

OWNER'S CONSENT

THE PLATING OR DEDICATION OF THE "RIVERS EDGE," BEING A SUBDIVISION OF THE LAND OF KINGSTON CORPORATION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Signed: Stewart R. Bess DATED August 2005
DATE _____

STATE OF VIRGINIA
COUNTY OF GLOUCESTER, TO-WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF August, 2005, BY Stewart R. Bess

AND
Timothy Melara
NOTARY PUBLIC
MY COMMISSION EXPIRES April 30, 2008

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	TANGENT
C1	216.41	20.09 45°	76.16	38.48
C2	186.41	35.46 15°	116.38	60.16
C3	2196.38	03.09 04°	120.79	60.41
C4	476.64	08.55 02°	82.64	41.42
C5	176.41	35.46 17°	110.14	56.93
C6	486.64	08.55 28°	82.03	41.11
C7	2206.38	02.16 43°	87.77	43.09
C8	25.00	91.00 13°	38.71	25.44
C9	25.00	90.00 00°	38.27	25.00
C10	25.00	46.11 23°	21.03	11.18
C11	50.00	46.11 23°	42.05	22.36
C12	50.00	50.00 00°	78.54	50.00
C13	50.00	90.00 00°	78.54	50.00

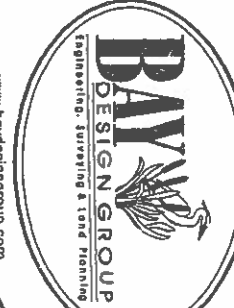
CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	TANGENT
C14	50.00	46.11 23°	42.05	22.36
C15	25.00	46.11 23°	21.03	11.18
C16	25.00	46.11 23°	21.03	11.18
C17	50.00	46.11 23°	42.05	22.36
C18	50.00	90.00 00°	78.54	50.00
C19	50.00	90.00 00°	78.54	50.00
C20	50.00	46.11 23°	42.05	22.36
C21	25.00	46.11 23°	21.03	11.18
C22	25.00	90.00 00°	39.27	25.00
C23	25.00	89.40 02°	39.12	24.86
C24	2206.38	00.52 19°	33.57	16.79
C25	226.41	12.46 44°	30.50	25.35

CERTIFICATE OF CERTIFIED LAND SURVEYOR
THIS PLAT SHOWING "RIVERS EDGE," BEING A SUBDIVISION OF THE LAND OF KINGSTON CORPORATION, CONTAINING 8.176 AC., AND SITUATED IN THE GLOUCESTER POINT MASTHEAD DISTRICT, IN THE COUNTY OF GLOUCESTER, VIRGINIA, HAVING BEEN CONVEYED TO ME BY INSTRUMENT DATED AUGUST 2, 2005, AND OF RECORD IN THE GLOUCESTER COUNTY RECORD BY INSTRUMENT DATED AUGUST 2, 2005, IN INSTRUMENT NUMBER 045827.

CERTIFIED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF VIRGINIA
CERTIFICATE NUMBER 1774
DATE 5-15-2005



- GENERAL NOTES:
- IF APPLICABLE, EDGE OF WATER SHOWN HEREON IS AS OF TIME OF SURVEY & NO EFFORT IS MADE BY THIS PLAT TO ESTABLISH OWNERSHIP OR ANY OTHER RIGHTS BEYOND THIS LINE.
 - THE LAND DEDICATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 50 AS PARCEL NO. 33.
 - PROPERTY REFERENCES: INST. NO. 045827, C.P.B. 1 @ PG. 197
 - THIS PARCEL LIES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE FLOOD HAZARD AREA AS DETERMINED ON THE NATIONAL FLOOD INSURANCE RATE MAP, PANEL NO. 510071 0005 B, DATED AUGUST 4, 1987. THE ZONE LINES HEREON ARE APPROXIMATE AND WERE SCALED FROM SAID MAP.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL EASEMENTS, ENCUMBRANCES AND COVENANTS OF RECORD.
 - PROPERTY IS ZONED: SF-1
 - NUMBER OF LOTS: 8
 - AREAS:
TOTAL AREA = 9.184 AC.
AREA OF LOTS = 7.4902 AC.
AREA OF ROADS = 1.0034 AC.
AREA DEDICATED TO PUBLIC STREET PURPOSES = .3904 AC.
 - THERE IS A 30' LANDSCAPE BUFFER AND LIMITED ACCESS EASEMENT ALONG THE STATE ROUTE NO. 1303 FRONTAGE OF LOTS 1, 2, 7 & 8.



COMPS: D.M. CHECK: J.A.W. JOB NO. 06/04040PLAT DWG. NO. 06/04040PLAT



CERTIFICATE OF APPROVAL

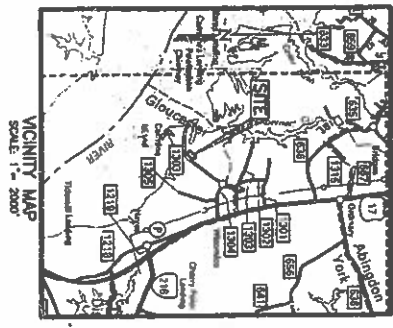
THIS PLAT KNOWN AS "RIVERS EDGE," BEING A SUBDIVISION OF THE LAND OF KINGSTON CORPORATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS UNDER THE GLOUCESTER COUNTY SUBDIVISION ORDINANCE AND MAY BE CONVEYED TO RECORD.

8/18/05 (SIGNED) [Signature]
SUBDIVISION AGENT, COUNTY OF GLOUCESTER, VIRGINIA

No land disturbance is allowed in the Resource Protection Area without review and approval by the Director of Codes Compliance or the designer.

PLAT SHOWING "RIVERS EDGE" BEING A SUBDIVISION OF THE LAND OF KINGSTON CORPORATION, LOCATED IN THE GLOUCESTER POINT DISTRICT OF GLOUCESTER COUNTY, VIRGINIA, SCALE: 1"=100'

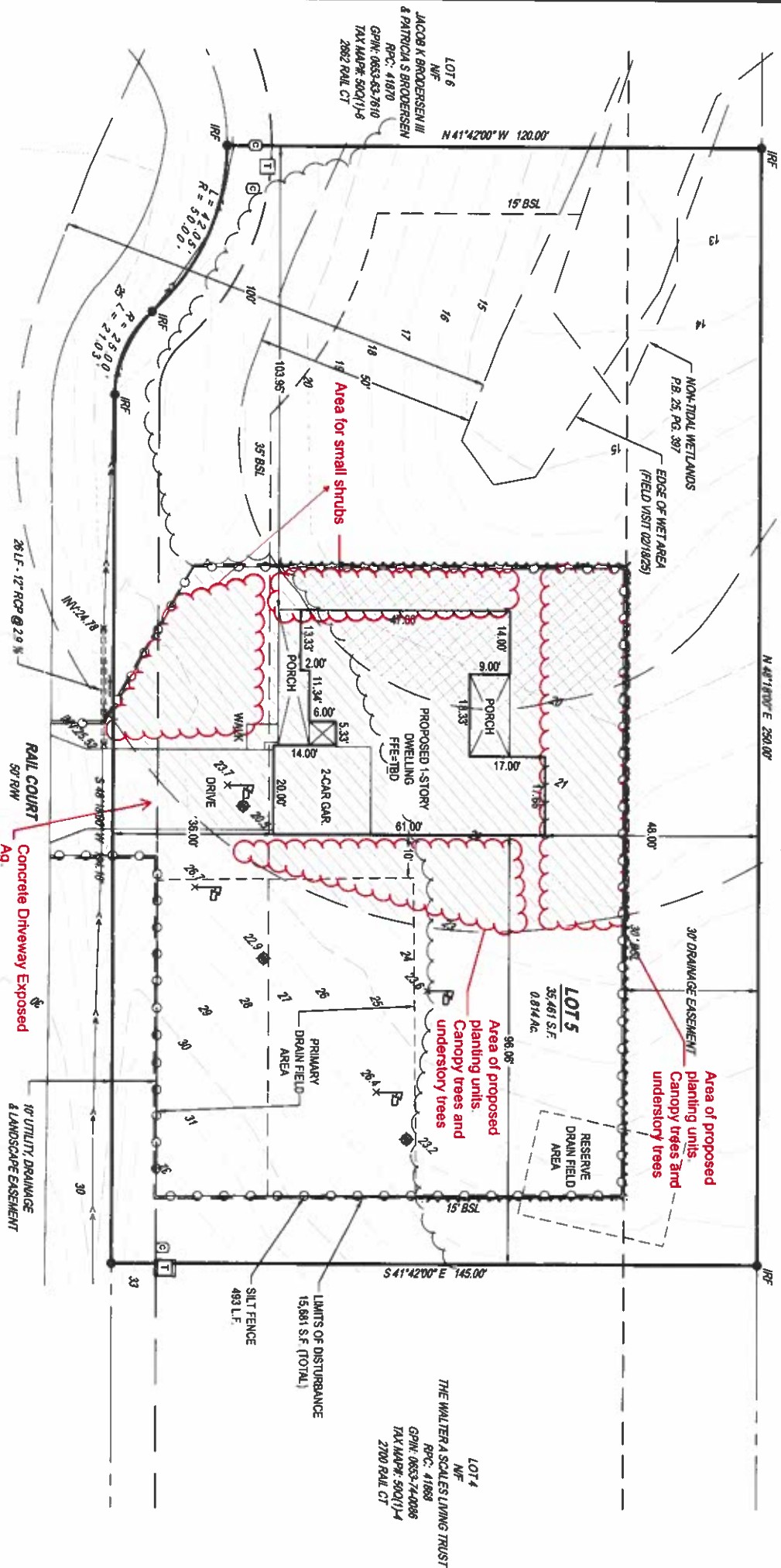
THIS PLAT, WITH CERTIFICATE ANNEXED THERETO, WAS DELIVERED TO THE CLERK OF THE CIRCUIT COURT OF GLOUCESTER COUNTY, VIRGINIA, ON THE 19th DAY OF AUGUST, 2005 ADMITTED TO RECORD AT 11:52 O'CLOCK A.M. AND IS RECORDED IN CLERK'S PLAT FILE 25 PAGE 397
TESTE: C. ANN GENTRY, CLERK
BY: [Signature] DC
INSTRUMENT # 05-6536



LINE TABLE	
NUMBER	DIRECTION
L1	S47°58'45"W 97.22'
L2	N46°54'48"W 57.40'
L3	N83°44'20"E 41.69'
L4	S83°44'20"W 67.45'
L5	S47°58'02"W 487.69'
L6	S47°17'47"W 180.29'
L7	S50°26'51"W 109.06'
L8	S47°17'47"E 68.42'
L9	S47°58'02"E 31.89'
L10	S83°44'20"W 33.10'

- LEGEND:
- IRON ROD FOUND (I.R.F.) OR CONCRETE MONUMENT FOUND
 - IRON ROD OR PIPE SET
 - CONCRETE MONUMENT SET
 - POWER POLE
 - TELEPHONE POLE
 - OVERHEAD UTILITY LINE
 - OLD MARK
 - NOW OR FORMERLY RIGHT-OF-WAY
 - N/F NON-FOUND
 - R/W RIGHT-OF-WAY
 - R.P.A. RESOURCE PROTECTION AREA

FRANK & KATHLEEN GLEBERMAN LIVING TRUST
N/F
RPC: 30630
GPN: 0653-63-7964
TAX MAP#: 50-3-28
2738 FRYING PAN FARM LANE



LEGEND	
IRF ●	IRON ROD FOUND
T	TRANSFORMER
⊙	CONAL PEDESTAL
0.00' x	EXISTING SPOT ELEVATION
WN-0.00' x	CULVERT INVERT
32	EXISTING CONTOUR
—	CENTERLINE OF DITCH
—	EXISTING TREE LINE
—	PROP DRAIN FIELD FLAG
—	SOIL BORING

S-F-I ZONING BUILDING SETBACK REQUIREMENTS	
FRONT: 35'	
REAR: 30'	
SIDE: 15'	

SINGLE FAMILY SITE PLAN
FOR
LOT 5
RIVERS EDGE

GLoucester Point MAGISTERIAL DISTRICT
GLoucester COUNTY, VIRGINIA
SCALE: 1" = 20'
DRAWN BY: SNT
CHECKED BY: GMC
PROJ. NO: 25-029
DATE: 02/14/2025
SHEET NO. 1 OF 1



156 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23188
(757) 345-2866 • (757) 345-2877 (FAX)

- NOTES:
1. NO TITLE REPORT FURNISHED. EASEMENTS AND/OR ENCUMBRANCES MAY EXIST.
 2. THIS PROPERTY IS IN ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR GLoucester COUNTY, VIRGINIA COMMUNITY PANEL No. 5103201955.
 3. EFFECTIVE DATE: 10/21/2021.
 4. EXISTING CONDITIONS SHOWN ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY THIS FIRM ON 02/15/2025 & 02/18/2025.
 5. ZONING: SF-1
 6. ADDRESS: TBD RAIL COURT
 7. RPC: 41889
 8. GPN: 0653-63-9628
 9. TAX MAP#: 50Q11-5
 10. NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR GRAVE SITES WERE OBSERVED DURING THE SURVEY. NO STUDY WAS PERFORMED TO RECOVER EVIDENCE OF GRAVE SITES.
 11. MATTERS PERTAINING TO ARCHAEOLOGICAL, HISTORICAL FEATURES OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN MAY NOT COMPROMISE ALL UTILITIES WITHIN THE PROJECT AREA. THE UTILITIES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND MARKINGS.
 12. CURRENT OWNER: KINGSTON CORPORATION
 13. DEED REFERENCE: INST # 04005627
 14. PLAT REFERENCE: P.B. 25, PG. 397
 15. HORIZONTAL DATUM: P.B. 25, PG. 397
 16. VERTICAL DATUM: VERTICAL DATUM. ELEVATION SHOWN ARE EXPRESSED IN U.S. SURVEY FEET AND ARE BASED ON WMD 88. UTILIZING RTN GPS OBSERVATIONS.
 17. CONTOUR INTERVAL: 1'
 18. BUILDER INFORMATION: HOMES BY COASTAL DEVELOPMENT
 19. THE BUILDER/CONTRACTOR SHALL EXECUTE AN AGREEMENT IN LIEU OF A STORM WATER PLAN IN CONJUNCTION WITH APPROVAL OF THIS PLAN.
 20. THE BUILDER/CONTRACTOR SHALL EXECUTE AN AGREEMENT IN LIEU OF EROSION AND SEDIMENT CONTROL PLAN IN CONJUNCTION WITH APPROVAL OF THIS PLAN.
 21. THE BUILDER/CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE PROPOSED DWELLING (REF. IRC SECTION R401.3)

AREA TABULATIONS	
DWELLING=	2,381 S.F.
PORCHES=	380 S.F.
DRIVE=	923 S.F.
WALK=	35 S.F.
TOTAL=	3,719 S.F.

LIMITS OF DISTURBANCE WITHIN 50' BUFFER = 1,960 S.F.
LIMITS OF DISTURBANCE WITHIN 100' BUFFER = 5,935 S.F.
TOTAL LIMITS OF DISTURBANCE WITHIN BUFFER AREA= 7,895 S.F.
IMPERVIOUS AREA WITHIN 50' BUFFER= 714 S.F.
IMPERVIOUS AREA WITHIN 100' BUFFER= 2,511 S.F.
TOTAL IMPERVIOUS AREA WITHIN BUFFER AREA= 3,225 S.F.

