

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "SUBDIVISION OF MUNDEN POINT ESTATES", LOCATED IN VIRGINIA BEACH, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED, OWNERS AND TRUSTEES, WHO CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND, AND THAT THERE ARE ENCUMBRANCES ON THIS PROPERTY. THE DEDICATION OF THE STREETS AND EASEMENTS ARE SUBJECT TO THE RIGHTS OF THE CITY OF VIRGINIA BEACH, VIRGINIA AND ARE FOR THE PURPOSE REFERENCED ON THE PLAT AS WELL AS FOR SURFACE AND UNDERGROUND DRAINAGE AND UTILITIES.

BY: Charles M. Richt DATE: June 8, 2009
CHARLES M. RICHT

BY: Dawn R. Richt DATE: June 8, 2009
DAWN R. RICHT

CONSENTED TO: COLONIAL FARM CREDIT

BY: Robert H. Vaughan DATE: June 8, 2009

NAME: Robert H. Vaughan
TITLE: Senior Loan Officer

STATE OF VIRGINIA
CITY OF Virginia Beach, TO WIT:

I, Mary K. Carr, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT CHARLES M. RICHT AND DAWN M. RICHT, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 8th DAY OF June, 2009 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 8th DAY OF June, 2009.

Mary K. Carr
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-09

REGISTRATION NUMBER 300289

STATE OF VIRGINIA
CITY OF Virginia Beach, TO WIT:

I, Mary K. Carr, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Robert Vaughan OF COLONIAL FARM CREDIT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 8th DAY OF June, 2009 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 8th DAY OF June, 2009.

Mary K. Carr
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-09

REGISTRATION NUMBER 300289

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET OR OTHER LINES SHOWN ON THIS PLAT.

APPROVED: Challen Johnson DATE: 6/9/09, 2009
PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA

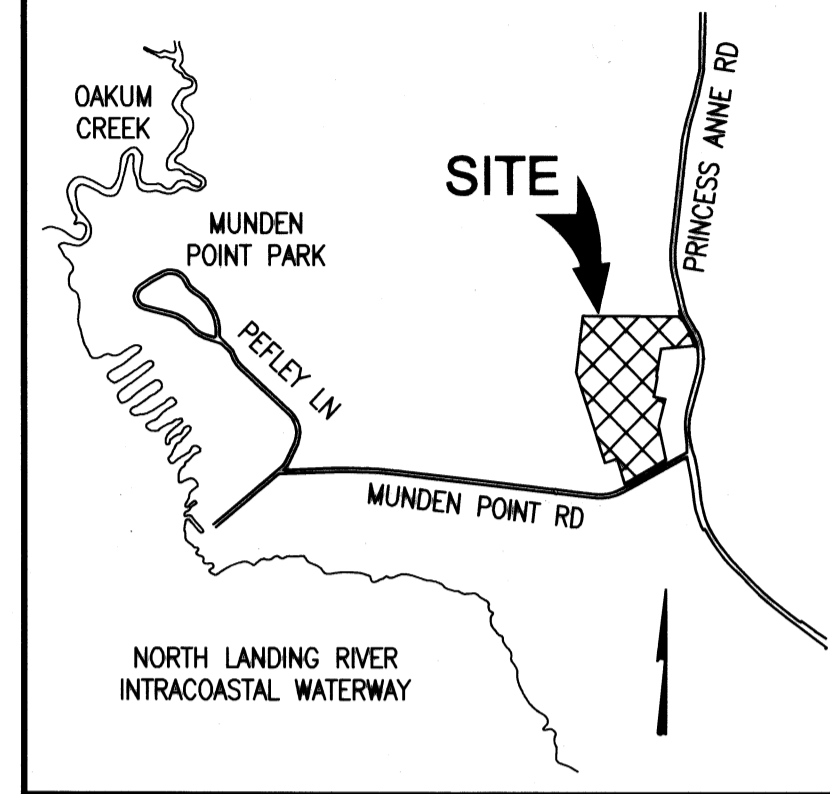
APPROVED: James C. Lawson DATE: 6-9-09, 2009
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA

APPROVED: Christa A. Jones DATE: 6-8-09, 2009
VIRGINIA BEACH HEALTH DEPARTMENT

GENERAL NOTES:

1. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. THE CITY OF VIRGINIA BEACH CONTROL REFERENCE POINTS USED TO ESTABLISH THE COORDINATE VALUES SHOWN HEREON ARE #2318-1 & #720902.
2. THE PROPERTY ENCOMPASSED BY THIS PLAT FALLS WITHIN FLOOD ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF VIRGINIA BEACH, VIRGINIA COMMUNITY MAP #515531 0095 E AND LAST DATED DECEMBER 5, 1996.
3. THIS SITE LIES WITHIN AIRCRAFT ACCIDENT POTENTIAL ZONE N/A AND/OR NOISE ZONE <65db Ldn AND MAY BE SUBJECT TO AIRCRAFT ACCIDENTS AND/OR ABOVE AVERAGE NOISE LEVELS DUE TO ITS PROXIMITY TO AIRPORT OPERATIONS. NOISE ATTENUATION MEASURES FOR NEW CONSTRUCTION MAY BE REQUIRED IN ACCORDANCE WITH THE AIRPORT NOISE ATTENUATION AND SAFETY ORDINANCE AND HEIGHT RESTRICTIONS HAVE BEEN IMPOSED IN ACCORDANCE WITH SECTION 202(B) OF THE CITY ZONING ORDINANCE.
4. THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL DISTRICT 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.
5. ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED IN A SOUTHERN WATERSHED MANAGEMENT AREA AND IS SUBJECT TO THE PROVISIONS OF THE SOUTHERN WATERSHED MANAGEMENT ORDINANCE.
6. FURTHER DEVELOPMENT OF THESE LOTS INCLUDING ANY FILLING OR PHYSICAL ALTERATIONS OF THE LOTS MAY REQUIRE ADDITIONAL PERMITS FROM THE CITY OF VIRGINIA BEACH OR OTHER GOVERNMENTAL AGENCIES.
7. A CONDITIONAL USE PERMIT FOR ALTERNATIVE RESIDENTIAL DEVELOPMENT WAS GRANTED ON JANUARY 9, 2007 FOR THIS SITE. THE DEVELOPMENT OPTIONS AVAILABLE TO THIS SITE ARE RESTRICTED TO THOSE ALLOWED BY THE CONDITIONAL USE PERMIT.
8. LOTS A-2 AND A-3 ARE NOT RESIDENTIAL BUILDING SITES UNTIL APPROVED FOR FOR THE INSTALLATION OF AN ON-SITE SEWAGE DISPOSAL SYSTEM AND A PRIVATE WELL HASS BEEN GRANTED BY THE VIRGINIA BEACH DEPARTMENT OF PUBLIC HEALTH.
9. A DEED RESTRICTION HAS BEEN RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, CITY OF VIRGINIA BEACH BY INSTRUMENT NUMBER _____
10. THE PROPERTY OWNERS WILL MAINTAIN THE ON-SITE GRAVEL DRIVEWAY SUFFICIENT TO SUPPORT EMERGENCY VEHICLES AT ALL TIMES.
11. A STANDARD FIVE-FOOT (5') PRIVATE DRAINAGE EASEMENT IS HEREBY ESTABLISHED ALONG ALL SIDE AND REAR PROPERTY LINES.
12. LOT A-1 IS APPROVED FOR EXISTING STRUCTURES ONLY. ANY NEW CONSTRUCTION ON THIS LOT IS DEPENDANT UPON THE STATE HEALTH DEPARTMENT APPROVAL OF THE PROPOSED WATER AND/OR SEPTIC SYSTEM(S).

20090609000646130 1/2
City of Virginia Beach
06/09/2009
10:38:13 AM PLAT
Tina E. Sinnen, Clerk



LOCATION MAP - SCALE: 1" = 2000'

I, EDWARD F. RUDIGER, Jr., A CERTIFIED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THESE DEDICATIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DESCRIBED BELOW, AND THAT CONCRETED STEEL PINS AS SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE CITY OF VIRGINIA BEACH, VIRGINIA ARE ACTUALLY IN PLACE AT POINTS MARKED THUS, "▲" AND "△", AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.

Edward F. Rudiger, Jr. DATE: June 8, 2009
EDWARD F. RUDIGER, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE No. #1698


THE PROPERTY SHOWN EMBRACED WITHIN THE LIMITS OF THIS PLAT WAS CONVEYED TO CHARLES M. RICHT AND DAWN R. RICHT FROM BONNEY G. BRIGHT, BY INSTRUMENT DATED JULY 16, 2003 AND RECORDED IN INSTRUMENT NUMBER 2003071600109412 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA.

PLAT RECORDED IN MAP BOOK 286 AT PAGE 29

SHEET 1 OF 2

SUBDIVISION OF			
MUNDEN POINT ESTATES			
VIRGINIA BEACH, VIRGINIA			
Date	03/27/09		
engineering services inc Civil Engineering - Land Surveying 3351 Stoneshore Road, Virginia Beach, VA. 23452 (757) 468-6800 FAX (757) 468-4966 E-mail: email@esiofva.com			
Project	Drawn By	Checked By	Drawing Path\Name, Layout
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AREA TABLE			
LOT	GPIN NUMBER	SQ.FT.	ACRES
A-1	2318-11-1130	81,021	1.860
A-2	2318-01-8255	143,834	3.302
A-3	2318-00-6641	1,103,025	25.322
RIGHT OF WAY DEDICATED TO THE CITY OF VIRGINIA BEACH		12,176	0.280
TOTAL AREA ENCOMPASSED WITHIN THIS SUBDIVISION		1,340,056	30.763

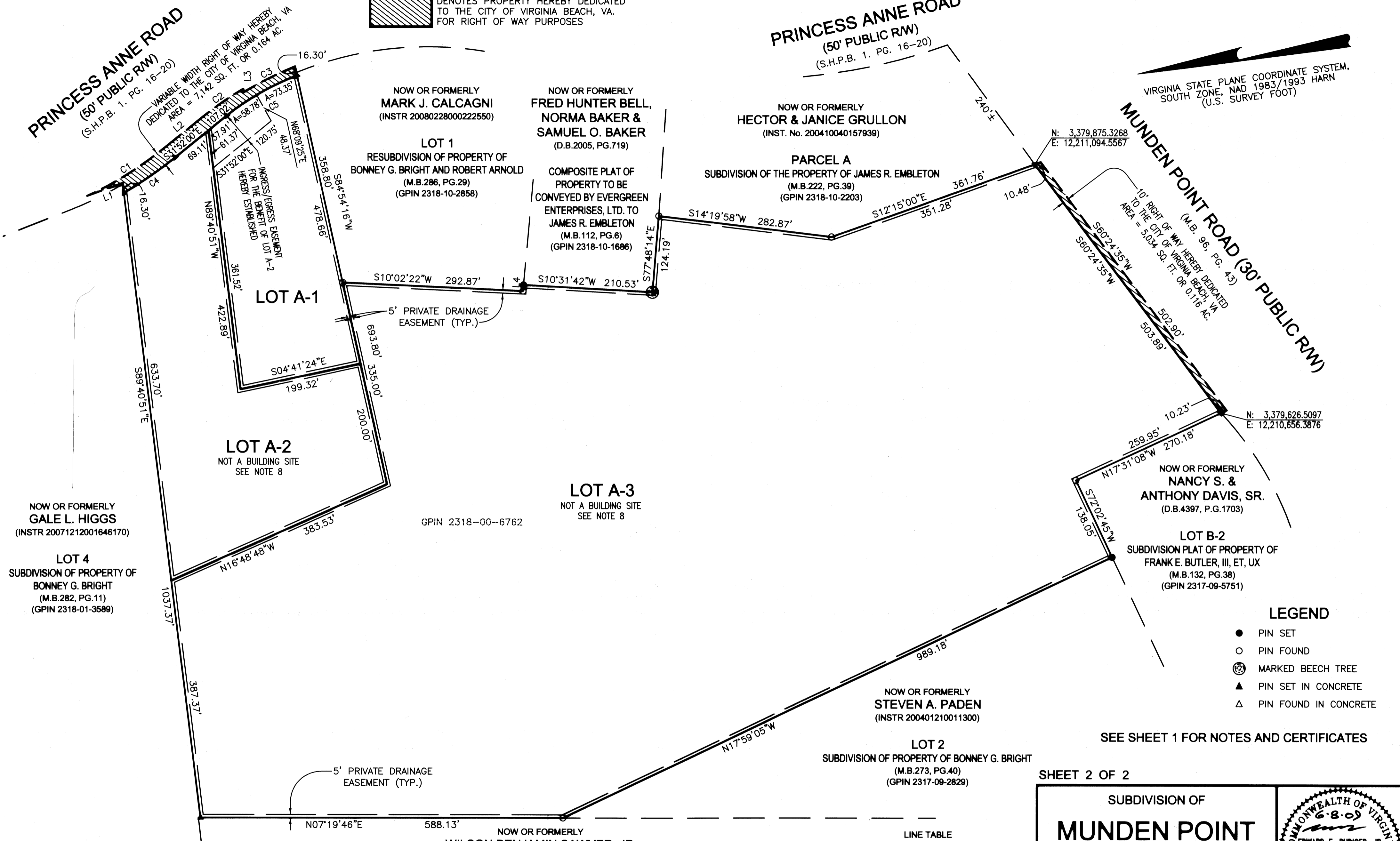
 DENOTES PROPERTY HEREBY DEDICATED TO THE CITY OF VIRGINIA BEACH, VA. FOR RIGHT OF WAY PURPOSES

VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 HARN (U.S. SURVEY FOOT)

PRINCESS ANNE ROAD
(50' PUBLIC RW)
(S.H.P.B. 1, PG. 16-20)

PRINCESS ANNE ROAD
(50' PUBLIC RW)
(S.H.P.B. 1, PG. 16-20)

MUNDEN POINT ROAD
(30' PUBLIC RW)
(M.B. 96, PG. 43)



- LEGEND**
- PIN SET
 - PIN FOUND
 - ⊗ MARKED BEECH TREE
 - ▲ PIN SET IN CONCRETE
 - △ PIN FOUND IN CONCRETE

SEE SHEET 1 FOR NOTES AND CERTIFICATES

SHEET 2 OF 2

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET OR OTHER LINES SHOWN ON THIS PLAT.

APPROVED: Charla Adams DATE: 6/9/09, 2009
PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA

APPROVED: Jamie C. Lawson DATE: 6-9-09, 2009
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA

APPROVED: Clyde L. Horne DATE: 6-8-09, 2009
VIRGINIA BEACH HEALTH DEPARTMENT

NOW OR FORMERLY
WILSON BENJAMIN SAWYER, JR.
AND KATRINA CALLAHAN SAWYER
(INSTR 200410080161094)

LOT 1
SUBDIVISION OF PROPERTY OF BONNEY G. BRIGHT
(M.B.273, PG.40)
(GPIN 2307-99-8961)


CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHD BEARING	
C1	14°41'13"	595.39'	152.62'	152.20'	76.73'	S24°31'23"E	
C2	8°18'09"	578.47'	83.82'	83.75'	41.99'	S27°43'10"E	
C3	9°17'43"	578.47'	93.85'	93.74'	47.03'	S19°09'52"E	
C4	9°28'04"	618.45'	102.19'	102.08'	51.21'	S27°07'58"E	
C5	18°53'21"	400.78'	132.13'	131.53'	66.67'	S22°25'20"E	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°32'52"W	61.36'
L2	S31°52'00"E	71.74'
L3	N86°47'52"W	5.45'
L4	S77°20'10"E	10.03'

SUBDIVISION OF
MUNDEN POINT ESTATES
VIRGINIA BEACH, VIRGINIA

COMMONWEALTH OF VIRGINIA
6-8-09
EDWARD F. RUDGER, JR.
Lic. No. 1698
LAND SURVEYOR

engineering services inc
Civil Engineering - Land Surveying
3351 Stoneshore Road, Virginia Beach, VA. 23452
(757) 468-6800 FAX (757) 468-4966
E-mail: email@esiofva.com

Date	Scale	0	100	200	300
03/27/09	1"=100'				
Project	Drawn By	Checked By	Drawing Path\Name, Layout		
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