

0458
0686

BK 0458PG0686

DEED

Tax Map #22-30 and 22-3C

Document Prepared by:
W. Kendall Lipscomb, Jr.
1731 Cloister Drive
Richmond, VA 23233
VA State Bar #05644

This Deed is exempt from payment of Virginia recordation taxes pursuant to Sec.58.1-810.

This Deed, made this 19th day of December, 2005, between CHAPMAN L. HARRISON, also known as CHAPMAN LEIGH HARRISON, and MARGIE P. HARRISON, husband and wife, parties of the first part and CHAPMAN L. HARRISON and MARGIE P. HARRISON, husband and wife, parties of the second part:

WITNESSETH: That for and in consideration of LOVE and AFFECTION, and other good and valuable considerations, the said parties of the first part do grant, bargain, sell and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the parties of the second part, as tenants by the entirety with survivorship as at common law, the following described real property, to wit:

PARCEL I

ALL that certain tract or parcel of land, known as "Sanderson's" lying and being in St. Peters Magisterial District, New Kent County, Virginia, containing one hundred twenty five (125) acres, more or less, and described as follows:

BEGINNING at a large post oak tree opposite "Joe Moody's corner"; thence in a northerly direction past two other large post oak trees on edge of field to old ditch beginning on edge of woods; thence along said ditch and continuing in the same direction to wire fence marking northern boundary of "hog lot", thence west as said wire fence runs, and

Page 2.

continuing on the same line to main road leading from Talleysville to Tunstall, thence south along this road to Richardson's lot, thence southeast to Williamsburg Road, thence east along said road to point of beginning.

BEING the same real estate which was conveyed to Chapman Leigh Harrison by deed from Virginia Trust Company, a Virginia Corporation, et als, Trustees under the will of Edward Eaton Harrison, deceased, dated January 2, 1962, and recorded February 12, 1962, in the Clerk's Office of the Circuit Court of New Kent County, Virginia, in Deed Book 47, page 140.

PARCEL II

ALL that certain tract or parcel of land lying and being situate in the County of New Kent, Virginia, adjoining the lands of John C. Apperson's estate, Nancy Southward, Red Wood and Joe Moody and others (saving and excepting the one hundred and fifty-two acres sold to J.D. Fry), known as "Lynwood" or "Sanderson's" and containing three hundred and sixty-six and one-half (366 1/2) acres, more or less.

Being the same real estate conveyed to Edmund A. Saunders by R. T. Lacy, Jr. and A. R. Courtney, Trustees, by deed dated December 8, 1888, recorded in the Clerk's Office of New Kent Circuit Court on February 7, 1891, and by E. A. Saunders, Jr., and W. B. Saunders, Executors of Edmund A. Saunders, deceased, to C. L. Harrison, by deed dated June 24, 1904, recorded in said Clerk's Office in Deed Book 9, p. 132, see also deed from B. W. Lacy, Attorney-in-Fact for James Brooks, to Anne E. Sanderson, recorded in said Clerk's Office in Deed Book 3, p. 385.

Page 3.

Excepting from Parcel II, however, the above Parcel I, a portion of said land containing approximately 125 acres which was specifically conveyed pursuant to the terms of the Will of Edward E. Harrison to Chapman Leigh Harrison, the grantor hereto.

BEING the same real estate conveyed to Chapman L. Harrison by deed from E. E. Harrison and Martha C. Harrison, his wife, dated April 18, 1955, recorded April 21, 1955, in the Clerk's Office of the Circuit Court of New Kent County, Virginia, at Deed Book 39, page 486.

PARCEL III

ALL that certain piece or parcel of land lying and being in St. Peters Magisterial District, New Kent County, Virginia, containing Five (5) acres, more or less, located on the eastern side of the highway leading from Highway No. 33 to St. Peters Church. The land hereby conveyed is bounded on the North by the land now or formerly owned by Josiah Meekins, on the East and South by the Harrison land, and on the West by the aforesaid Highway leading from Route 33 to St. Peters Church, and is the same land shown on a plat of survey by W. C. Parkinson, County Surveyor, dated November 5, 1888, and recorded in the Clerk's Office of the Circuit Court of New Kent County, Virginia in Deed Book 4, page 550. The land hereby conveyed is the same land of which William H. Brown died seized and possessed, the said William H. Brown having died intestate around the year 1900.

Page 4.


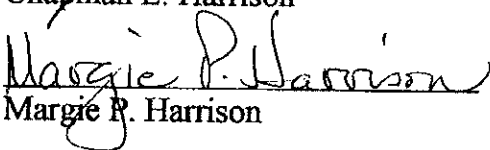
The said Chapman L. Harrison and Margie P. Harrison acquired a 5/6th undivided interest of the property as tenants in common by a deed from Vernell Jackson, et als, dated April 7, 1961, recorded in the aforesaid Clerk's Office at Deed Book 4, page 454, and a 1/6 undivided interest as tenants in common by a deed from Martha Willis Lyons dated January 17, 1979, recorded October 31, 1980, at Deed Book 99, page 342.

LESS AND EXCEPT:

The parties hereto acknowledge that several lots or pieces of land have been conveyed to others fronting along Old Church Road and St. Peters Church Road being along the western edge of the hereinabove described parcels of land and except these parcels from this conveyance.

The property herein conveyed contains an aggregate of approximately 370 acres and is all of the real estate owned by Chapman L. Harrison, which lies East of Old Church Road and St. Peters Church Road, and North of State Route 249 (formerly State Route 33) at Talleyville, Virginia.

This conveyance is made subject to restrictions, easements and agreements of record, if any, insofar as the same may lawfully apply to said lands.


Chapman L. Harrison

Margie P. Harrison

0458
0690

BK0458PG0690

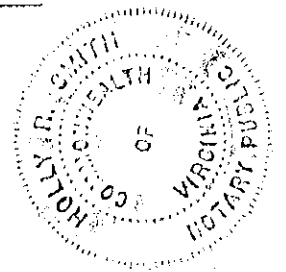
Grantees Address:
Chapman L. Harrison and
Margie P. Harrison
8401 Old Church Road
New Kent, VA 23124

STATE OF VIRGINIA
COUNTY OF NEW KENT, To-Wit:

The foregoing instrument was acknowledged before me on the 29
day of December, 2005, by Chapman L. Harrison and Margie P. Harrison.

My Commission expires: December 31, 2008

Holly R. Smith
Notary Public



Grantee: 8401 Old Church Rd.
New Kent, VA 23124

INSTRUMENT #050006320
RECORDED IN THE CLERK'S OFFICE OF
NEW KENT COUNTY ON
DECEMBER 30, 2005 AT 10:08AM
KAREN A. BUTLER, CLERK

RECORDED BY: EDG

**BOARD OF SUPERVISORS COUNTY
OF NEW KENT, VIRGINIA**

Ordinance O-25-17 (R-2)

At the regular meeting of the New Kent County Board of Supervisors in the Boardroom of the County Administration Building in New Kent, Virginia, on the 13th day of March, 2018:

Present:	Vote:
Ron Stiers	Aye
W.R. Davis, Jr.	Nay
C. Thomas Tiller, Jr.	Aye
Patricia A. Paige	Aye
Thomas W. Evelyn	Aye

Motion was made by Patricia A. Paige which carried 4:1, to adopt the following Ordinance:

**AN ORDINANCE TO APPROVE THE AMENDED AND RESTATED
FARMS OF NEW KENT PUD ORDINANCE, THE AMENDED
AND RESTATED PROFFERS ASSOCIATED WITH THAT ORDINANCE,
AND THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT**

WHEREAS, the New Kent County Board of Supervisors (the "Board") approved the Farms of New Kent Planned Unit Development on May 23, 2005 through the adoption of Ordinance No. 0-09-05 (R3) (the "Initial PUD Ordinance"), as previously modified by Ordinance No. 0-08-06 (R) (the "First Amendment"), Ordinance No. 0-09-09 (the "Second Amendment") and Ordinance No. 0-01-10 (R6) (the "Third Amendment") (the Initial PUD Ordinance as modified by the First Amendment, Second Amendment and Third Amendment is hereinafter collectively referred to as the "PUD Ordinance"), which PUD Ordinance affects those lands more particularly described on Exhibit A-1 attached hereto (the "Property"), those portions of the Property currently owned by Applicants being as more particularly described on Exhibit A-2; and

WHEREAS, consistent with the PUD Ordinance certain of the Applicants and/or their predecessors in interest have posted a one-year landscaping bond sufficient to provide for replacement of landscaping and buffer plantings required during said year; and

WHEREAS, consistent with the PUD Ordinance, certain of the Applicants and/or their predecessors in interest have reconstructed Emmaus Church Road (State Route ("SR") 106) as a four lane divided parkway from the Interstate 64 ("I-64") interchange through Route 249, and such roadway has been designed with twelve-foot travel lanes, a median not less than sixteen feet

CONSENT AND AGREEMENT

The undersigned Margie P. Harrison, the sole owner in fee-simple of certain real property defined as Land Bay II in that certain Farms of New Kent Planned Unit Development Ordinance dated May 23, 2005 and adopted by the New Kent County Board of Supervisors through the adoption of Ordinance No. 0-09-05, as amended ("PUD Ordinance"), hereby consents, approves, and agrees to the foregoing Amended and Restated PUD Ordinance, it being expressly understood and agreed that, upon approval of the Amended and Restated PUD Ordinance by the New Kent County Board of Supervisors, Land Bay II will no longer be subject to the terms, conditions, benefits or burdens of the PUD Ordinance and Land Bay II will revert to an A-1 zoning designation.

LAND BAY II OWNER

Margie P. Harrison
Margie P. Harrison

STATE OF Virginia *
COUNTY OF New Kent *

to wit:

On this 8th day of November, 2017, before me, the undersigned notary public for the aforesaid jurisdiction, personally appeared Margie P. Harrison, known to me (or satisfactorily proven to be) Margie P. Harrison, and that she executed the foregoing and annexed instrument for the purposes therein contained.

Mackenzie Nicole McCullough-Harmon
Notary Public

My Commission Expires: 1/31/21

[NOTARIAL SEAL]

