

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 510303 0066 & 0065 E, DATED DECEMBER 2, 2015. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. THIS SUBDIVISION IS A SALE OR EXCHANGE BETWEEN ADJOINING LANDOWNERS NOT CREATING A NEW PARCEL. SALE OR CONVEYANCE IN ANY OTHER MANNER WILL REQUIRE FULL COMPLIANCE WITH THE SUBDIVISION ORDINANCE. (3.2.3.B.1.c) PARCEL B IS BEING CREATED BY 3.2.3.B.1.a OF THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE FOR AGRICULTURAL, HORTICULTURAL OR SILVICULTURAL PURPOSES. RESIDENTIAL DEVELOPMENT WILL NOT BE ALLOWED AND WILL REQUIRE RESIDENTIAL ZONING PRIOR TO DEVELOPMENT PURSUANT TO SECTION 3.2.3.C OF THE SUBDIVISION ORDINANCE OF ISLE OF WIGHT COUNTY, AS AMENDED.

I, STAFFORD C. CAMP, HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER, AND IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THE HUBER TRUST et al. THE LAST INSTRUMENT OF TITLE BEING 220000179.

Stafford C. Camp 10-13-23
STAFFORD C. CAMP DATE

George R. Huber 10-8-23
GEORGE R. HUBER DATE

Mary Susan Huber 11-09-23
MARY SUSAN HUBER DATE

Bonnie G. Huber 11-9-23
BONNIE G. HUBER, TRUSTEE DATE

John B. Snyder 11-9-23
JOHN B. SNYDER DATE

NOTE:
1. THE PROPERTY LINES FROM POINTS A TO B TO C TO D ARE TO BE VACATED.
2. PARCEL A, A PORTION OF T.P. 06-01-066, IS TO BE ADDED TO T.P. 06-01-066B FOR THE SOLE PURPOSE OF LOT ENLARGEMENT. CONVEYANCE IN ANY OTHER WAY REQUIRES COMPLIANCE WITH THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE.

STATE OF VIRGINIA
COUNTY OF Isle of Wight, TO-WIT:

I, Carol J. Darden, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT GEORGE R. HUBER SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 8th DAY OF November, 2023

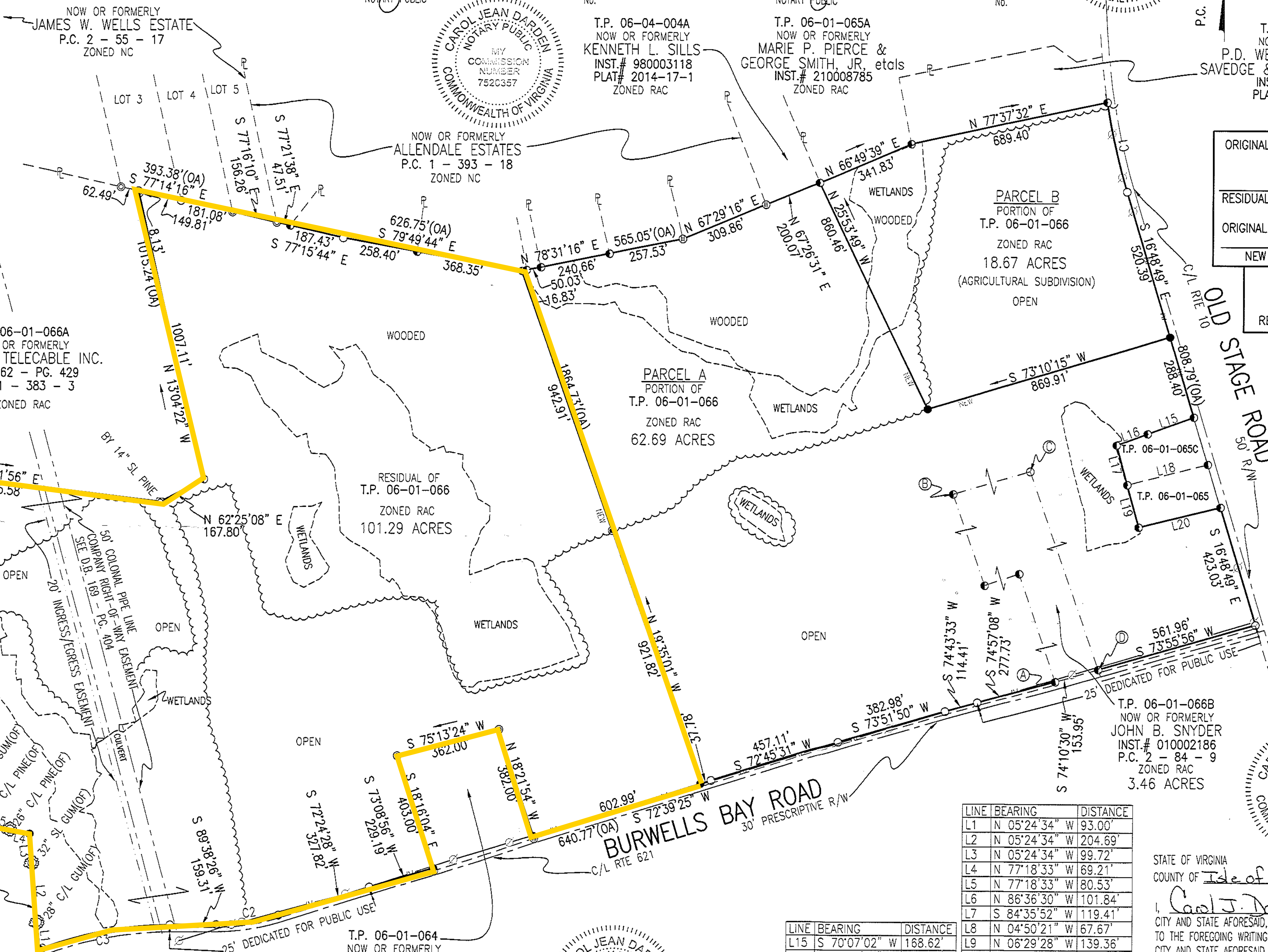
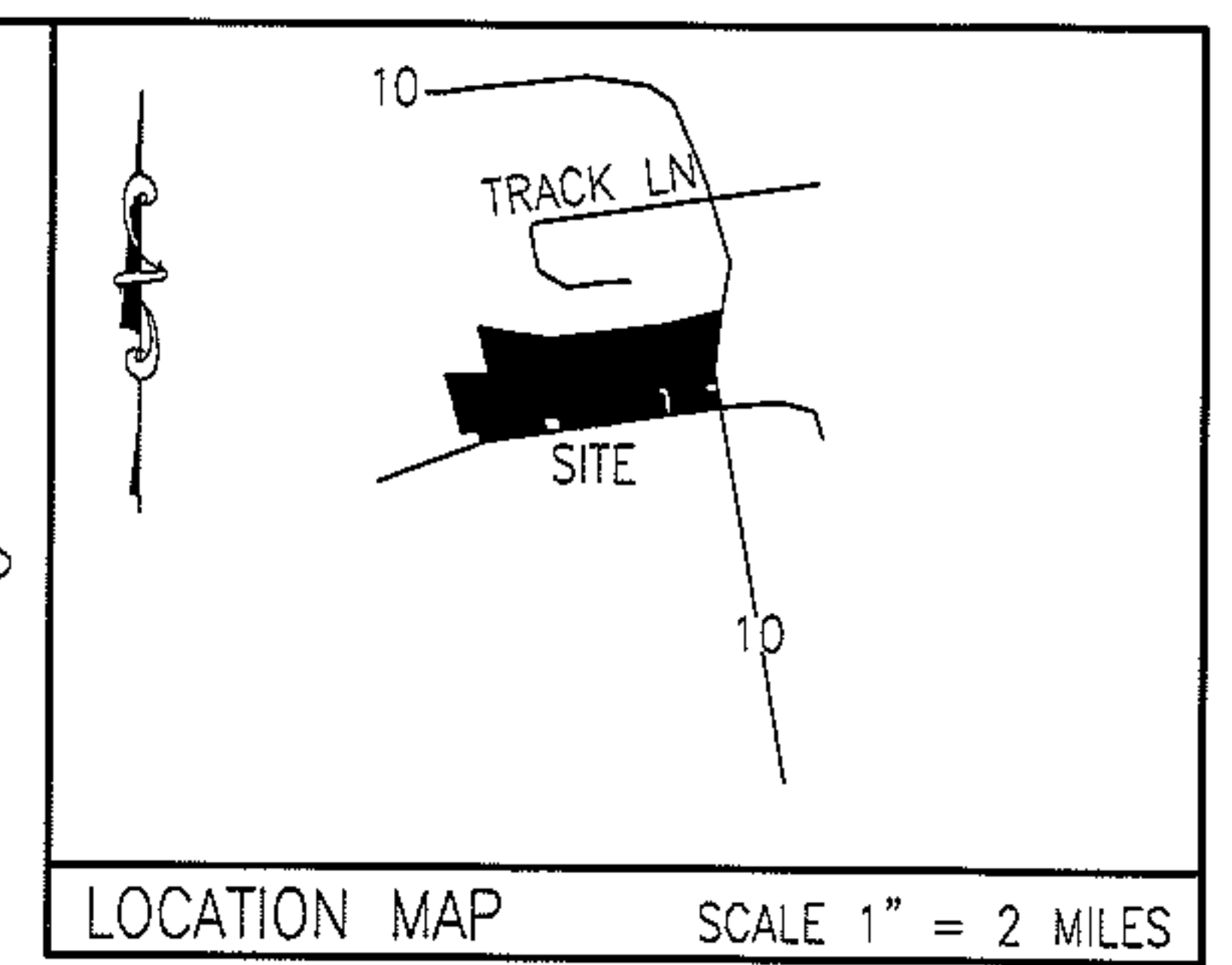
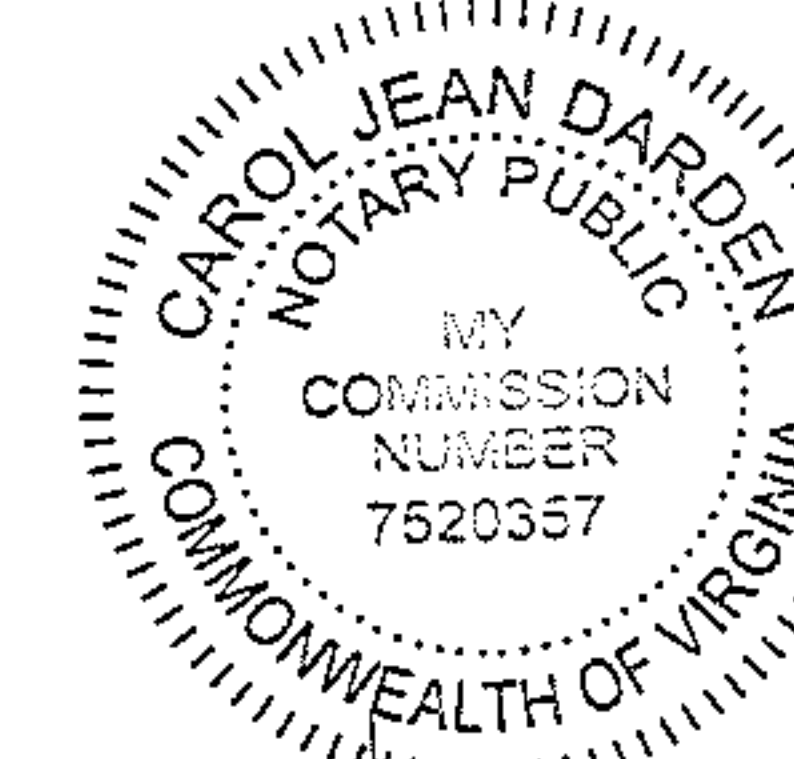
MY COMMISSION EXPIRES 7-31-2024
Carol J. Darden 7520357
NOTARY PUBLIC No.

STATE OF VIRGINIA
COUNTY OF Isle of Wight, TO-WIT:

I, Carol J. Darden, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT MARY SUSAN HUBER SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 9th DAY OF November, 2023

MY COMMISSION EXPIRES 7-31-2024
Carol J. Darden 7520357
NOTARY PUBLIC No.



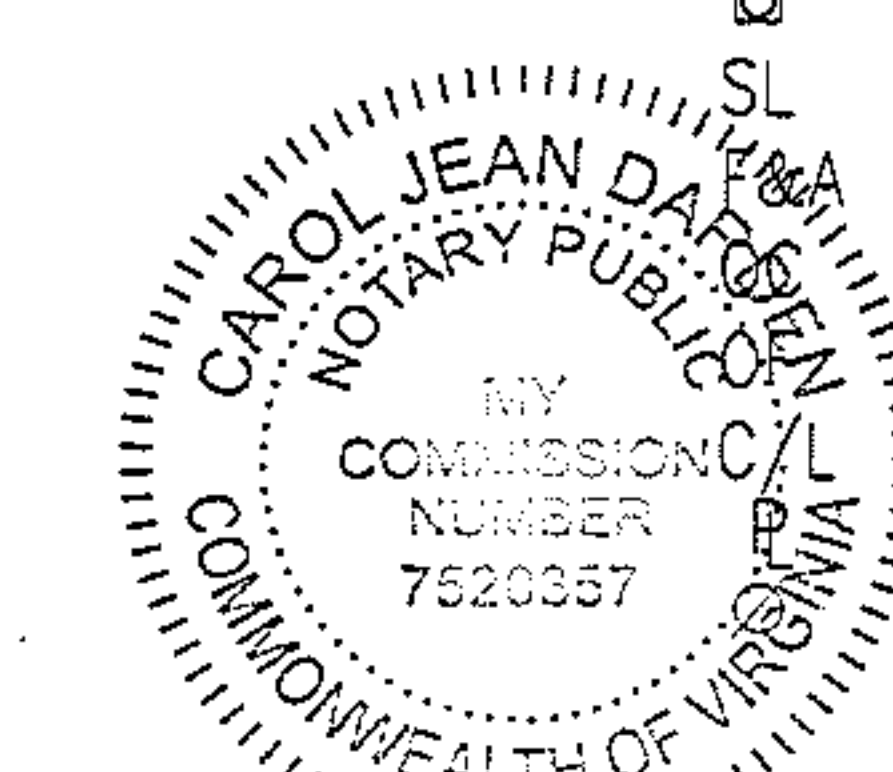
AREA TABLE

ORIGINAL AREA T.P. 06-01-066 = 184.85 ACRES
LESS PARCEL A = 62.69 ACRES
LESS PARCEL B = 18.67 ACRES
LESS R/W = 2.20 ACRES
RESIDUAL AREA T.P. 06-01-066 = 101.29 ACRES
DEVELOPABLE AREA
PARCEL B = 16.42± ACRES
NEW T.P. 6-01-066B = 61.09± ACRES
RESIDUAL T.P. 6-01-066 = 91.03± ACRES

234458 P6 2 DEC 07 2023
INSTRUMENT # 230004458
RECORDED IN THE CLERK'S OFFICE
ISLE OF WIGHT COUNTY ON
DECEMBER 7, 2023 AT 11:24AM
KATHLEEN S. TORRENCE, CLERK
RECORDED BY: DDS

T.P. 06-01-(065 & 065C)
NOW OR FORMERLY
GWENDOLYN L. SYKES
LIFE ESTATE
INST.# 210001091
P.C. 2 - 179 - 12
ZONED RAC

- LEGEND:
- COMPUTED POINT
 - IRON ROD SET
 - IRON ROD FOUND
 - RR SPIKE FOUND
 - IRON PIPE FOUND
 - FENCE POST FOUND
 - SL SIDE LINE
 - FORE & AFT
 - OLD CHOPS
 - OLD FENCE
 - CENTER LINE
 - PROPERTY LINE
 - POWER POLE



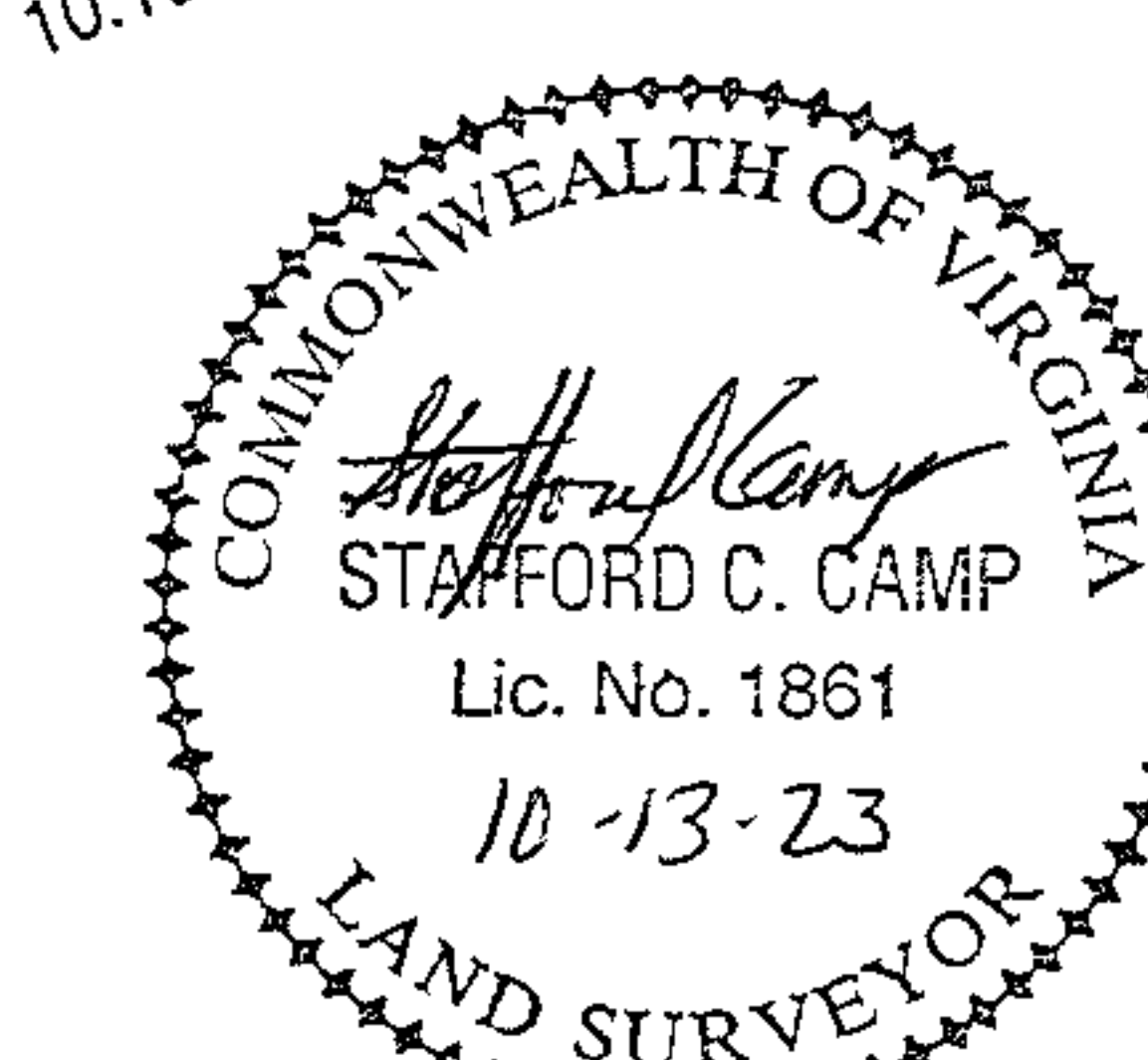
STATE OF VIRGINIA
COUNTY OF Isle of Wight, TO-WIT:
I, Carol J. Darden, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN B. SNYDER SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 9th DAY OF November, 2023

MY COMMISSION EXPIRES 7-31-2024
Carol J. Darden 7520357
NOTARY PUBLIC No.



PLAT SHOWING AGRICULTURAL SUBDIVISION OF TAX PARCEL 06-01-066 SHOWN HEREON AS PARCEL B FOUND IN THE NAME OF **BONNIE G. HUBER, TRUSTEE OF THE HUBER TRUST, GEORGE R. HUBER, JOHN B. SNYDER & MARY SUSAN HUBER** AND LOT ENLARGEMENT WHEREBY PARCEL A IS TO BE ADDED TO T.P. 06-01-066B FOUND IN THE NAME OF **JOHN B. SNYDER**
HARDY MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE : 1" = 300' AUGUST 14, 2022
REVISED OCTOBER 13, 2023



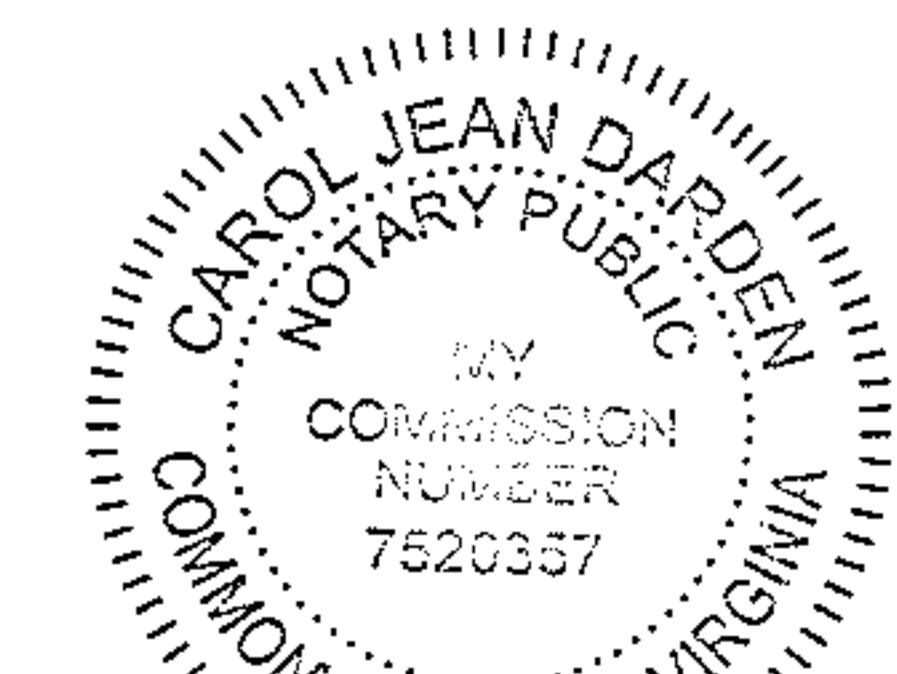
NOTE: WETLANDS DELINEATED BY BAY ENVIRONMENTAL, INC. ON JUNE 19, 2023 & UPDATED SEPTEMBER 13, 2023. LOCATION APPROVED BY THE ARMY CORPS OF ENGINEERS ON SEPTEMBER 28, 2023. NAO-2023-01521

STATE OF VIRGINIA
COUNTY OF Isle of Wight, TO-WIT:

I, Carol J. Darden, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT BONNIE G. HUBER SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 9th DAY OF November, 2023

MY COMMISSION EXPIRES 7-31-2024
Carol J. Darden 7520357
NOTARY PUBLIC No.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	314.51'	2317.80'	7°46'28"	S 12°55'35" E	314.26'
C2	216.44'	719.60'	17°13'59"	S 81°01'27" W	215.62'
C3	448.55'	1249.11'	20°34'29"	S 79°21'12" W	446.15'

THIS SUBDIVISION PLAT HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE AND MUST BE RECORDED WITH THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ISLE OF WIGHT COUNTY WITHIN SIX MONTHS OF THE DATE OF APPROVAL. APPROVAL WILL BE DEEMED VOID AFTER SIX MONTHS AND THE PLAT MUST BE RESUBMITTED FOR APPROVAL.

Myra M. Poy 12/4/2023
SUBDIVISION AGENT DATE

he 11/29/23
VDOT ENGINEER DATE

PORTION OF T.P. 06-01-066
REFERENCE FOR SURVEY
INST.# 220000179

ACC. # DWN BY: FIELD BOOK NO.: SHEET:
SCC 395-64 1 OF 1
RT4: SUB: HUBER-TRUST