SOURCE OF TITLE AND LAST PLACE OF RECORD:

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED, THAT THE SOURCE OF TITLE IS CORRECT, AND THAT THE MONUMENTS SHALL BE PLACED AS SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE.

(MB 147, PG 143) (DB 9098, PG 409)
SOURCE OF TITLE AND LAST PLACE OF RECORD

GEORGE W. MIDGETTE, JR. — 01/24/17 DATE

COMMONWEALTH OF VIRGINIA
GEORGE W. MIDGETTE, JR.
Lic. No. 1430
01/24/17
LAND SURVEYOR

I(WE) HEREBY CERTIFY THAT I (WE) AM/ARE THE OWNER(S) OF THE PROPERTY DEPICTED ON THIS PLAT. THE PLATTING OR DEDICATION OF THE FOLLOWING PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, I (WE) HEREBY ESTABLISH THE LOT LINES SHOWN HEREON AND DEDICATE ALL STREETS, ALLEYS, WALKS, RIGHTS-OF-WAY, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS AND FACILITIES TO PUBLIC OR PRIVATE USE AS INDICATED ON THE PLAT. I (WE) FURTHER CERTIFY THAT ANY ENVIRONMENTAL PERMITS, APPROVALS, OR CORRECTIVE ACTION REQUIRED BY STATE, FEDERAL OR LOCAL LAW SHALL BE OBTAINED IN A TIMELY MANNER.

NELLIE C. BRUNNER REVOCABLE TRUST
(NAME OF OWNER)

Nellie C. Brunner — 3-8-17 DATE
NELLIE C. BRUNNER, CO-TRUSTEE

Donald Ray Brunner — 3-8-17 DATE
DONALD RAY BRUNNER, CO-TRUSTEE

CITY: CHESAPEAKE
STATE: VIRGINIA

I, KRISTEN DUCATTE, DO HEREBY CERTIFY THAT NELLIE C. BRUNNER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE DAY OF MARCH 8, 2017.

NOTARY

MY COMMISSION EXPIRES:
10/31/2017

KRISTEN S. DUCATTE NOTARY REG. NO 7573128 PUBLIC COMMONWEALTH OF VIRGINIA

CITY: CHESAPEAKE
STATE: VIRGINIA

I, KRISTEN DUCATTE, DO HEREBY CERTIFY THAT DONALD RAY BRUNNER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE DAY OF MARCH 8, 2017.

NOTARY

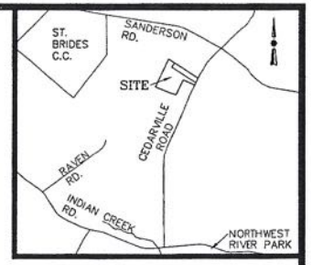
MY COMMISSION EXPIRES:
10/31/2017

KRISTEN S. DUCATTE NOTARY REG. NO 7573128 PUBLIC COMMONWEALTH OF VIRGINIA

WE HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CHESAPEAKE. THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARIES, STREETS, OR OTHER LINES SHOWN ON THIS PLAT.

DIRECTOR OF DEVELOPMENT AND PERMITS — 8-2-17 DATE

DIRECTOR OF PLANNING — 8-2-17 DATE



-LOCATION MAP-
(SCALE: 1" = 3,200')

NOTES
1. THIS SITE IS PRESENTLY ZONED A1.
2. THE TOTAL AREA ENCOMPASSED BY THIS SUBDIVISION = 1,568,487 SQUARE FEET OR 36.01 ACRES. THE AREA ENCOMPASSED BY THE RIGHT-OF-WAY DEDICATION IS = 3,546 SQUARE FEET OR 0.08 ACRES.
3. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE SOUTH ZONE (NAD 83) 1994 VIRGINIA HARN ADJUSTMENT AND WERE ESTABLISHED BY THE SUBDIVISION OF ...TABB FARM..., MB 147, PAGE143.
4. LOCATION OF MONUMENTS TO BE PLACED IN THE FIELD INDICATED THUS "-o-" WILL BE POURED CONCRETE WITH A METAL PIN IMBEDDED THEREIN. MONUMENTS INDICATED THUS "-•-" WILL BE A METAL PIN, UNLESS OTHERWISE NOTED.
5. THIS SITE IS LISTED TO BE ON COMMUNITY FLOOD MAP #510034 AT PANEL #0094D, AND IS NOT PRINTED. THE PROPERTY IS IN FLOOD ZONE "X". DATED: DECEMBER 16, 2014.
6. THESE LOTS ARE NOT SERVED BY CITY PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
7. THESE LOTS WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
8. THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL DISTRICT OR AREA AND MAY BE SUBJECT TO NOISE, DUST, ODOR, CHEMICAL SPRAYING, AND THE LIKE AS THE RESULT OF THE RAISING OF CROPS AND LIVESTOCK ON NEARBY PROPERTY.
9. THE APPROVED INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS NOT DEPICTED ON THIS PLAT. THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM WAS APPROVED ON 02-02-16. INFORMATION ABOUT THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND THE APPROVAL CAN BE FOUND AT THE CITY HEALTH DEPARTMENT OR THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY OR OTHER APPROPRIATE REGULATORY AUTHORITY.
10. PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE FOR THE PURPOSE OF CONVEYING STORM WATER DRAINAGE FROM UPSTREAM AND ADJACENT LOTS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS UNLESS THE CITY EXPRESSLY ACCEPTS THE EASEMENTS FOR PUBLIC USE.

CIR. CT. RECORDED
CHESAPEAKE, VIRGINIA
DATE 3/14/17 TIME 9:07 A M.
MAP BOOK 165 PAGE 171
CAROL C. MAYO, CLERK
BY: [signature] D.C.
SEE D.B. ____ PAGE ____

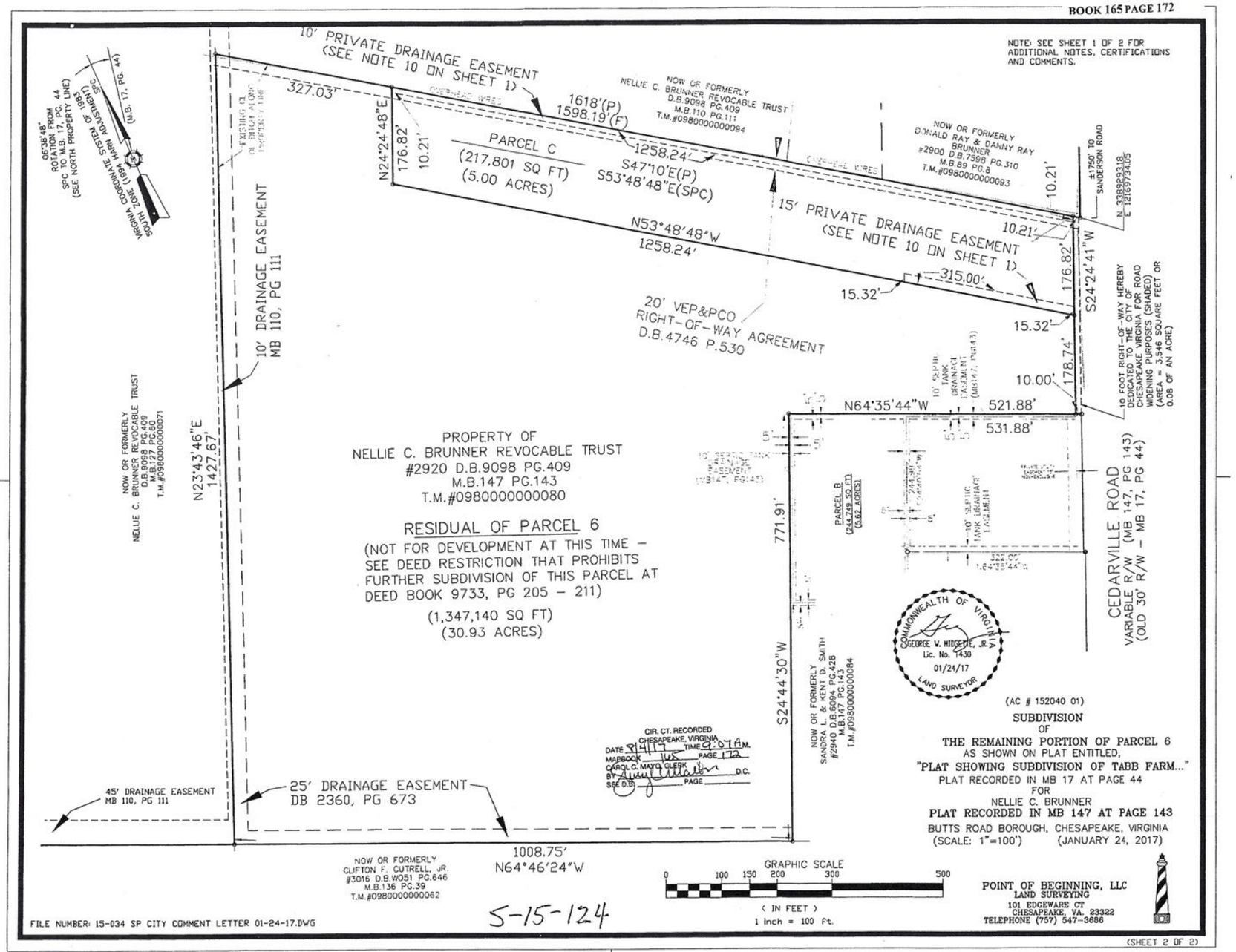
(AC # 152040 01)

SUBDIVISION
OF
THE REMAINING PORTION OF PARCEL 6
AS SHOWN ON PLAT ENTITLED,
"PLAT SHOWING SUBDIVISION OF TABB FARM..."
PLAT RECORDED IN MB 17 AT PAGE 44
FOR
NELLIE C. BRUNNER
PLAT RECORDED IN MB 147 AT PAGE 143
BUTTS ROAD BOROUGH, CHESAPEAKE, VIRGINIA
(SCALE: N/A-COVER) (JANUARY 24, 2017)

POINT OF BEGINNING, LLC
LAND SURVEYING
101 EDGEWARE CT
CHESAPEAKE, VA. 23322
TELEPHONE (757) 547-3686

MAP REF: MB 147, PG 409 & MB 17, PG 44
FILE NUMBER: 15-034 SP CITY COMMENT LETTER 01-24-17.DWG

S-15-124


NOTE: SEE SHEET 1 OF 2 FOR ADDITIONAL NOTES, CERTIFICATIONS AND COMMENTS.
10' PRIVATE DRAINAGE EASEMENT (SEE NOTE 10 ON SHEET 1)
327.03'
N24°24'48"E
176.82'
10.21'
1618'(P)
1598.19'(F)
1258.24'
S47°10'E(P)
S53°48'48"E(SPC)
PARCEL C
(217,801 SQ FT)
(5.00 ACRES)
NOW OR FORMERLY
NELLIE C. BRUNNER REVOCABLE TRUST
D.B.9098 PG.409
M.B.110 PG.111
T.M.#0980000000094
NOW OR FORMERLY
DONALD RAY & DANNY RAY BRUNNER
#2900 D.B.7598 PG.310
M.B.89 PG.8
T.M.#0980000000093
±1750' TO SANDERSON ROAD
N 238822.218
E 1216973.405
15' PRIVATE DRAINAGE EASEMENT (SEE NOTE 10 ON SHEET 1)
N53°48'48"W
1258.24'
315.00'
15.32'
20' VEP&PCO RIGHT-OF-WAY AGREEMENT D.B.4746 P.530
S24°24'41"W
178.74'
10.00'
10 FOOT RIGHT-OF-WAY HEREBY DEDICATED TO THE CITY OF CHESAPEAKE, VIRGINIA FOR ROAD WIDENING PURPOSES (SHADED) (AREA = 1,346 SQUARE FEET OR 0.08 OF AN ACRE)
06°38'48" ROTATION FROM SPC TO M.B. 17, PG. 44 (SEE NORTH PROPERTY LINE)
VIRGINIA STATE COORDINATE SYSTEM (1983) SOUTH ZONE (M.B. 17, PG. 44)
10' DRAINAGE EASEMENT MB 110, PG 111
NOW OR FORMERLY
NELLIE C. BRUNNER REVOCABLE TRUST
D.B.9098 PG.409
M.B.147 PG.143
T.M.#0980000000071
N23°43'46"E
1427.67'
PROPERTY OF
NELLIE C. BRUNNER REVOCABLE TRUST
#2920 D.B.9098 PG.409
M.B.147 PG.143
T.M.#0980000000080
RESIDUAL OF PARCEL 6
(NOT FOR DEVELOPMENT AT THIS TIME - SEE DEED RESTRICTION THAT PROHIBITS FURTHER SUBDIVISION OF THIS PARCEL AT DEED BOOK 9733, PG 205 - 211)
(1,347,140 SQ FT)
(30.93 ACRES)
N64°35'44"W
521.88'
531.88'
771.91'
PARCEL B
(244,739 SQ FT)
(5.62 ACRES)
10' SEPTIC TANK DRAINFIELD EASEMENT (MB147, PG143)
S24°44'30"W
NOW OR FORMERLY
SANDRA L. & KENT D. SMITH
#2940 D.B.6094 PG.428
M.B.147 PG.143
T.M.#0980000000084
CEDARVILLE ROAD
VARIABLE R/W (MB 147, PG 143)
(OLD 30' R/W - MB 17, PG 44)
COMMONWEALTH OF VIRGINIA
GEORGE V. HIGGINS, JR.
Lic. No. 1430
01/24/17
LAND SURVEYOR
45' DRAINAGE EASEMENT MB 110, PG 111
25' DRAINAGE EASEMENT DB 2360, PG 673
1008.75'
N64°46'24"W
NOW OR FORMERLY
CLIFTON F. CUTRELL, JR.
#3016 D.B.W051 PG.646
M.B.136 PG.39
T.M.#0980000000062
CIR. CT. RECORDED
CHESAPEAKE, VIRGINIA
DATE 2/1/17 TIME 2:07 P.M.
MAPBOOK 165 PAGE 172
CAROL C. MAYO, CLERK
BY D.C.
SEE D.B. PAGE
(AC # 152040 01)
SUBDIVISION
OF
THE REMAINING PORTION OF PARCEL 6
AS SHOWN ON PLAT ENTITLED,
"PLAT SHOWING SUBDIVISION OF TABB FARM..."
PLAT RECORDED IN MB 17 AT PAGE 44
FOR
NELLIE C. BRUNNER
PLAT RECORDED IN MB 147 AT PAGE 143
BUTTS ROAD BOROUGH, CHESAPEAKE, VIRGINIA
(SCALE: 1"=100') (JANUARY 24, 2017)
GRAPHIC SCALE
0 100 150 200 300 500
(IN FEET)
1 inch = 100 ft.
POINT OF BEGINNING, LLC
LAND SURVEYING
101 EDGEWARE CT
CHESAPEAKE, VA. 23322
TELEPHONE (757) 547-3686
FILE NUMBER: 15-034 SP CITY COMMENT LETTER 01-24-17.DWG
5-15-124
(SHEET 2 OF 2)