

THIS PROPERTY IS OWNED BY NOTTINGHAM ENTERPRISES, INC. A VIRGINIA CORPORATION
 D.B. 248, P. 287 & P.B. 20, P. 3&4
 ADDRESS : 2497 PICKETT'S HARBOR DRIVE, CAPE CHARLES, VIRGINIA 23310

NOTES:

- MERIDIAN SOURCE: SPCS-VA. S-NAD83 (1994 VA. HARN) **PLAT BOOK 36 PAGE 79**
- THIS PROPERTY IS ZONED RVR --- PROPOSED USE: SINGLE FAMILY DWELLINGS
 BUILDING SETBACK LINES (BSL) ARE APPROVED AND AS SHOWN HEREON:
 FRONT = 60' SIDE = 20' REAR = 35'
- TOTAL AREA ENCOMPASSED IN THIS SUBDIVISION = 36.947 ACRES
- THIS PROPERTY IS LOCATED ON TAX MAP 105 PARCEL 3
- PRIMARY SEWER DRAINFIELDS ARE SHOWN ON EACH LOT AS A BOLD-DASHED LINE. RESERVE SEWER DRAINFIELDS ARE SHOWN ON EACH LOT, ADJACENT TO THE PRIMARY SEWER DRAINFIELD, AS A LIGHT-DASHED LINE. DRAIN FIELDS AND WELLS ARE SHOWN AS APPROVED BY THE HEALTH DEPT.
- THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE "C" AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510105 00050, MAP REVISED JULY 20, 1998.
- THE COMMUNITY COMMON AREA SHOWN HEREON IS FOR COMMUNITY USE AND IS INTENDED FOR RECREATION PURPOSES. THE COMMUNITY COMMON AREA WILL BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION IS MANDATORY.
- RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION. TOTAL AREA OF STREET RIGHT-OF-WAY IS 4,197 ACS.
- PRIVATE EASEMENTS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PLAT OF NOTTINGHAM ESTATES", LOCATED IN CAPEVILLE DISTRICT, NEAR CHEAPSIDE, NORTHAMPTON COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED, NOTTINGHAM ENTERPRISES, INC. WHO CERTIFY THAT THEY ARE THE FEE SIMPLE OWNER'S OF SAID LAND, AND THAT THERE ARE ENCUMBRANCES ON THIS PROPERTY. THE DEDICATION OF THE STREETS AND EASEMENTS ARE SUBJECT TO THE RIGHTS OF NORTHAMPTON COUNTY, VIRGINIA AND VDOT, AND ARE FOR THE PURPOSE REFERENCED ON THE PLAT.

OWNER W.J. Nottingham & Associates, Inc. President 5/15/06 DATE

STATE OF Virginia TO WIT:
 CITY/COUNTY OF Northampton

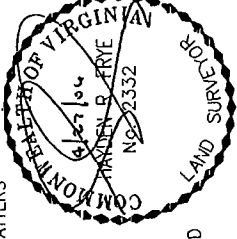
I, Lisa M. Sayles, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT NOTTINGHAM ENTERPRISES, INC. A VIRGINIA CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF May, 2006.

SIGNED: Lisa M. Sayles MY COMMISSION EXPIRES: 10/31/06
 NOTARY PUBLIC

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CH	BRG
C1	383.11'	2889.79'	7°35'45"	191.84'	392.83'	N02°16'18"W	
C2	37.27'	25.00'	85°25'34"	23.08'	33.92'	S41°12'35"W	
C3	39.27'	25.00'	90°00'00"	25.00'	35.36'	S51°04'38"E	
C4	90.55'	525.00'	9°52'54"	45.39'	90.43'	N78°58'55"E	
C5	120.34'	475.00'	14°30'55"	60.49'	120.02'	N76°39'54"E	
C6	26.15'	15.00'	99°52'54"	17.84'	22.96'	N56°01'05"W	
C7	21.01'	15.00'	80°14'29"	12.64'	19.33'	S34°02'37"W	
C8	187.66'	475.00'	27°38'12"	95.07'	186.45'	S85°28'57"W	
C9	251.01'	525.00'	27°23'36"	127.95'	248.62'	S83°06'15"W	
C10	139.40'	95.00'	84°04'22"	85.65'	127.22'	N41°09'46"W	
C11	212.77'	145.00'	84°04'22"	130.73'	194.18'	N41°09'46"W	
C12	106.90'	525.00'	11°39'59"	53.63'	106.71'	N06°42'24"E	
C13	96.72'	475.00'	11°39'59"	48.53'	96.55'	N06°42'24"E	
C14	1.53'	525.00'	0°10'03"	0.77'	1.53'	S12°27'22"W	
C15	131.17'	475.00'	15°49'21"	66.01'	130.76'	S04°37'43"W	
C16	65.59'	525.00'	7°09'29"	32.84'	65.55'	S00°17'48"W	
C17	36.14'	50.00'	41°24'35"	18.90'	35.36'	S23°59'14"E	
C18	36.14'	50.00'	41°24'35"	18.90'	35.36'	N17°25'20"E	
C19	229.35'	50.00'	262°49'09"	56.69'	75.00'	N86°43'03"E	
C20	22.67'	15.00'	86°35'01"	14.13'	20.57'	N55°39'52"E	
C21	22.23'	15.00'	84°55'10"	13.73'	20.25'	N38°35'03"W	
C22	137.22'	95.00'	82°45'32"	83.69'	125.60'	S39°39'52"E	
C23	209.44'	145.00'	82°45'32"	127.74'	191.70'	S39°39'52"E	
C24	396.66'	2916.57'	7°47'32"	198.64'	396.35'	N07°10'52"W	
C25	403.46'	2966.57'	7°47'32"	202.04'	403.15'	N02°10'52"W	

I HAYDEN R. FRYE A CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF LAND SURVEYORS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.



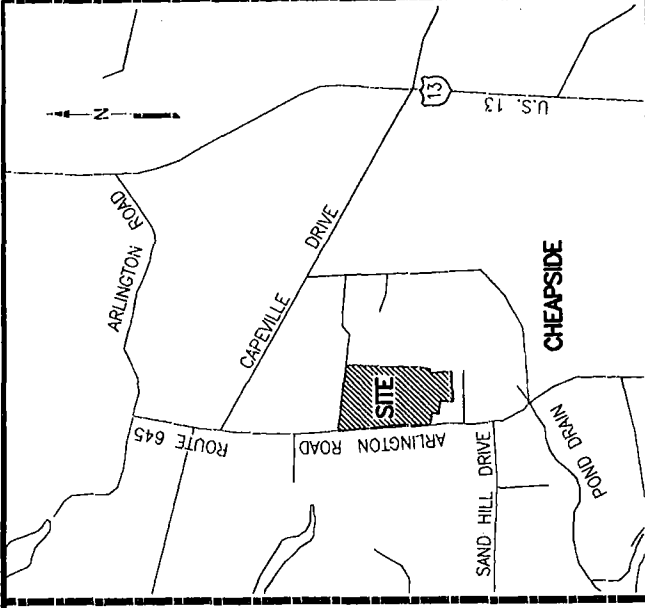
SIGNED: Hayden R. Frye DATE: 4/21/06

THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION AGENT OF NORTHAMPTON COUNTY, AND MAY BE ADMITTED TO THE LAND RECORDS OF THE AFORESAID COUNTY. IF THIS PLAT IS NOT RECORDED WITH THE LAND RECORDS OF THIS COUNTY BY 12-11-2006 THE APPROVAL OF THE SUBDIVISION AGENT IS VOID AND THE PLAT MAY NOT BE LAWFULLY RECORDED.

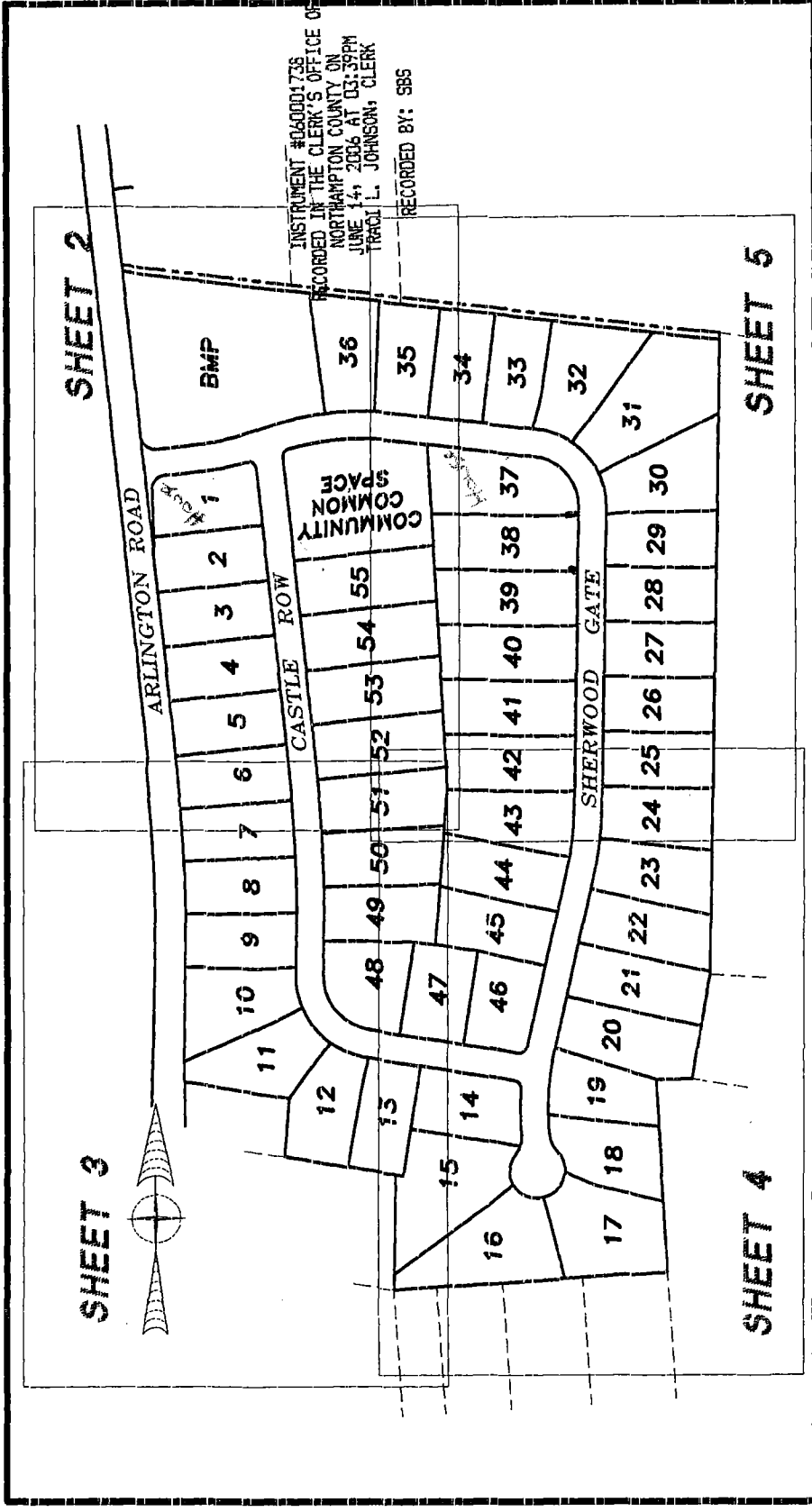
APPROVED: Andria D. Benson DATE: 6/12/06
 NORTHAMPTON COUNTY PLANNING DEPARTMENT

THE PROPOSED SUBDIVISION HEREIN IS FOUND TO BE GENERALLY SATISFACTORY FOR THE INSTALLATION OF SEWAGE DISPOSAL SYSTEMS, AND THAT THE INSTALLATION OF SEWAGE DISPOSAL SYSTEMS, SO FAR AS CAN BE DETERMINED, WILL NOT CREATE HAZARDS TO PUBLIC HEALTH. THIS APPROVAL IS ONLY WITH THE UNDERSTANDING THAT WHERE SEWAGE DISPOSAL SYSTEMS ARE TO BE INSTALLED, EACH APPLICANT MUST BE APPROVED ON AN INDIVIDUAL LOT BASIS BY THE HEALTH DEPARTMENT AT THE TIME THAT APPLICATIONS IS MADE.

APPROVED: M. Davis DATE: 6-6-06
 VIRGINIA DEPARTMENT OF HEALTH



LOCATION MAP - SCALE: 1" = 2000'



INSTRUMENT #060001735
 RECORDED IN THE CLERK'S OFFICE OF
 NORTHAMPTON COUNTY ON
 JUNE 14, 2006 AT 03:39PM
 THAO L. JOHNSON, CLERK
 RECORDED BY: SBS

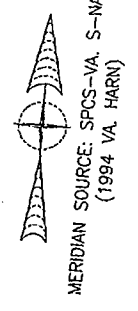
SHEET INDEX - SCALE: 1' = 200' SEE LOT AREA TABLE SHEET 5 SHEET 1 OF 5

Hayden Frye and Associates, Inc. Land Surveyors
 612 NEVAN ROAD, SUITE 108
 VIRGINIA BEACH, VA, 23451
 PH: (757) 491-7228 FAX: (757) 491-7229

PROJ. NO. 050422.01
 SHEET NAME COVER
 DWG NAME 050422.01-wk
 SCALE 1"=50'
 REVISED APRIL 24, 2006
 COMMENTS

PLAT OF
NOTTINGHAM ESTATES
 BEING A SUBDIVISION OF
 TAX PARCEL NUMBER 105-3
 AS SHOWN IN
 PLAT BOOK 20, AT PAGE 3
 NEAR CHEAPSIDE
 CAPEVILLE DISTRICT
 NORTHAMPTON COUNTY, VIRGINIA
 APRIL 24, 2006

APPROVED: M. Davis DATE: 5-15-06
 VIRGINIA DEPARTMENT OF TRANSPORTATION

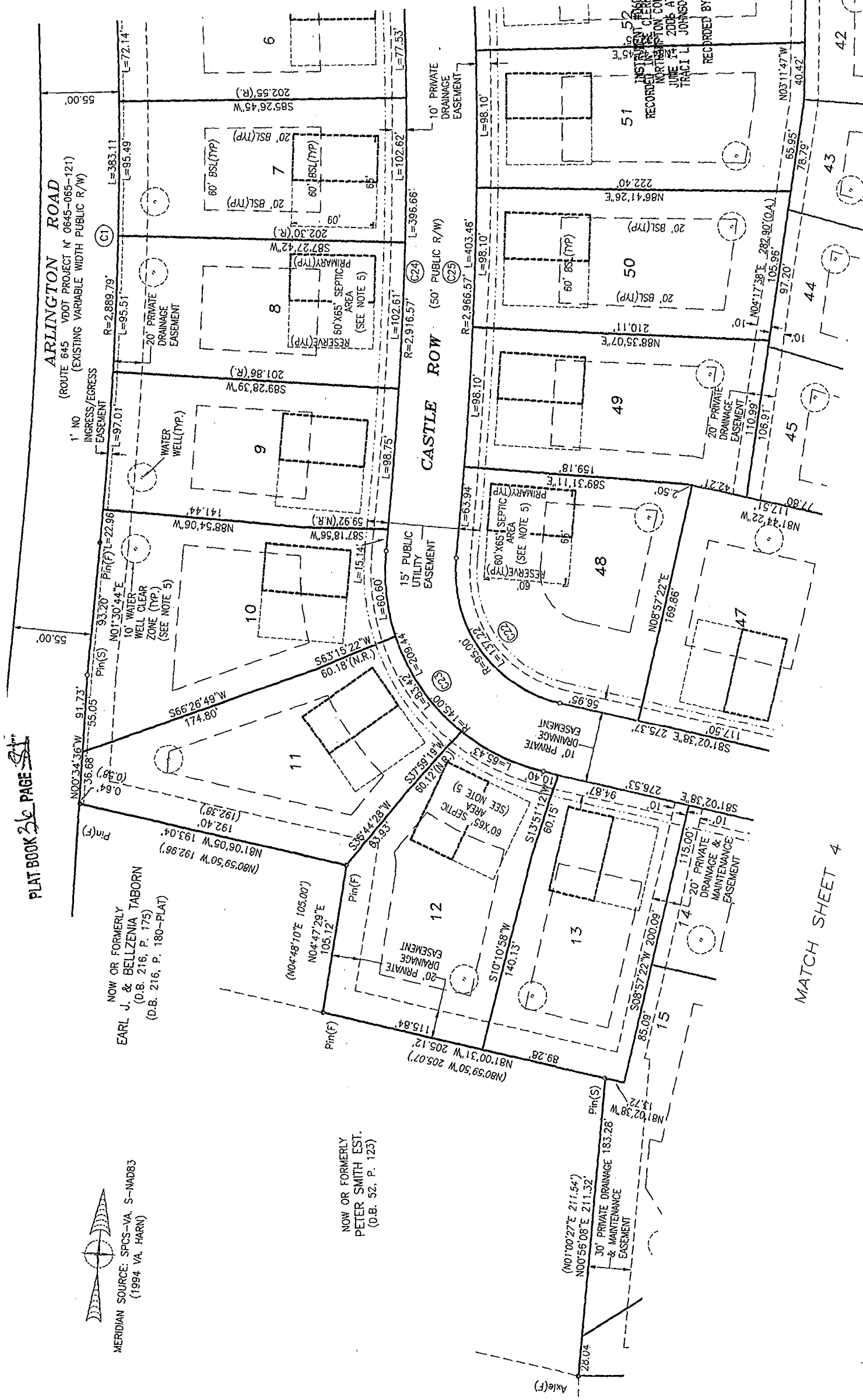


NOW OR FORMERLY
EARL J. & BELLIZENIA TABORN
(O.B. 216, P. 175)
(O.B. 216, P. 180-PLAT)

NOW OR FORMERLY
PETER SMITH EST.
(O.B. 52, P. 123)

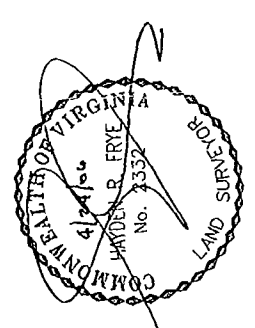
ARLINGTON ROAD
(ROUTE 645 VDOT PROJECT N° 0645-065-121)
(EXISTING VARIABLE WIDTH PUBLIC R/W)

CASTLE ROW (50' PUBLIC R/W)



- LEGEND
- PIN (SET)
 - PIN (FOUND)
 - MONUMENT (SET)
 - MONUMENT (FOUND)
 - PIPE (SET)
 - PIPE (FOUND)
 - NAIL (SET)
 - NAIL (FOUND)
 - BSL = BUILDING SETBACK LINE
 - A. = OVERALL
 - TYP. = TYPICAL

SEE SHEET 1 FOR NOTES, CURVE TABLE AND SHEET INDEX



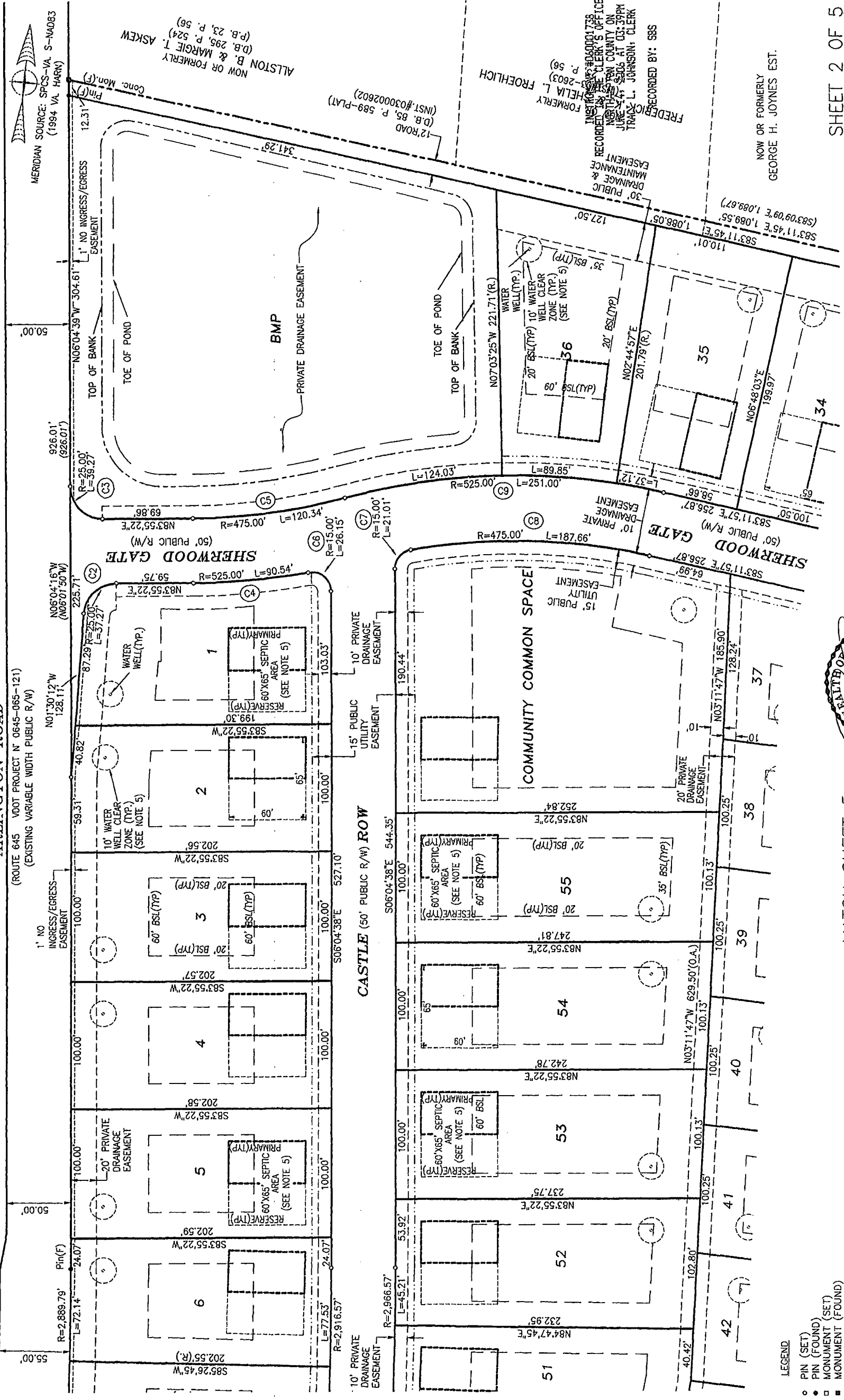
Hayden Frye
and Associates, Inc.
Land Surveyors
612 NEVAN ROAD, SUITE 108
VIRGINIA BEACH, VA, 23451
PH: (757) 491-7228 FAX: (757) 491-7229

PROJ. NO. 050422.D1
SHEET NAME SHT-3
DWG NAME 050422.01-wk
SCALE 1"=50'
REVISED APRIL 24, 2006
COMMENTS

PLAT OF
NOTTINGHAM ESTATES
BEING A SUBDIVISION OF
TAX PARCEL NUMBER 105-3
AS SHOWN IN
PLAT BOOK 20, AT PAGE 3
NEAR CHEAPSIDE
CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
APRIL 24, 2006

ARLINGTON ROAD

(ROUTE 645 VDOT PROJECT N° 0645-065-121)
(EXISTING VARIABLE WIDTH PUBLIC R/W)



MATCH SHEET 3

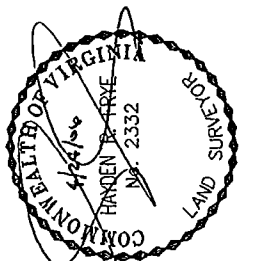
MATCH SHEET 5

LEGEND

- PIN (SET)
- PIN (FOUND)
- MONUMENT (SET)
- MONUMENT (FOUND)
- PIPE (SET)
- PIPE (FOUND)
- NAIL (SET)
- NAIL (FOUND)

BSL = BUILDING SETBACK LINE
O.A. = OVERALL
TYP. = TYPICAL

SEE SHEET 1 FOR NOTES, CURVE TABLE AND SHEET INDEX

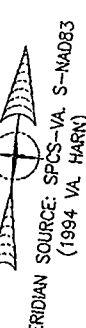


Hayden Frye and Associates, Inc.
Land Surveyors
612 NEVAN ROAD, SUITE 108
VIRGINIA BEACH, VA. 23451
PH: (757) 491-7228 FAX: (757) 491-7229

PROJ. NO. 050422.01
SHEET NAME SHI-2
DWG. NAME 050422.01-wk
SCALE 1"=50'
REVISED APRIL 24, 2006
COMMENTS

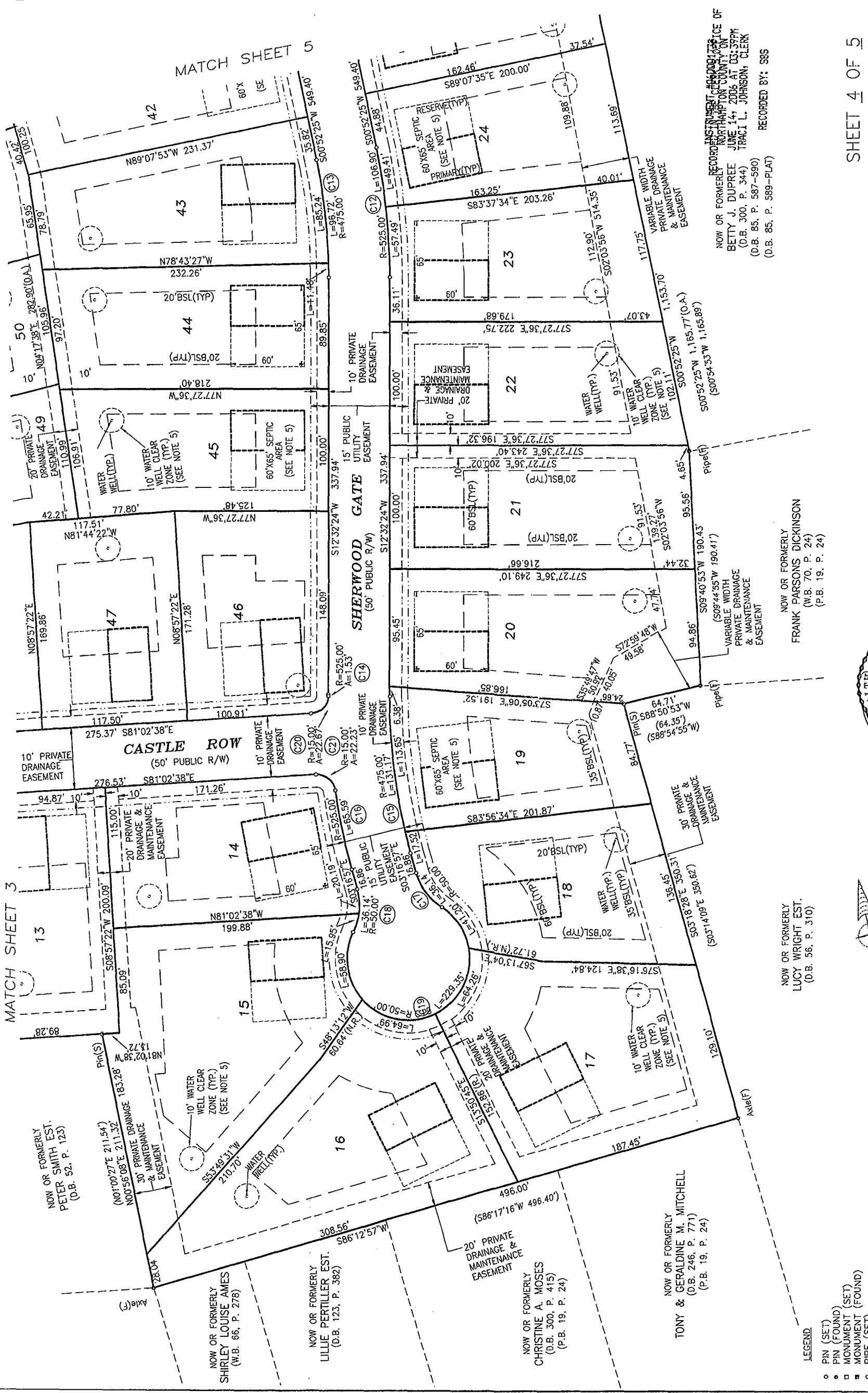
PLAT OF
NOTTINGHAM ESTATES
BEING A SUBDIVISION OF
TAX PARCEL NUMBER 105-3
AS SHOWN IN
PLAT BOOK 20, AT PAGE 3
NEAR CHEAPSIDE
CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
APRIL 24, 2006

SHEET 2 OF 5



ALSTON B. & MARGIE T. ASKEW
(P.B. 23, P. 56)
(D.B. 295, P. 524)
(INST. #030002602)
NOW OR FORMERLY

FREDERICK L. FROELICH
(P. 56)
FORMERLY
RECORDED BY: SBS
NOW OR FORMERLY
GEORGE H. JOYNES EST.



NOTTINGHAM ESTATES
BEING A SUBDIVISION OF
TAX PARCEL NUMBER 105-3
AS SHOWN IN
PLAT BOOK 20, AT PAGE 3
NEAR CHEAPSIDE
CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
APRIL 24, 2006

PLAT OF
NOTTINGHAM ESTATES
BEING A SUBDIVISION OF
TAX PARCEL NUMBER 105-3
AS SHOWN IN
PLAT BOOK 20, AT PAGE 3
NEAR CHEAPSIDE
CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
APRIL 24, 2006

PROJ. NO. 050422.01
SHEET NAME_SHT-4
DWG NAME 050422.01-wk
SCALE 1"=50'
REVISED APRIL 24, 2006
COMMENTS

Hayden Frye and Associates, Inc. Land Surveyors
612 NEVAN ROAD, SUITE 108
VIRGINIA BEACH, VA, 23451
PH: (757) 491-7228 FAX: (757) 491-7229

NOW OR FORMERLY
LUCY WRIGHT EST.
(D.B. 56, P. 310)

NOW OR FORMERLY
FRANK PARSONS DICKINSON
(W.B. 70, P. 24)
(P.B. 19, P. 24)

NOW OR FORMERLY
TONY & GERALDINE M. MITCHELL
(D.B. 246, P. 771)
(P.B. 19, P. 24)

NOW OR FORMERLY
CHRISTINE A. MOSES
(D.B. 300, P. 415)
(P.B. 19, P. 24)

NOW OR FORMERLY
LILLIE PERTILLER EST.
(D.B. 123, P. 382)

NOW OR FORMERLY
SHIRLEY LOUISE AMES
(W.B. 66, P. 278)

NOW OR FORMERLY
PETER SMITH EST.
(D.B. 52, P. 123)

NOW OR FORMERLY
BETTY J. DUPREE
(D.B. 300, P. 344)
(D.B. 85, P. 587-590)
(D.B. 85, P. 589-PLAT)

RECORDED INSTRUMENT #44007722
NORTHAMPTON COUNTY, VA
JUNE 14, 2006 AT 03:39PM
TRACI L. JOHNSON, CLERK

RECORDED BY: 585
(D.B. 85, P. 589-PLAT)

LEGEND
● PIN (SET)
○ PIN (FOUND)
□ MONUMENT (SET)
□ MONUMENT (FOUND)
▬ PIPE (SET)
▬ PIPE (FOUND)
⊙ NAIL (SET)
⊙ NAIL (FOUND)
— BSL = BUILDING SETBACK LINE
— O.A. = OVERALL
— TYP. = TYPICAL

SEE SHEET 1 FOR NOTES, CURVE TABLE AND SHEET INDEX

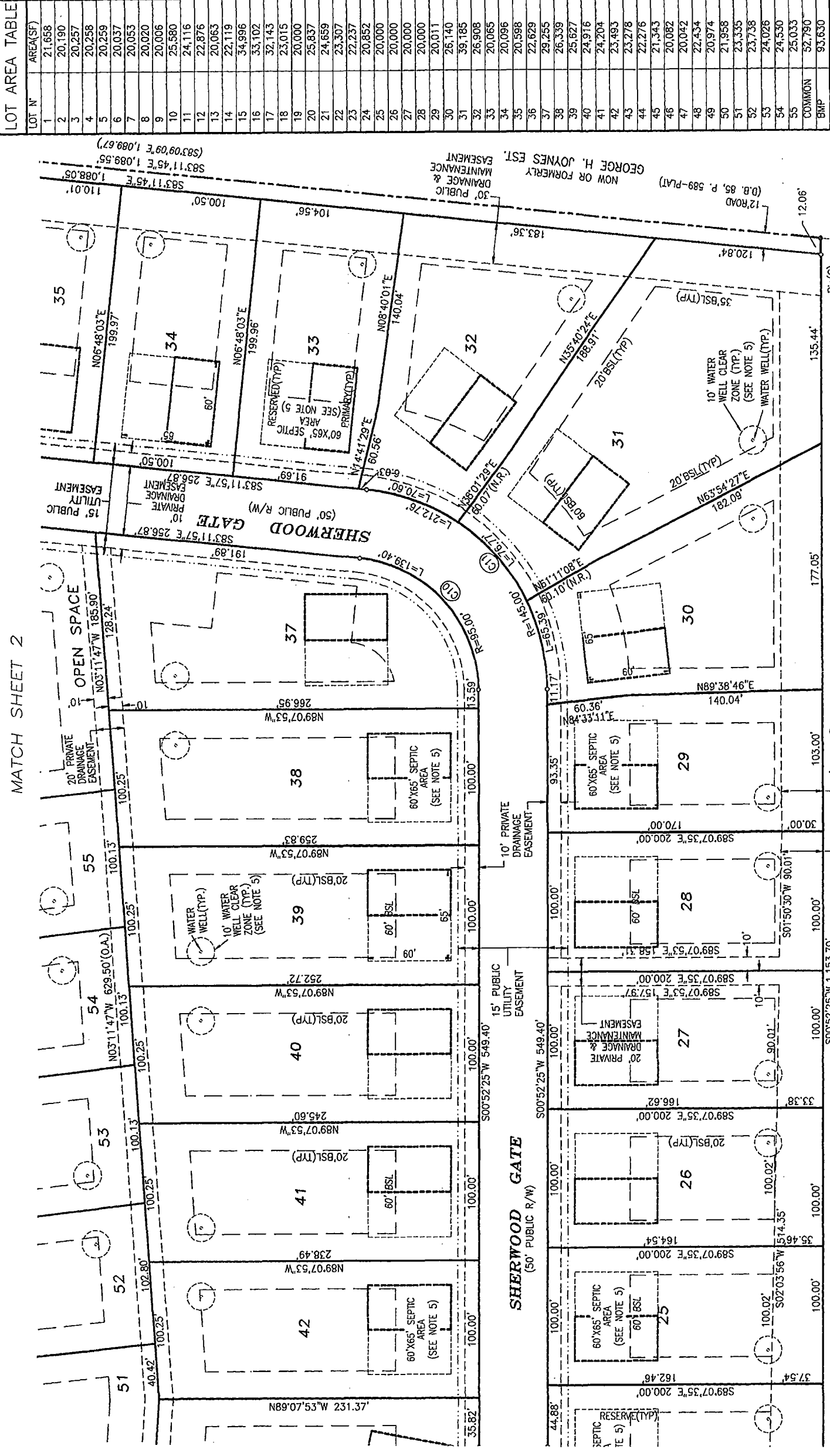
MERICAN SOURCE: SP5CS-VA-S-N8083
(1994 VA. HRR)

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
No. 2332
FRANK R. FRYE

SHEET 4 OF 5

MATCH SHEET 2

MATCH SHEET 4



LOT N°	AREA(SF)
1	21,658
2	20,190
3	20,257
4	20,258
5	20,259
6	20,037
7	20,053
8	20,020
9	20,006
10	25,580
11	24,116
12	22,876
13	20,063
14	22,119
15	34,996
16	33,102
17	32,143
18	23,015
19	20,000
20	25,837
21	24,659
22	23,307
23	22,237
24	20,852
25	20,000
26	20,000
27	20,000
28	20,000
29	20,011
30	26,140
31	39,185
32	26,908
33	20,065
34	20,096
35	20,598
36	22,629
37	29,255
38	26,339
39	25,627
40	24,916
41	24,204
42	23,493
43	23,278
44	22,276
45	21,343
46	20,082
47	20,042
48	22,434
49	20,974
50	21,958
51	23,335
52	23,738
53	24,026
54	24,530
55	25,033
COMMON	52,790
BMP	93,630
TOTAL	1,426,575 SF

INSTRUMENT #06001138750 AC.
RECORDED IN THE OFFICE OF THE CLERK OF COURTS
NORTHAMPTON COUNTY ON
JUNE 14, 2006 AT 03:39PM
TRACI L. JOHNSON, CLERK

RECORDED BY: SES

SHEET 5 OF 5

PLAT OF
NOTTINGHAM ESTATES
BEING A SUBDIVISION OF
TAX PARCEL NUMBER 105-3
AS SHOWN IN
PLAT BOOK 20, AT PAGE 3
NEAR CHEAPSIDE
CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
APRIL 24, 2006

PROJ. NO. 050422.01
SHEET NAME_SHT-5
DWG. NAME_050422.01-wk
SCALE 1"=50'
REVISED APRIL 24, 2006
COMMENTS

Hayden Frye
and Associates, Inc.
Land Surveyors
612 NEVAN ROAD, SUITE 108
VIRGINIA BEACH, VA, 23451
PH (757) 491-7228 FX(757) 491-7229

SEE SHEET 1 FOR NOTES, CURVE TABLE AND SHEET INDEX

MERIDIAN SOURCE: SPCS-VA S-MD83
(1994 VA. HRR)

NOW OR FORMERLY
BETTY J. DUPREE
(D.B. 300, P. 344)
(D.B. 85, P. 587-590)
(D.B. 85, P. 589-PLAT)

- LEGEND**
- PIN (SET)
 - ◻ PIN (FOUND)
 - ◻ MONUMENT (SET)
 - ◻ MONUMENT (FOUND)
 - PIPE (SET)
 - PIPE (FOUND)
 - NAIL (SET)
 - NAIL (FOUND)
 - BSL = BUILDING SETBACK LINE
 - O.A. = OVERALL
 - TYP. = TYPICAL