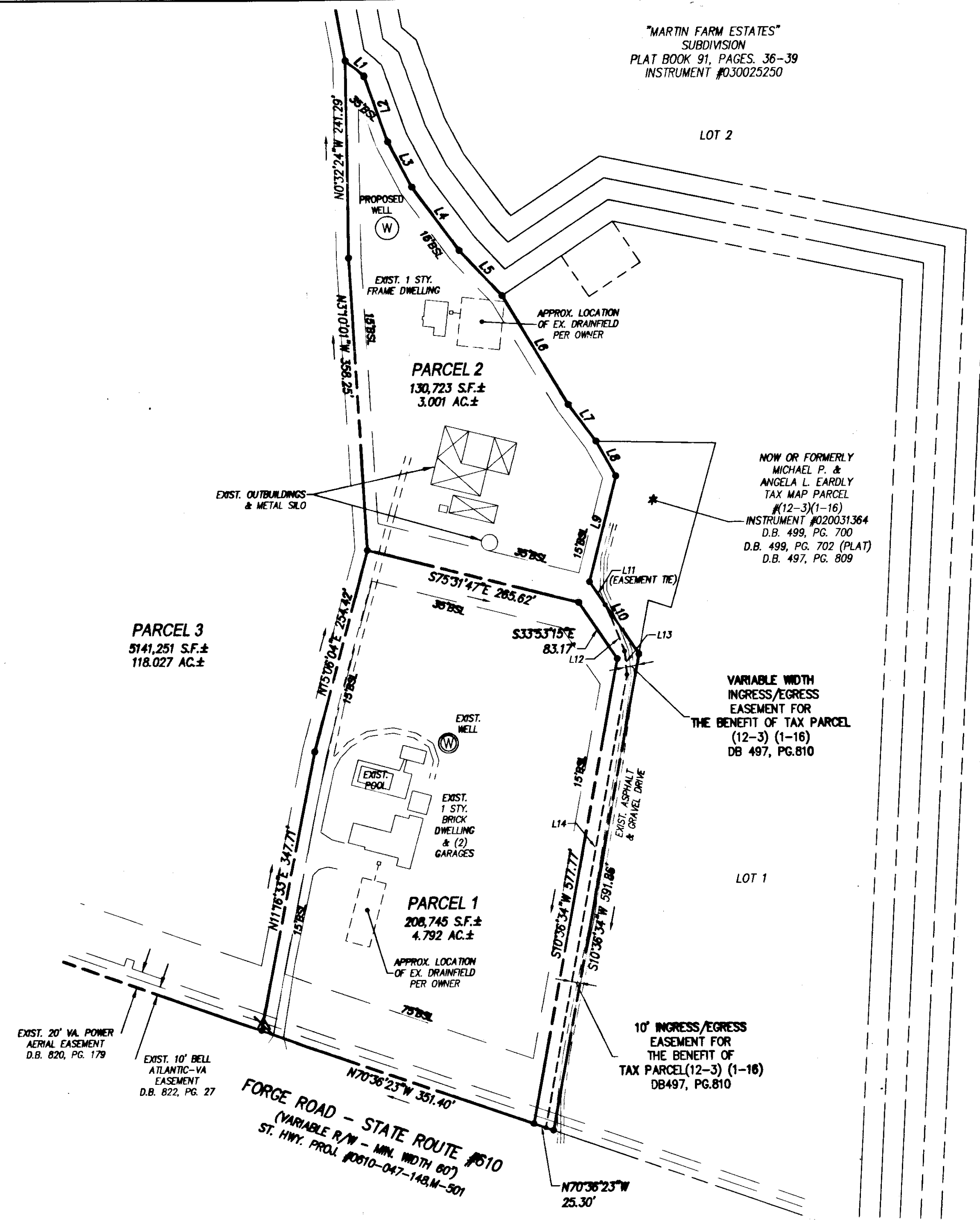
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 12:37 PM/PM, PB PG  
Document # 120024981  
BETSY B. WOOLRIDGE, CLERK  
Betsy Woolridge, Dep. Clerk

**NOTE:**  
PROPERTY IS ZONED A-1 GENERAL AGRICULTURE DISTRICT.  
BUILDING SETBACKS  
FRONT: 75' FROM THE STREET R/W FOR LOTS GREATER THAN 3 ACRES  
SIDE: 15'  
REAR: 35'

3 Large/Small Plat(s) Recorded  
herewith as # 120024981

120024981

"MARTIN FARM ESTATES"  
SUBDIVISION  
PLAT BOOK 91, PAGES 36-39  
INSTRUMENT #030025250



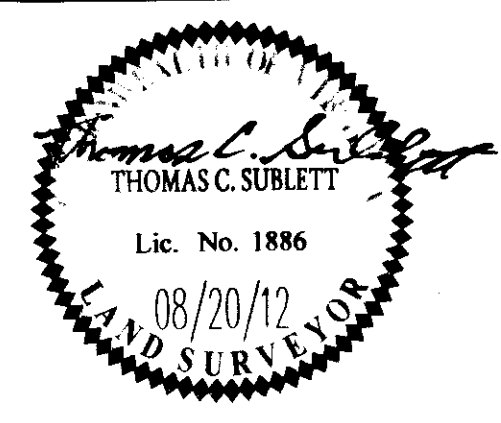
PARCEL LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°01'54"E	30.11'
L2	S19°24'59"E	85.04'
L3	S27°23'36"E	62.44'
L4	S36°16'41"E	97.04'
L5	S42°49'34"E	78.11'
L6	S30°42'46"E	156.04'
L7	S36°33'24"E	55.90'
L8	S29°11'18"E	48.92'
L9	S14°26'42"W	133.25'
L10	S33°53'15"E	108.87'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L11	S33°53'15"E	34.08'
L12	S21°29'54"E	42.74'
L13	S5°13'00"E	28.91'
L14	S10°36'34"W	562.74'

City of Williamsburg & County of James City  
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3 December 2012  
at 12:37 AM/PM, PB     PG      
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BETSY B. WOOLRIDGE, CLERK  
*Betty B. Woolridge*, Dep. Clerk

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