

9418  
0017

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23

Instrument Control Number  
[ ]

**Commonwealth of Virginia  
Land Record Instruments  
Cover Sheet - Form A**

[LS VLR Cover Sheet Agent 1.0.93]

11 MAY 17 14 34

017161

CIRCUIT COURT CLERK  
CHESTERFIELD CO., VA.

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Date of Instrument: [9/14/2009 ]  
Instrument Type: [AMEND ]  
Number of Parcels [ 1 ]  
Number of Pages [ 3 ]  
City  County  [Chesterfield County ] (Box for Deed Stamp Only)

**First and Second Grantors**

| Last Name                 | First Name | Middle Name or Initial | Suffix |
|---------------------------|------------|------------------------|--------|
| [Property Owner's Assoc ] | [ ]        | [ ]                    | [ ]    |
| [ ]                       | [ ]        | [ ]                    | [ ]    |

**First and Second Grantees**

| Last Name                 | First Name | Middle Name or Initial | Suffix |
|---------------------------|------------|------------------------|--------|
| [Property Owner's Assoc ] | [ ]        | [ ]                    | [ ]    |
| [ ]                       | [ ]        | [ ]                    | [ ]    |

Grantee Address (Name) [Property Owner's Association of Carter's Mill ]  
(Address 1) [ ]  
(Address 2) [ ]  
(City, State, Zip) [ ] [ ] [ ]  
Consideration [0.00 ] Existing Debt [0.00 ] Assumption Balance [0.00 ]

Prior Instr. Recorded at: City  County  [Chesterfield County ] Percent. in this Juris. [ 100 ]  
Book [ ] Page [ ] Instr. No [ ]  
Parcel Identification No (PIN) [733649786900000 ]  
Tax Map Num. (if different than PIN) [733649786900000 ]  
Short Property Description [All Lots of Carters Mill East ]  
Current Property Address (Address 1) [ ]  
(Address 2) [ ]  
(City, State, Zip) [ ] [ ] [ ]

Instrument Prepared By [Gordon, Dodson, Gordon & Rowle ]  
Recording Paid for By [Gordon, Dodson, Gordon & Rowlett ]  
Return Recording To (Name) [mail to: Gordon, Dodson, Gordon & Rowlett ]  
(Address 1) [10303 Memory Lane ]  
(Address 2) [ ]  
(City, State, Zip) [Chesterfield ] [VA ] [23832 ]  
Customer Case ID [Carter's Mill East ] [ ]



P.I.N 7336497869 00000  
002/004

**AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
PROPERTY OWNERS' ASSOCIATION OF  
CARTER'S MILL EAST, INC.**

This Amendment is made this 14<sup>th</sup> day of September, 2009, by the Property Owners' Association of Carter's Mill East Inc. ("Association"), a Virginia nonstock corporation.

WHEREAS, the Association governs the application and enforcement of the Declaration of Covenants, Conditions and Restrictions of Property Owners' Association of Carter's Mill East, Inc. ("Declarations") as they apply to the owners of lots and land within the Carter's Mill East subdivision and to the common areas within said subdivision; and,

WHEREAS, all lots and land with the subdivision as shown on a Plat of Balzer & Associates, dated December 6, 2008, and recorded in the Clerk's office of the Circuit Court of Chesterfield County, Virginia, in Plat Book 140, pages 1-7 ("the property") is subject to the Declarations. The plat is incorporated herein by reference and deemed to be a part hereof; and,

WHEREAS, Article VIII, Section 2, of the Declarations gives the members of the Association the authority and right to amend the Declarations; and,

WHEREAS, at a meeting of the members of the Association on 11/5, 2009, the members voted to amend Article V, Section 19 as it applies to the property;

THEREFORE, in consideration hereof, the Property Owners' Association of Carter's Mill East, Inc. hereby modifies Article V, Section 19 of the Declarations which are recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia in Deed Book 5527, Page 93, as follows:

Enforcements shall be by proceedings at law or in equity against any person or person violating or attempting to violate any covenant, either to restrain violation or to recover damages. If no proceedings are instituted within twelve (12) months of written notice of any violation, then it shall be conclusively presumed in any legal proceedings that the violation or attempted violation has been waived by all parties owning or having an interest in property, whether or not such parties have actual notice of said violation or attempted violation.

All other provisions of the Declarations remain unchanged and in full force and effect.

The Property Owners' Association has caused its signature to be affixed hereto this

14 day of September, 2009.

PROPERTY OWNERS' ASSOCIATION OF  
CARTER'S MILL EAST, INC.

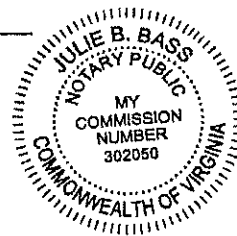
By: Thomas Ashbrook  
President

Thomas Ashbrook (SEAL)  
THOMAS ASHBROOK, President of  
Property Owners' Association of  
Carter's Mill East, Inc.

STATE OF Virginia  
CITY/COUNTY OF Chesterfield, to wit:  
The foregoing instrument was acknowledged before me on  
this 16 day of May, 2011 by  
Thomas Ashbrook, President of Property Owner's  
Association of Carter's Mill East, Inc.

Julie B. Bass  
Notary

My Commission expires: 1/31/13



**AFFIDAVIT**

**STATE OF VIRGINIA, AT LARGE**

**COUNTY OF CHESTERFIELD, to-wit:**

After being sworn, the undersigned made oath as follows:

(1) That on 1/5, 2009 at a meeting of the members of the Property Owners' Association of Carter's Mill East, Inc., a Resolution was passed by the members of the Association amending Article V, Section 19 whereby changing the enforcement period for violation of the Declarations from sixty (60) days to twelve (12) months.

(2) That the President was directed to have the appropriate instrument of amendment prepared and recorded.

Stephanie Schuster (SEAL)  
Secretary

The foregoing signature of Stephanie Schuster was personally acknowledged before me, on this 11<sup>th</sup> day of January, ~~2009~~ 2010  
My Commission expires: April 30, 2012

Lisa M. Hepl  
Notary Public

290414

9418  
0021

BOOK 9418 PAGE 0021

INSTRUMENT #17161  
RECORDED IN THE CLERK'S OFFICE OF  
CHESTERFIELD ON  
MAY 17, 2011 AT 02:34PM  
JUDY L. WORTHINGTON, CLERK  
RECORDED BY: BHS

PB 166, Pg 9

**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS "CARTER'S MILL EAST, A RESUBDIVISION OF LOTS 7 AND 8" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THIS PROPERTY. ALL EASEMENTS, AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY OF CHESTERFIELD FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF EASEMENTS TO THE COUNTY OF CHESTERFIELD INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN HEREIN. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS RESTRICTED USE ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS 18<sup>th</sup> DAY OF April 2006.

BAYHILL DEVELOPMENT CORP.

Glenn M. Hill  
GLENN M. HILL, PRESIDENT

**COMMONWEALTH OF VIRGINIA**

County of Chesterfield TO WIT:  
I, Fay D. Williamson A NOTARY PUBLIC IN AND FOR

THE County of Chesterfield COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT GLENN M. HILL, PRESIDENT OF BAYHILL DEVELOPMENT CORP., WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY county AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 18<sup>th</sup> DAY OF April 2006.

Fay D. Williamson  
(NOTARY) 10-31-09  
(MY COMMISSION EXPIRES)

**SURVEYOR'S CERTIFICATE**

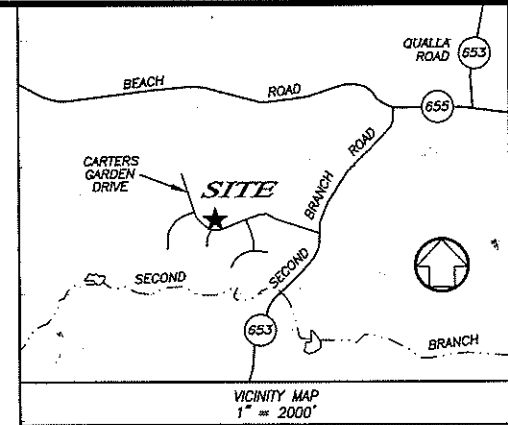
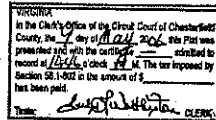
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY AUGUST 2006.

Richard J. Minter  
RICHARD T. MINTER, L.S.

**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO BAYHILL DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, BY DEED FROM PALMER G. LAUGHRIDGE, JR. AND JANE TURNER LAUGHRIDGE, HUSBAND AND WIFE, MARTHA L. GETTNER, AND PALMER G. LAUGHRIDGE, III AND JUDY B. LAUGHRIDGE, HUSBAND AND WIFE, DATED MARCH 27, 2000, AND RECORDED APRIL 14, 2000, IN DEED BOOK 3800, PAGE 606, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, CHESTERFIELD COUNTY, VIRGINIA.

Richard J. Minter  
RICHARD T. MINTER, L.S.



**NOTES**

1. USE: SINGLE FAMILY RESIDENTIAL
2. ZONING: R-25
3. ZONING CASE NO.: 99SN0112
4. WATER: PUBLIC SYSTEM
5. SEWER: INDIVIDUAL SEPTIC
6. DRAINAGE: ROADSIDE DITCH
7. AREA IN LOTS: 2.172 ACRES
8. AREA IN ROADS: 0 ACRES
9. AREA IN FLOOD PLAIN: 0.095 ACRES
10. TOTAL AREA: 2.172 ACRES
11. NUMBER OF LOTS: 1
12. MAP PARCEL NO: 733-649-667100000 & 733-649-867400000
13. BUILDING SETBACK LINES SHALL CONFORM TO THE COUNTY OF CHESTERFIELD ZONING ORDINANCE.
14. THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FEMA COMMUNITY PANEL NO. 510035 0110 B WITH AN EFFECTIVE DATE OF MARCH 18, 1983.
15. CBPA COMPLIANCE SHALL BE ACHIEVED BY REMAINING UNDER THE 16% IMPERVIOUS CAP.
16. HOME CRAWL SPACE ELEVATIONS SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE NATURAL GROUND.
17. NO STRUCTURE EMBELLISHMENTS WILL BE ALLOWED ON VDOT RIGHT-OF-WAY WITHOUT THE COMMITMENT OF, OR THE ISSUANCE OF, A VDOT LAND USE PERMIT. WITHIN THE 10' CLEAR ZONE (MEASURED FROM THE EDGE OF THE ROADWAY'S PAVEMENT OUT 10'), NO STRUCTURE EMBELLISHMENT WILL BE PERMITTED THAT IS CLOSER THAN 2' FROM THE EDGE OF PAVEMENT OF THE PUBLIC STREET OR HIGHER THAN 6" ABOVE THE SURFACE OF THE DRIVE.
18. MINIMUM GROSS FLOOR AREA FOR HOMES SHALL BE:  
ONE STORY - 1750 S.F.  
TWO STORY - 2200 S.F.

**APPROVED CHESTERFIELD COUNTY**

5/9/06 [Signature]  
DATE DIRECTOR OF PLANNING

5/9/06 [Signature]  
DATE DEPARTMENT OF ENVIRONMENTAL ENGINEERING

5/03/06 [Signature]  
DATE PLANNING DEPARTMENT



**CARTER'S MILL EAST**  
A RESUBDIVISION OF LOTS 7 & 8

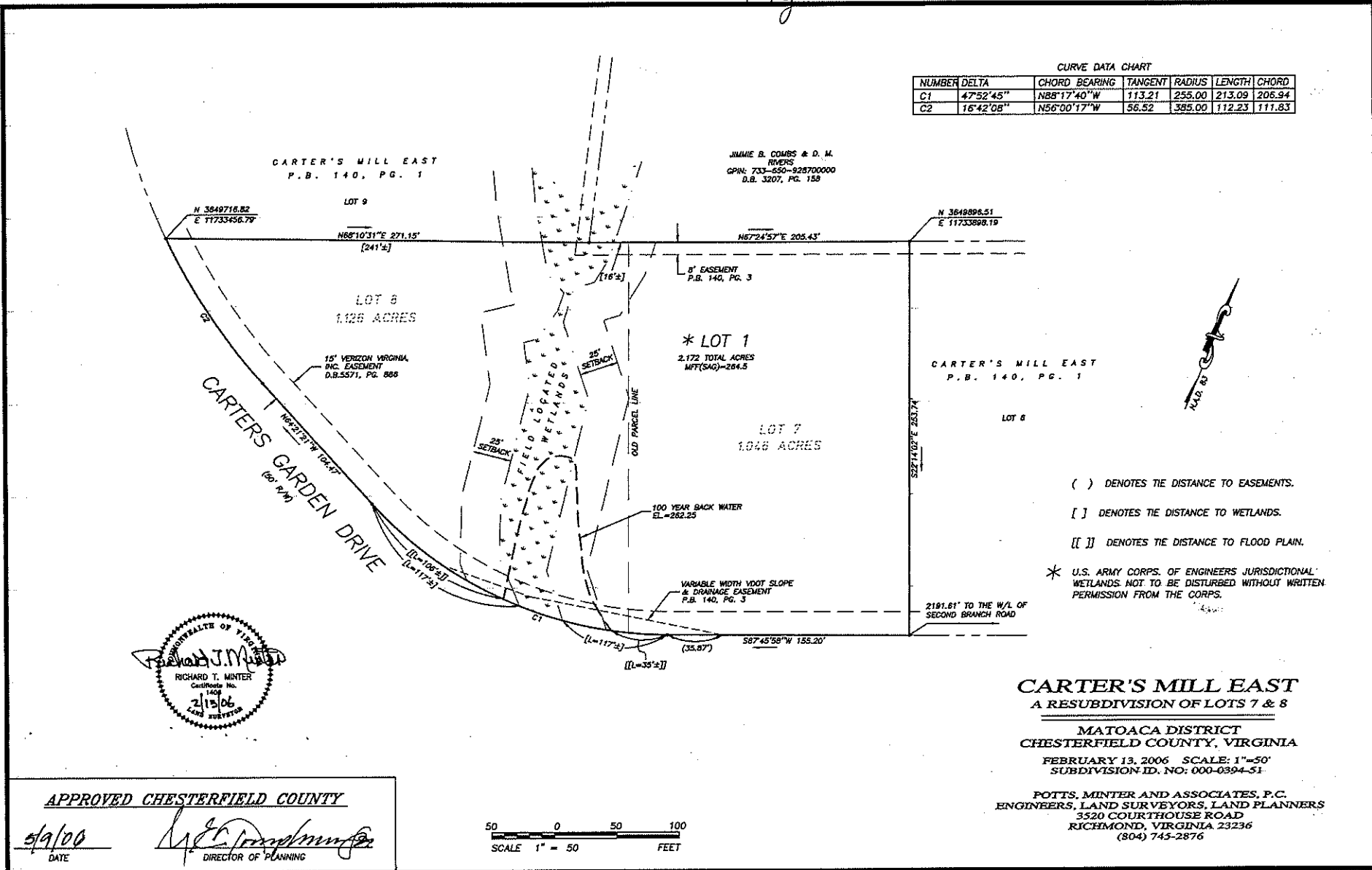
MATOACA DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

FEBRUARY 13, 2006  
SUBDIVISION ID. NO: 000-0394-51

POTTS, MINTER AND ASSOCIATES, P.C.  
ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
3520 COURTHOUSE ROAD  
RICHMOND, VIRGINIA 23236  
(804) 745-2876

06RP0076

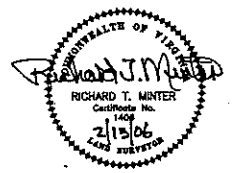
PB 166, Pg 10



CURVE DATA CHART

| NUMBER | DELTA     | CHORD BEARING | TANGENT | RADIUS | LENGTH | CHORD  |
|--------|-----------|---------------|---------|--------|--------|--------|
| C1     | 47°52'45" | N88°17'40"W   | 113.21  | 255.00 | 213.09 | 206.94 |
| C2     | 16°42'08" | N56°00'17"W   | 56.52   | 385.00 | 112.23 | 111.83 |

- ( ) DENOTES THE DISTANCE TO EASEMENTS.
- [ ] DENOTES THE DISTANCE TO WETLANDS.
- [[ ]] DENOTES THE DISTANCE TO FLOOD PLAN.
- \* U.S. ARMY CORPS. OF ENGINEERS JURISDICTIONAL WETLANDS. NOT TO BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE CORPS.



**CARTER'S MILL EAST**  
 A RESUBDIVISION OF LOTS 7 & 8  
 MATOACA DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA  
 FEBRUARY 13, 2006 SCALE: 1"=50'  
 SUBDIVISION ID. NO: 000-0394-51

POTTS, MINTER AND ASSOCIATES, P.C.  
 ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
 3520 COURTHOUSE ROAD  
 RICHMOND, VIRGINIA 23236  
 (804) 743-2876

APPROVED CHESTERFIELD COUNTY  
 5/9/06  
 DATE  
 [Signature]  
 DIRECTOR OF PLANNING

50 0 50 100  
 SCALE 1" = 50 FEET

RECORDED \_\_\_\_\_ PB \_\_\_\_\_ PG \_\_\_\_\_



PLANNING & ARCHITECTURE  
 605 Remond Road  
 Charlottesville, Virginia 22902  
 PHONE: (804) 974-1000  
 FAX: (804) 974-1001

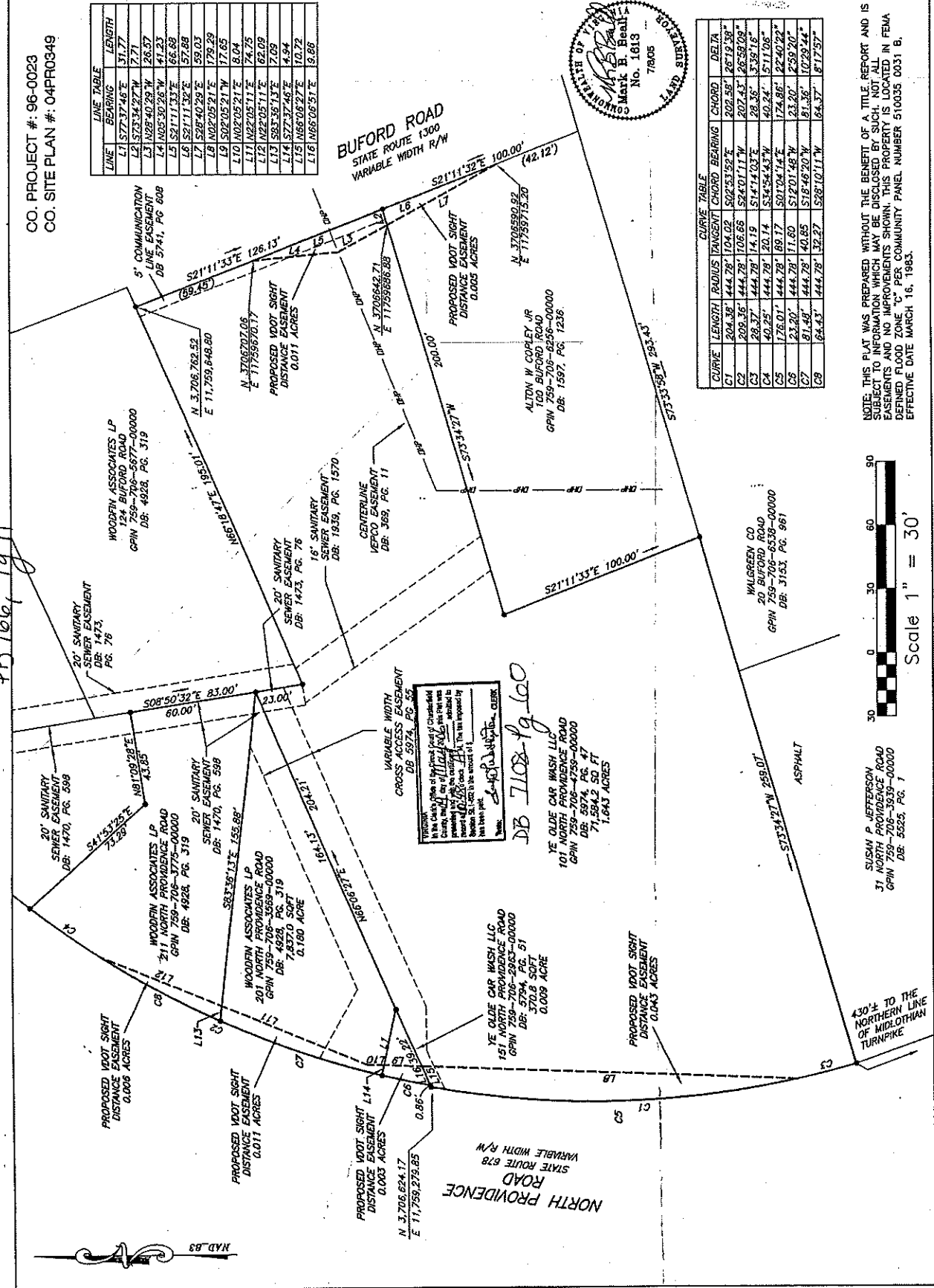
VARIBLE WITH VDOT SIGHT DISTANCE  
 AND EAST OF NORTH PROVIDENCE ROAD  
 MIDLAND DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: DFP  
 DESIGNED BY: MBB  
 DATE: 7/8/05  
 REVISIONS:

SCALE: 1"=30'  
 SHEET NO.  
 1 OF 1  
 JOB NO.  
 CO400001.01  
 DEPT. 55

CO. PROJECT #: 96-0023  
 CO. SITE PLAN #: 04PR0349

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S77°37'46"E | 31.77  |
| L2   | S73°34'27"W | 7.71   |
| L3   | N28°40'29"W | 26.57  |
| L4   | N05°30'26"W | 41.23  |
| L5   | S21°11'33"E | 66.69  |
| L6   | S21°11'33"E | 57.89  |
| L7   | S08°40'29"E | 59.03  |
| L8   | N08°20'51"E | 179.28 |
| L9   | S02°05'21"W | 17.63  |
| L10  | N02°09'21"E | 9.04   |
| L11  | N22°05'11"E | 74.75  |
| L12  | N22°05'11"E | 62.09  |
| L13  | S82°38'13"E | 7.09   |
| L14  | S77°37'46"E | 4.94   |
| L15  | N65°06'27"E | 10.72  |
| L16  | N65°06'27"E | 9.68   |

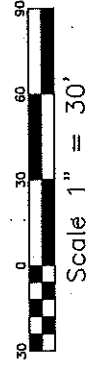


BUFORD ROAD  
 STATE ROUTE 1300  
 VARIABLE WIDTH R/W



| CURVE | LENGTH  | RADIUS  | TANGENT  | CHORD BEARING | CHORD   | DELTA     |
|-------|---------|---------|----------|---------------|---------|-----------|
| C1    | 204.38' | 444.78' | 1704.02' | S02°53'52"E   | 209.58' | 2519.28°  |
| C2    | 209.35' | 444.78' | 1706.66' | S24°01'11"W   | 207.43' | 26°59'09" |
| C3    | 28.37'  | 444.78' | 14.19'   | S14°14'03"E   | 28.35'  | 3°38'16"  |
| C4    | 40.25'  | 444.78' | 20.14'   | S34°54'43"W   | 40.24'  | 5°11'06"  |
| C5    | 176.01' | 444.78' | 89.17'   | S01°04'14"E   | 174.86' | 22°40'22" |
| C6    | 23.20'  | 444.78' | 11.60'   | S12°01'48"W   | 23.20'  | 2°59'20"  |
| C7    | 81.48'  | 444.78' | 40.85'   | S18°48'20"W   | 81.36'  | 10°29'44" |
| C8    | 84.43'  | 444.78' | 32.27'   | S38°10'11"W   | 84.37'  | 8°17'57"  |

NOTE: THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NOT ALL EASEMENTS AND NO IMPROVEMENTS SHOWN. THIS PROPERTY IS LOCATED IN FEMA DEFINED FLOOD ZONE "C" PER COMMUNITY PANEL NUMBER 510035 0031 B. EFFECTIVE DATE MARCH 16, 1983.



SUSAN P. JEFFERSON  
 31 NORTH PROVIDENCE ROAD  
 GPN 759-706-339-0000  
 DB: 5623, PG. 1

IN THE COUNTY OF CHESTERFIELD, VIRGINIA, I, the undersigned, Clerk of the Circuit Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Clerk of the Circuit Court, Chesterfield County, Virginia.

DB 7102 Pg 100

PB 166, Pg 1



PB 166, Pg 12

CO. PROJECT #: 96-0023  
CO. SITE PLAN #: 04PR0349

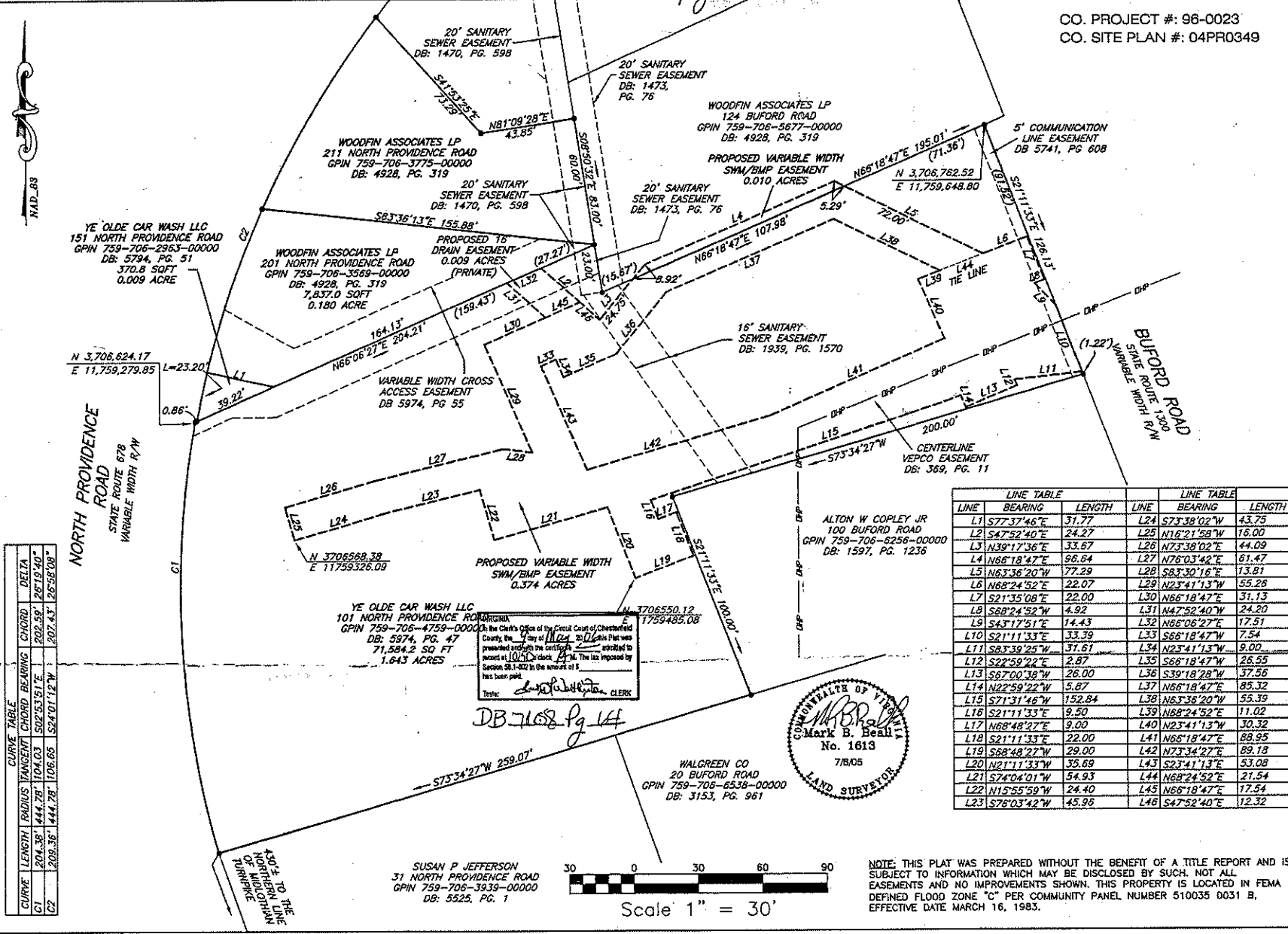


PLANNERS • ARCHITECTS  
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Phone: 804/794-0071  
FAX: 804/794-2823  
1204 Corporate Circle  
Roanoke, Virginia 24018  
Phone: 540/773-8000  
Phone: 540/773-8000  
FAX: 540/773-8000  
100 Piedmont Street  
Blacksburg, Virginia 24062  
Phone: 540/861-0001  
FAX: 540/861-0003  
1507 Commerce Avenue  
Blacksburg, Virginia 24062  
Phone: 540/861-3200  
FAX: 540/861-3231

PLAT SHOWING  
VARIABLE WIDTH SWM/BMP EASEMENTS AND A  
"16" DRAIN EASEMENT LYING WEST OF BUFORD  
ROAD AND NORTH OF MIDLOTHIAN TURNPIKE

DRAWN BY: DFP  
DESIGNED BY:  
CHECKED BY: MBB  
DATE: 7/8/05  
REVISIONS:

SCALE: 1"=30'  
SHEET NO.  
1 OF 1  
JOB NO.  
C0400001.01  
DEPT. 55



| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD   | BEARING | CHORD   | DELTA     |
|-------|---------|---------|---------|---------|---------|---------|-----------|
| C1    | 204.38' | 444.78' | 104.03' | 502.53' | 51°E    | 208.59' | 261°9'40" |
| C2    | 209.36' | 444.78' | 106.65' | 524.01' | 12°W    | 207.43' | 26°58'08" |

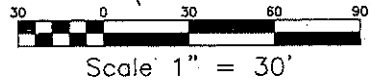
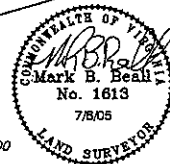
| LINE | BEARING     | LENGTH | LINE | BEARING     | LENGTH |
|------|-------------|--------|------|-------------|--------|
| L1   | S77°37'46"E | 31.77  | L24  | S77°38'02"W | 43.75  |
| L2   | S47°52'40"E | 24.27  | L25  | N16°21'58"W | 16.00  |
| L3   | N39°17'36"E | 33.67  | L26  | N73°38'02"E | 44.09  |
| L4   | N66°18'47"E | 96.84  | L27  | N76°03'42"E | 61.47  |
| L5   | N63°36'20"W | 77.29  | L28  | S83°30'16"E | 13.81  |
| L6   | N68°24'52"E | 22.07  | L29  | N23°41'13"W | 55.28  |
| L7   | S21°35'08"E | 22.00  | L30  | N66°18'47"E | 31.13  |
| L8   | S88°24'52"W | 4.92   | L31  | N47°52'40"W | 24.20  |
| L9   | S43°17'51"E | 14.43  | L32  | N66°06'27"E | 17.51  |
| L10  | S21°11'33"E | 33.39  | L33  | S66°18'47"W | 7.54   |
| L11  | S83°39'25"W | 31.61  | L34  | N23°41'13"W | 9.00   |
| L12  | S22°59'22"E | 2.87   | L35  | S66°18'47"W | 26.55  |
| L13  | S67°00'38"W | 26.00  | L36  | S39°18'28"W | 37.56  |
| L14  | N22°59'22"W | 5.87   | L37  | N66°18'47"E | 85.32  |
| L15  | S71°31'46"W | 152.84 | L38  | N63°36'20"W | 55.39  |
| L16  | S21°11'33"E | 9.50   | L39  | N68°24'52"E | 11.02  |
| L17  | N68°48'27"E | 9.00   | L40  | N23°41'13"W | 30.32  |
| L18  | S21°11'33"E | 22.00  | L41  | N66°18'47"E | 88.95  |
| L19  | S68°48'27"W | 29.00  | L42  | N73°34'27"E | 89.18  |
| L20  | N21°11'33"W | 35.89  | L43  | S23°41'13"E | 53.08  |
| L21  | S74°04'01"W | 54.93  | L44  | N68°24'52"E | 21.54  |
| L22  | N15°55'59"W | 24.40  | L45  | N66°18'47"E | 17.54  |
| L23  | S76°03'42"W | 45.96  | L46  | S47°52'40"E | 12.32  |

YE OLDE CAR WASH LLC  
101 NORTH PROVIDENCE ROAD  
GPIN 759-706-4759-0000  
DB: 5874, PG. 47  
71,584.2 SQ FT  
1.643 ACRES

On the Clerk's Office of the Circuit Court of Chesterfield County, the City of Midlothian, Virginia Plat was presented and with the certificate attached to it was accepted at 10:15 a.m. The tax imposed by Section 58.1-922 in the amount of \$ has been paid.

Title: *Mark B. Beall* CLERK

DB 7168 Pg 14

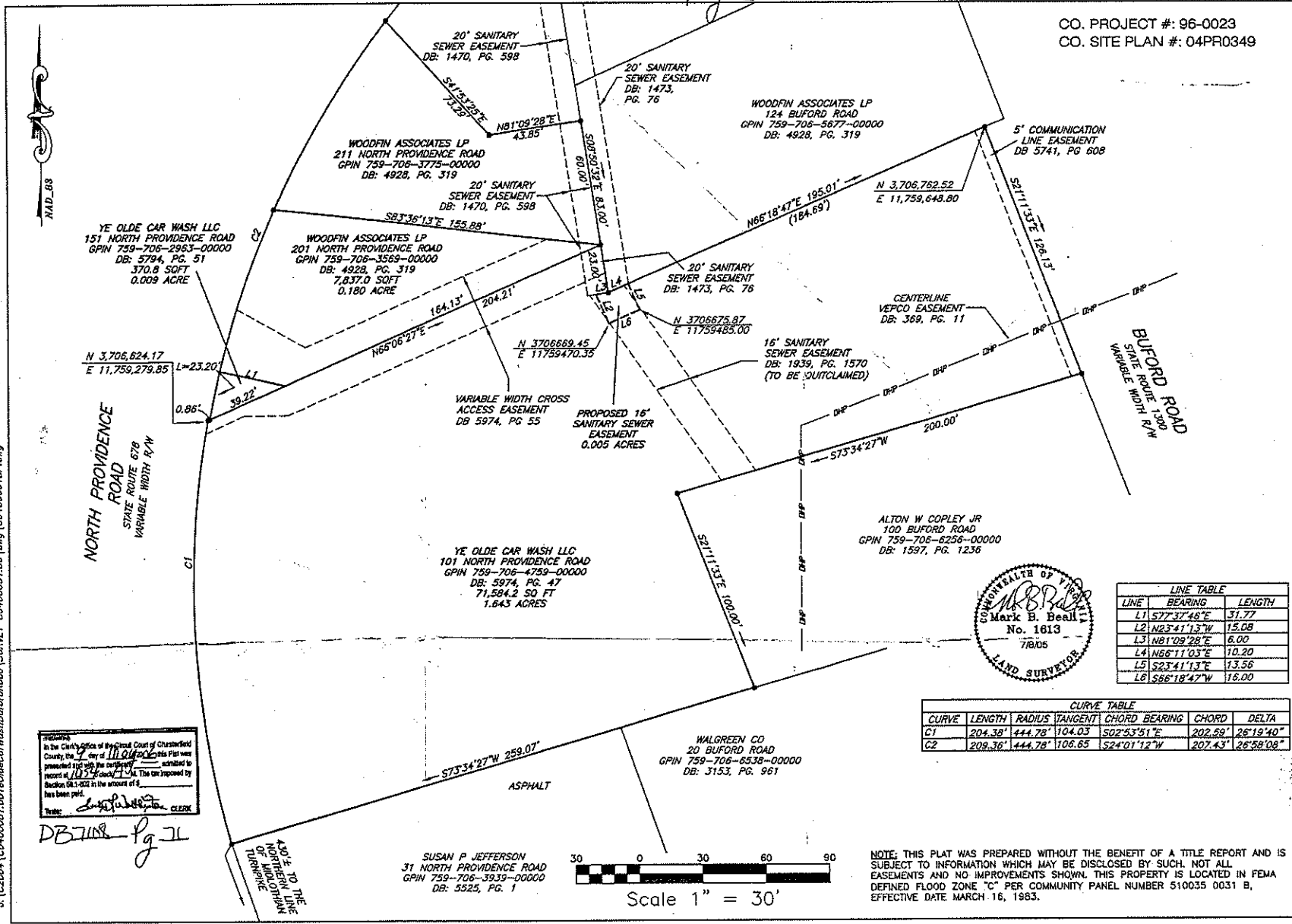


NOTE: THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NOT ALL EASEMENTS AND NO IMPROVEMENTS SHOWN. THIS PROPERTY IS LOCATED IN FEMA DEFINED FLOOD ZONE "C" PER COMMUNITY PANEL NUMBER 510035 0031 B, EFFECTIVE DATE MARCH 16, 1983.

I:\C2004\C0400001.01\YeOldeCarWashBufordRoad\ SURVEY\_C0400001.001.dwg\CO400001B.dwg

PB 166, Pg 13

CO. PROJECT #: 96-0023  
CO. SITE PLAN #: 04PR0349



PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS

521 Brantome Road  
Richmond, Virginia 23226  
Phone: 804/784-0071  
FAX: 804/784-3525



1500 Corporate Circle  
Richmond, Virginia 23218  
Phone: 804/775-6660  
FAX: 804/775-6662

180 Technology Park Drive  
Suite 200  
Glen Allen, Virginia 23060  
Phone: 804/662-0132  
FAX: 804/662-0133

100 Hildreth Street  
Richmond, Virginia 23204  
Phone: 804/621-0091  
FAX: 804/621-0085

1627 Commerce Avenue  
Suite 201  
Virginia, Virginia 24482  
Phone: 804/218-2920  
FAX: 804/218-2921

PLAT SHOWING A  
16' SANITARY SEWER EASEMENT  
LYING WEST OF BUFORD ROAD AND  
NORTH OF MIDLOTHIAN TURNPIKE

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: DFP  
DESIGNED BY:  
CHECKED BY: MBB  
DATE: 7/6/05  
REVISIONS:

SCALE: 1"=30'  
SHEET NO.  
1 OF 1  
JOB NO.  
CO400001.01  
DEPT. 55

J:\C2004\CO400001.01\YeOldeCarWashBufordRoad\SURVEY\_CO400001.00.dwg [CO400001BP.dwg

Recorded in the Clerk's Office of the General Court of Chesterfield County, the 7 day of November 2005. This Plat was presented and approved by the Surveyors and admitted to record at 1:12 PM on 11/7/05. The fee imposed by Section 58.1-202 in the amount of \$            has been paid.

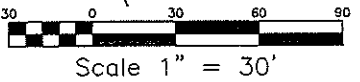
Mark B. Beall, CLERK

DB 7/10/05 Pg 11



| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S77°37'46"E | 31.77  |
| L2   | N23°41'13"W | 15.08  |
| L3   | N81°09'28"E | 6.00   |
| L4   | N66°11'03"E | 10.20  |
| L5   | S23°41'13"E | 13.56  |
| L6   | S86°18'47"W | 16.00  |

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD BEARING | CHORD   | DELTA     |
|-------|---------|---------|---------|---------------|---------|-----------|
| C1    | 204.38' | 444.78' | 104.03' | S02°53'51"E   | 202.59' | 26°19'40" |
| C2    | 209.36' | 444.78' | 106.65' | S24°01'12"W   | 207.43' | 26°58'08" |



NOTE: THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NOT ALL EASEMENTS AND NO IMPROVEMENTS SHOWN. THIS PROPERTY IS LOCATED IN FEMA DEFINED FLOOD ZONE "C" PER COMMUNITY PANEL NUMBER 510035 0031 B, EFFECTIVE DATE MARCH 16, 1983.

PB 166, Pg 74

CO. PROJECT #: 96-0023  
CO. SITE PLAN #: 04PR0349



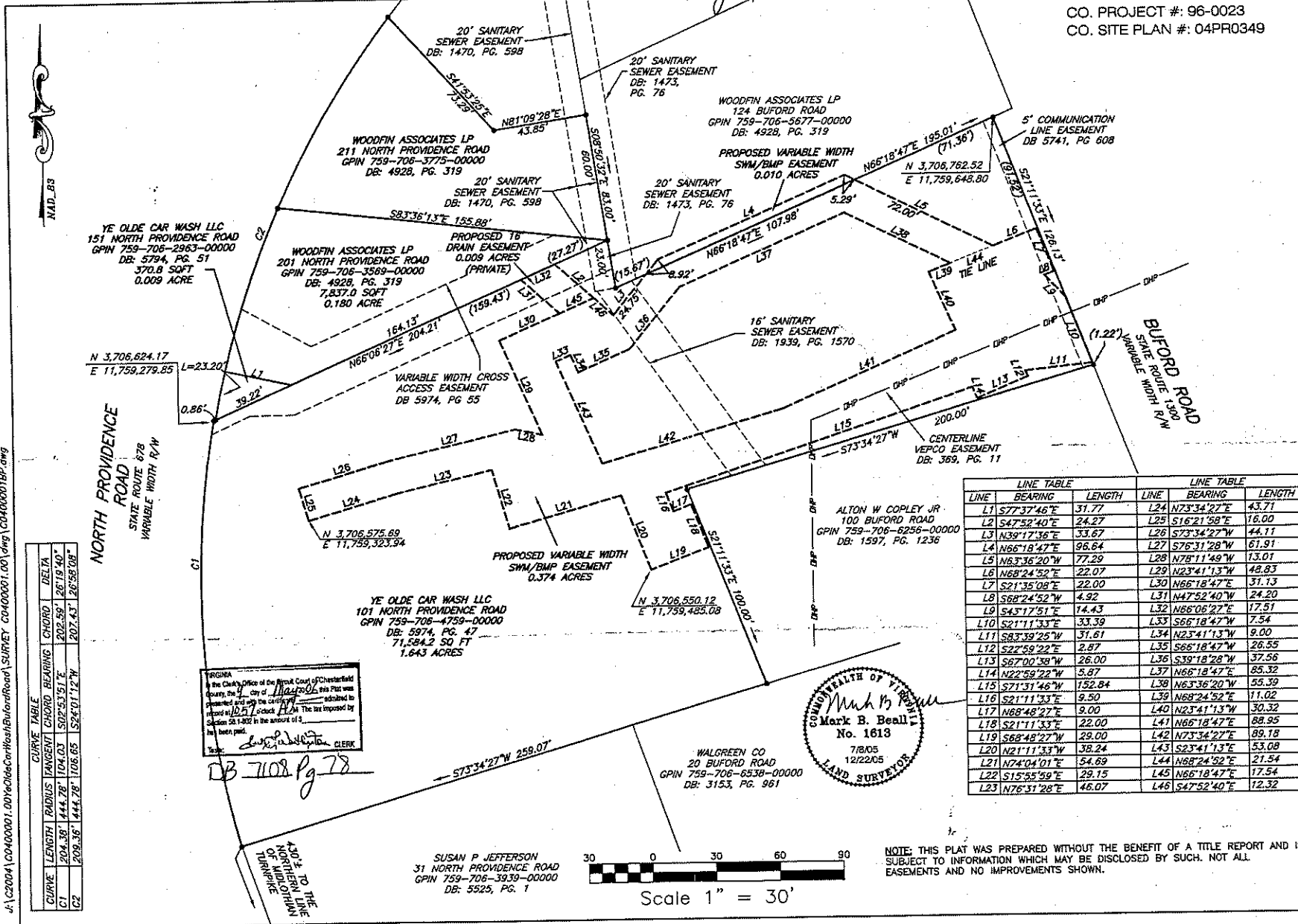
PLANNERS & ARCHITECTS  
ENGINEERS & SURVEYORS  
301 Brantwary Road  
Richmond, Virginia 23226  
Phone: 804.784-0271  
FAX: 804.784-2533

1028 Corporate Circle  
Auraria, Virginia 24018  
Phone: 804.772-6603  
FAX: 804.772-6650  
880 Technology Park Drive  
Suite 200  
Cheney, Virginia 23008  
Phone: 804.903-0132  
FAX: 804.903-0132  
102 Hubbard Street  
Blacksburg, Virginia 24060  
Phone: 804.861-0081  
FAX: 804.861-0082  
1387 Government Avenue  
Suite 201  
Waynesville, Virginia 24480  
Phone: 804.224-8220  
FAX: 804.224-2201

PLAT SHOWING  
VARIABLE WIDTH SWIM/BMP EASEMENTS AND A  
16' DRAIN EASEMENT LYING WEST OF BUFORD  
ROAD AND NORTH OF MIDLOTHIAN TURNPIKE

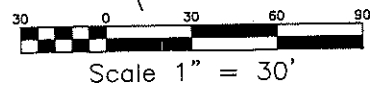
DRAWN BY: DFP  
DESIGNED BY:  
CHECKED BY: MBS  
DATE: 7/8/05  
REVISIONS:  
JTW - 12/22/05  
REVISE EASEMENT  
LOCATION

SCALE: 1"=30'  
SHEET NO.  
1 OF 1  
JOB NO.  
CO400001.01  
DEPT. 55



| LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|
| LINE       | BEARING     | LENGTH | LINE       | BEARING     | LENGTH |
| L1         | S77°37'46"E | 31.77  | L24        | N73°34'27"E | 43.71  |
| L2         | S47°52'40"E | 24.27  | L25        | S16°21'58"E | 16.00  |
| L3         | N39°17'36"E | 33.67  | L26        | S73°34'27"W | 44.11  |
| L4         | N66°18'47"E | 96.64  | L27        | S76°31'28"W | 61.91  |
| L5         | N63°36'20"W | 77.29  | L28        | N78°11'49"W | 13.01  |
| L6         | N68°24'52"E | 22.07  | L29        | N23°41'13"W | 48.83  |
| L7         | S21°35'08"E | 22.00  | L30        | N66°18'47"E | 31.13  |
| L8         | S68°24'52"W | 4.92   | L31        | N47°52'40"W | 24.20  |
| L9         | S43°17'51"E | 14.43  | L32        | N66°06'27"E | 17.51  |
| L10        | S21°11'33"E | 33.39  | L33        | S66°18'47"W | 7.54   |
| L11        | S83°39'25"W | 31.61  | L34        | N23°41'13"W | 9.00   |
| L12        | S22°59'22"E | 2.87   | L35        | S68°18'47"W | 26.55  |
| L13        | S67°00'38"W | 26.00  | L36        | S39°18'28"W | 37.56  |
| L14        | N22°59'22"W | 3.87   | L37        | N66°18'47"E | 85.32  |
| L15        | S71°31'46"W | 152.84 | L38        | N63°36'20"W | 55.39  |
| L16        | S21°11'33"E | 9.50   | L39        | N68°24'52"E | 11.02  |
| L17        | N68°48'27"E | 9.00   | L40        | N23°41'13"W | 30.32  |
| L18        | S21°11'33"E | 22.00  | L41        | N66°18'47"E | 88.95  |
| L19        | S68°48'27"W | 29.00  | L42        | N73°34'27"E | 89.18  |
| L20        | N21°11'33"W | 38.24  | L43        | S23°41'13"E | 53.08  |
| L21        | N24°04'01"E | 54.69  | L44        | N68°24'52"E | 21.54  |
| L22        | S15°55'59"E | 29.15  | L45        | N66°18'47"E | 17.54  |
| L23        | N76°31'28"E | 46.07  | L46        | S47°52'40"E | 12.32  |

COMMONWEALTH OF VIRGINIA  
Mark B. Beall  
No. 1613  
7/8/05  
12/22/05  
LAND SURVEYOR



NOTE: THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NOT ALL EASEMENTS AND NO IMPROVEMENTS SHOWN.

| CURVE TABLE | RADIUS  | TANGENT | CHORD   | BEARING     | CHORD   | DELTA      |
|-------------|---------|---------|---------|-------------|---------|------------|
| C1          | 204.38' | 444.78' | 104.03' | S02°53'51"E | 202.59' | 126.19.40' |
| C2          | 209.36' | 444.78' | 106.65' | S24°01'12"W | 207.43' | 126.58.08' |

VIRGINIA  
I, the Clerk, Office of the Circuit Court of Chesterfield County, the City of Manassas do hereby certify that the above and within plat was prepared and signed by the duly qualified and licensed Surveyor Mark B. Beall admitted to practice in the State of Virginia on 02/17/05 at Manassas. The fee imposed by Section 58-1-802 in the amount of \$ 100.00 has been paid.  
Date: 7/8/05 Clerk

DB 7108 Pg 78

J:\C2004\CO400001.00\YoldeCarWashBufordRoad\SURVEY CO400001.DWG [CO400001.BP.dwg]

PB 1661, Pg 15

CO. PROJECT #: 96-0023  
CO. SITE PLAN #: 04PR0349



PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS

851 Branchway Road  
Richmond, Virginia 23226  
Phone: 804/794-0571  
FAX: 804/794-2535

1308 Corporate Circle  
Richmond, Virginia 23218  
Phone: 804/772-9500  
FAX: 804/772-9500

880 Technology Park Drive  
Suite 200  
Oak Alley, Virginia 23060  
Phone: 804/693-0132  
FAX: 804/693-0133

100 Hubbard Street  
Baltimore, Virginia 24002  
Phone: 540/801-0801  
FAX: 540/801-0802

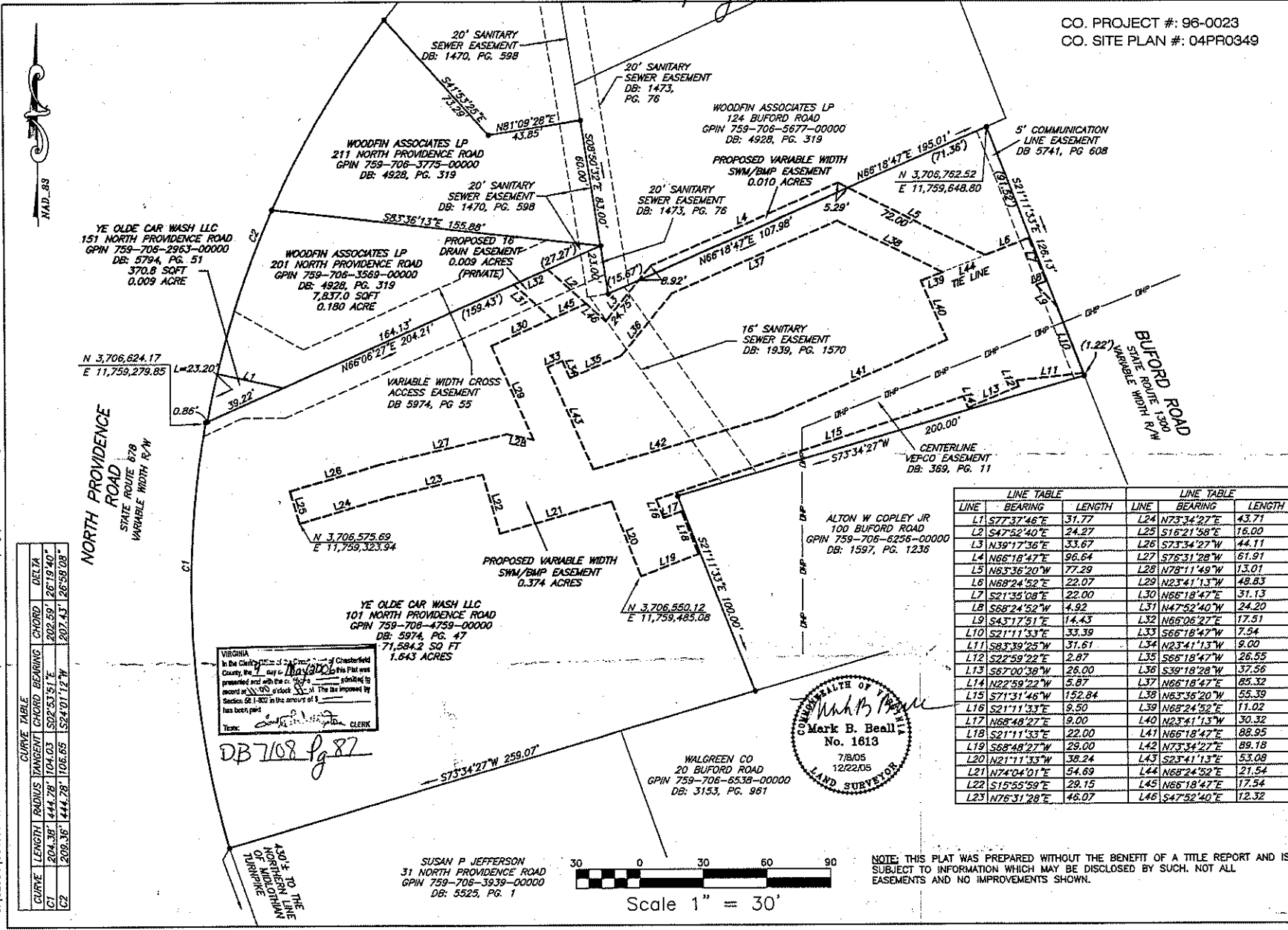
1625 Conyngham Avenue  
Suite 201  
Norfolk, Virginia 23462  
Phone: 540/616-3229  
FAX: 540/616-3221

**PLAT SHOWING  
VARIABLE WIDTH SWM/BMP EASEMENTS AND A  
16' DRAIN EASEMENT LYING WEST OF BUFORD  
ROAD AND NORTH OF MIDLOTHIAN TURNPIKE**

DRAWN BY: DFP  
DESIGNED BY:  
CHECKED BY: MBB  
DATE: 7/8/05

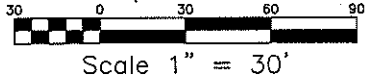
REVISIONS:  
DATE: 12/22/05  
REVISE EASEMENT  
LOCATION

SCALE: 1"=30'  
SHEET NO.  
**1 OF 1**  
JOB NO.  
C0400001.01  
DEPT. 65



| LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|
| LINE       | BEARING     | LENGTH | LINE       | BEARING     | LENGTH |
| L1         | S77°37'46"E | 31.77  | L24        | N73°34'27"E | 43.71  |
| L2         | S47°52'40"E | 24.27  | L25        | S16°21'58"E | 16.00  |
| L3         | N39°17'36"E | 33.67  | L26        | S73°34'27"W | 44.11  |
| L4         | N66°18'47"E | 96.64  | L27        | S76°31'28"W | 61.91  |
| L5         | N63°36'20"W | 77.29  | L28        | N79°11'49"W | 13.01  |
| L6         | N68°24'52"E | 22.07  | L29        | N23°41'13"W | 48.83  |
| L7         | S21°35'08"E | 22.00  | L30        | N66°18'47"E | 31.13  |
| L8         | S68°24'52"W | 4.92   | L31        | N47°52'40"W | 24.20  |
| L9         | S43°17'51"E | 14.43  | L32        | N66°06'27"E | 17.51  |
| L10        | S21°11'33"E | 33.39  | L33        | S66°18'47"W | 7.94   |
| L11        | S83°39'25"W | 31.61  | L34        | N23°41'13"W | 9.00   |
| L12        | S22°59'22"E | 2.67   | L35        | S66°18'47"W | 26.55  |
| L13        | S67°00'38"W | 26.00  | L36        | S39°18'28"W | 37.56  |
| L14        | N22°59'22"W | 5.87   | L37        | N66°18'47"E | 85.32  |
| L15        | S71°31'46"W | 152.84 | L38        | N63°36'20"W | 55.39  |
| L16        | N71°11'33"E | 9.50   | L39        | N68°24'52"E | 11.02  |
| L17        | N68°48'27"E | 9.00   | L40        | N23°41'13"W | 30.32  |
| L18        | S21°11'33"E | 22.00  | L41        | N66°18'47"E | 88.95  |
| L19        | S68°48'27"W | 29.00  | L42        | N73°34'27"E | 89.18  |
| L20        | N21°11'33"W | 38.24  | L43        | S23°41'13"E | 53.08  |
| L21        | N74°04'01"E | 64.69  | L44        | N68°24'52"E | 21.54  |
| L22        | S15°55'59"E | 29.15  | L45        | N66°18'47"E | 17.54  |
| L23        | N76°31'28"E | 46.07  | L46        | S47°52'40"E | 12.32  |

COMMONWEALTH OF VIRGINIA  
Merk B. Beall  
No. 1613  
7/8/05  
12/22/05  
LAND SURVEYOR



NOTE: THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NOT ALL EASEMENTS AND NO IMPROVEMENTS SHOWN.

| CURVE | LENGTH | RADIUS | ANGEMENT | CHORD BEARING | CHORD  | DELTA     |
|-------|--------|--------|----------|---------------|--------|-----------|
| C1    | 204.36 | 444.28 | 104.03   | S02°53'51"E   | 202.50 | 26°19'40" |
| C2    | 209.36 | 444.28 | 106.66   | S24°07'12"W   | 207.43 | 28°58'08" |

VIRGINIA  
In the County of Chesterfield  
County, the Surveyor has caused this Plat to be  
presented and with the certificate of the Surveyor  
recorded in the office of the Clerk of the County  
at the amount of \$100.00. The fee imposed by  
Section 60-1-102 in the amount of \$100.00  
has been paid.  
Yes: \_\_\_\_\_ CLERK

DB 708 Pg 87

J:\C2004\C0400001.00\YeOldeCarWashBufordRoad\SURVEY\_C0400001.00.dwg [C0400001.00] IEP.dwg

