

File name: J:\C98088\C98088SM\dwg\C98088SM.dwg

SUBDIVISION CERTIFICATE

This subdivision of land shown hereon designated as CARTER'S MILL EAST is with the free consent and in accordance with the desires of the undersigned owners and trustees. There is a mortgage on this property. All easements, roads and strips are of the width and extent shown hereon and are dedicated to the County of Chesterfield free and unrestricted by any previous agreements or easements except as noted on this plat as of the time of recordation. The dedication of the 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 the easements shown hereon. All easements are for surface and underground drainage and underground utilities except as restricted in use as shown on this plat.

Given under our hands and seals this 6th day of November 2002-2003

Glendon Hill
Bayhill Development Corp.

Sam T. Beal
Sam T. Beal
or
William K. Lewis - Trustee

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 Glendon Hill

whose names are signed to the Subdivision Certificate, have acknowledged the same before me in my County and Commonwealth aforesaid.
Given under my hand and seal this 6th day of November 2002-2003

Fay D. Williamson
Notary Public
My commission expires 10-31-05

COMMONWEALTH OF VIRGINIA

City of Richmond TO WIT:

I, Teresa M. Salora,
a Notary Public in and for the City
of Richmond Commonwealth of
Virginia, do hereby certify that Sam T. Beal

whose names are signed to the Subdivision Certificate, have acknowledged the same before me in my City and Commonwealth aforesaid.
Given under my hand and seal this 10 day of November 2002-2003.

Teresa M. Salora
Notary Public
My commission expires 3/31/2005

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. Geitner, 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.

LEGEND:

() Denotes tie to setback.

(()) Denotes tie to easement.

[] Denotes tie to wetland.

[[[]]] Denotes tie to flood plain.

{ } Denotes tie to RPA.

▲ U.S. Army Corps of Engineers jurisdictional wetlands not to be disturbed without written permission from the Corps.

** Conservation Area to remain in its natural state, no structure to be located in the RPA (Resource Protection Area) without permission from Chesterfield County Director of Engineering.

* The Greenway Easement shown hereon shall be for the continued conveyance of storm water from the state right of way and to be left in its natural state and not to be disturbed without written permission from Chesterfield County Environmental Engineering Department.

Noted conditions of Zoning (99SN0112)

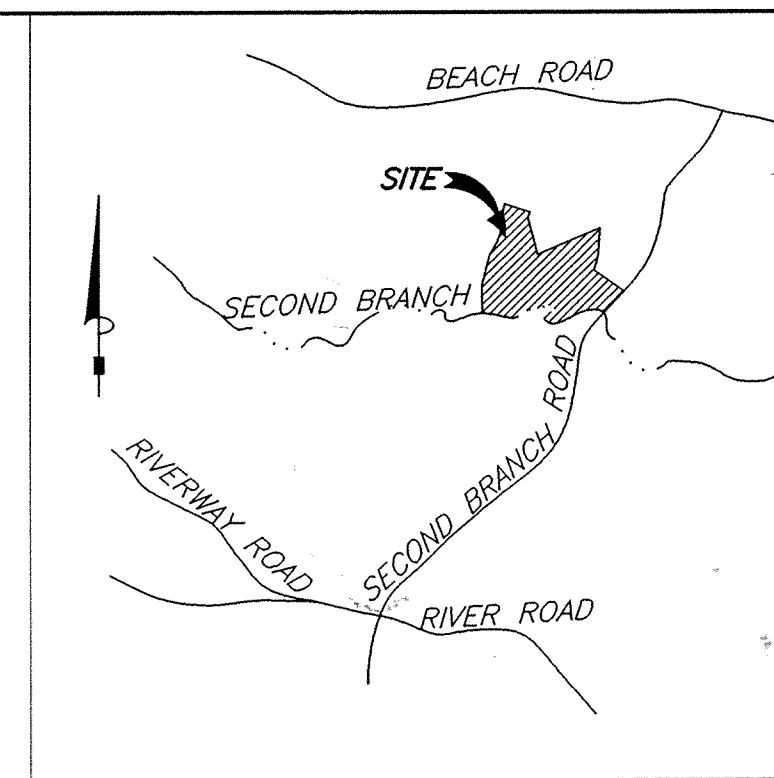
1. Minimum gross floor area for homes shall be:
One story - 1750sq.ft.
Two story - 2200sq.ft.
2. Minimum lot size shall be 43560 sq.ft. (one acre).

A 25' Building Setback is required from all flood plains and/ or backwater.

LOT 57 and LOT 58 shall not be permitted access along individual frontage of Second Branch Road.

Open space together with the emergency access easement shall be owned and maintained by the home owners association.

The developer shall permit no masonry embellished entrance structure over six (6) inches above the top of curb/edge of pavement within the ten (10) foot VDOT clear zone measured from the top of curb/edge of pavement. Structures of six (6) inches and less in height may be no closer than two (2) feet from the edge of pavement/back of curb.



VICINITY MAP

SCALE: 1"= 2000'

NOTES:

Use: Residential

Zoned: R-25 (00TS0267; 99SN0112)

Pin No.: 733-649-8017-00000

Water: County system

Sewer: Individual Septic

The following lots may be restricted to three (3) bedrooms - Lots 5, 20, 36, 37, 38, 40, 54, and 65.

The following lots may be required to install secondary treatment - Lots 7, 8, 24, 26, 27, 29, 30, 32, 33, 34, 35, 39, 41, 44, and 53.

Drainage: Roadside Ditches

Number of lots: 65

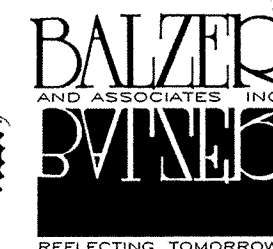
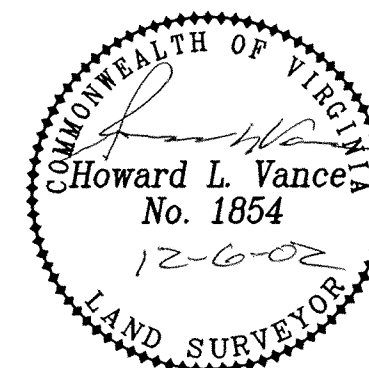
Area in lots: 123.91 ± Acres

Area in roads: 8.653 Acres

Area in open space: 0.221 Acres

Total area: 132.784 ± Acres

CBPA compliance has been achieved by average lot size exceeding one (1) acre minimum.



PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

501 Branchway Road
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2635

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the Ordinance for Approving Subdivision Plats in Chesterfield County, Virginia, have been compiled with. All monuments will be set by:

Balzer & Associates, Inc.

CALC CHECK:	DWJ
SURVEYS:	JAM
UTILITIES:	JMB
DWG. BY:	DH KNOOP

APPROVED BY CHESTERFIELD COUNTY	
12-11-03	<u>Thomas E. Gorman</u>
DATE	DIRECTOR OF PLANNING
11/20/03	<u>John A. Hauer</u>
DATE	PLANNING DEPARTMENT
12/11/03	<u>L. Douglas Putsch</u>
DATE	DEPT. OF ENVIRONMENTAL ENG'R.

CARTER'S MILL EAST

SUBDIVISION IDENTIFICATION NO. 000-0394-01

MATOACA DISTRICT

CHESTERFIELD COUNTY, VIRGINIA

DATE: December 6, 2002 SCALE: 1"=100'

SHEET 1 OF 7

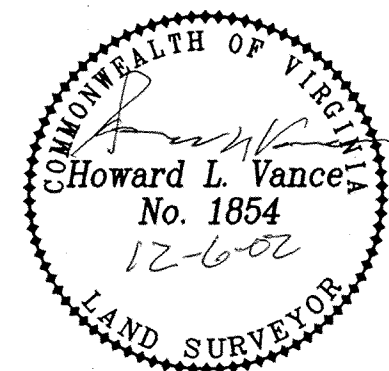
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12-17-03

PB 140 PG 1

4300DSC0

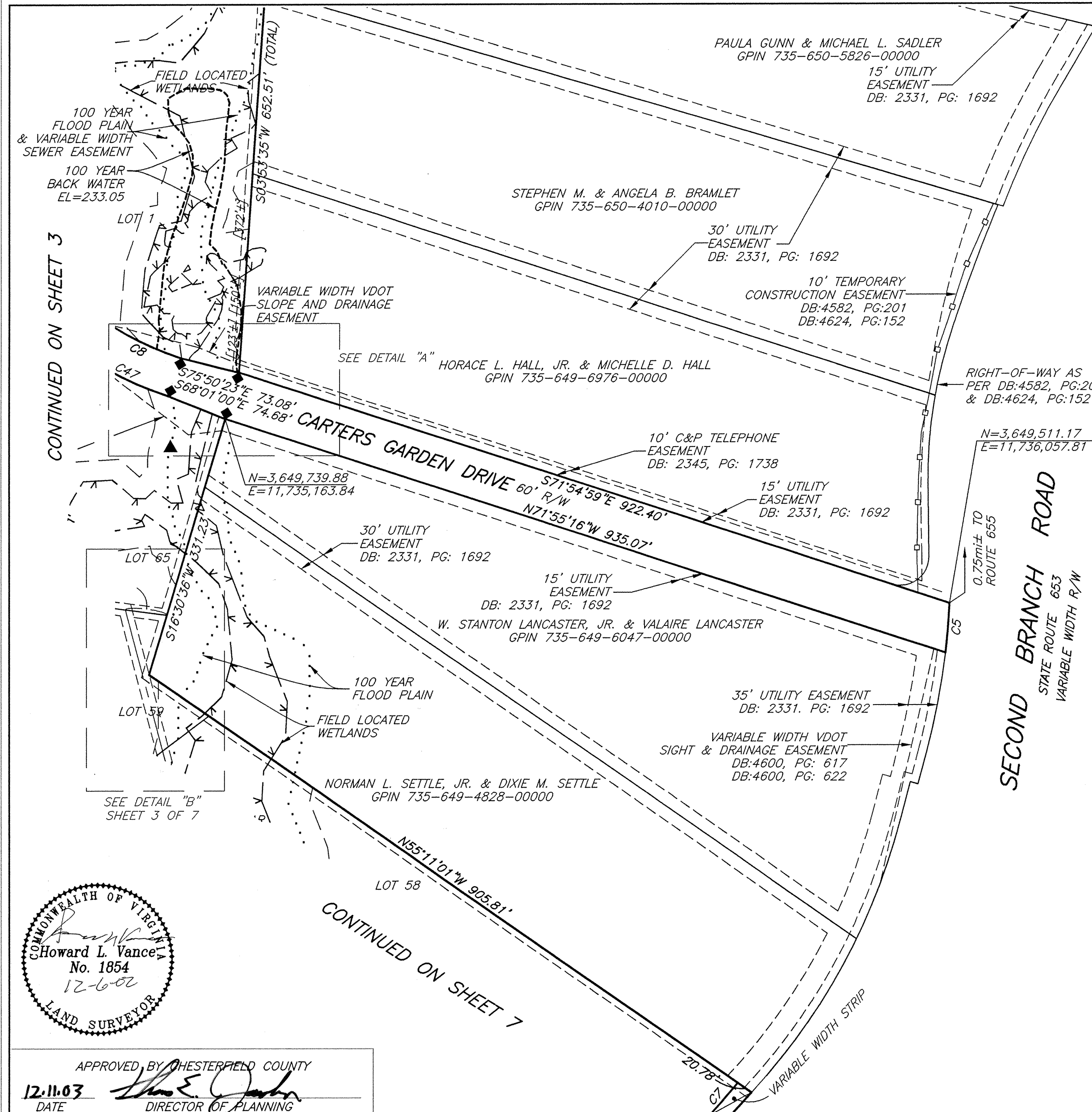
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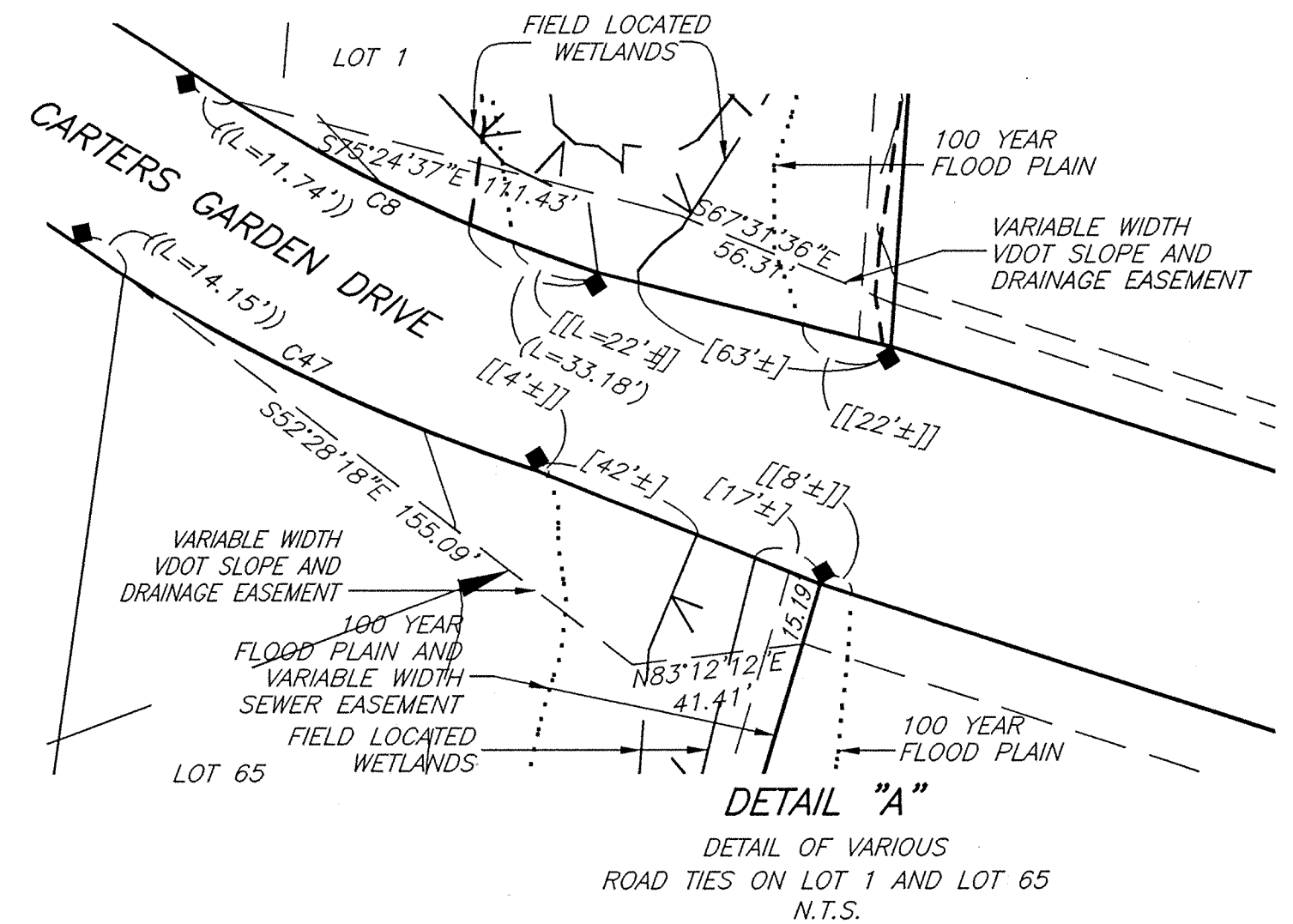
12.11.03
DATE

APPROVED BY CHESTERFIELD COUNTY

DIRECTOR OF PLANNING



CURVE DATA TABLE						
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C1	CURVE	NUMBER	NOT USED			
C2	CURVE	NUMBER	NOT USED			
C3	CURVE	NUMBER	NOT USED			
C4	CURVE	NUMBER	NOT USED			
C5	61.69	905.18	30.86	N04°42'19"E	61.68	3°54'17"
C6	CURVE	NUMBER	NOT USED			
C7	64.42	1155.00	32.22	N41°07'56"E	64.41	3°11'45"
C8	109.81	382.00	55.29	S63°40'52"E	109.43	16°28'14" NON-TANGENT
C47	124.22	432.00	62.54	S63°40'43"E	123.80	16°28'33" NON-TANGENT



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SUBDIVISION IDENTIFICATION NO. 000-0394-01

MATOACA DISTRICT

CHESTERFIELD COUNTY, VIRGINIA

DATE: December 6, 2002 SCALE: 1"=100'

SHEET 2 OF 7

JOB #C98088

12-17-03

PB140 PG 2

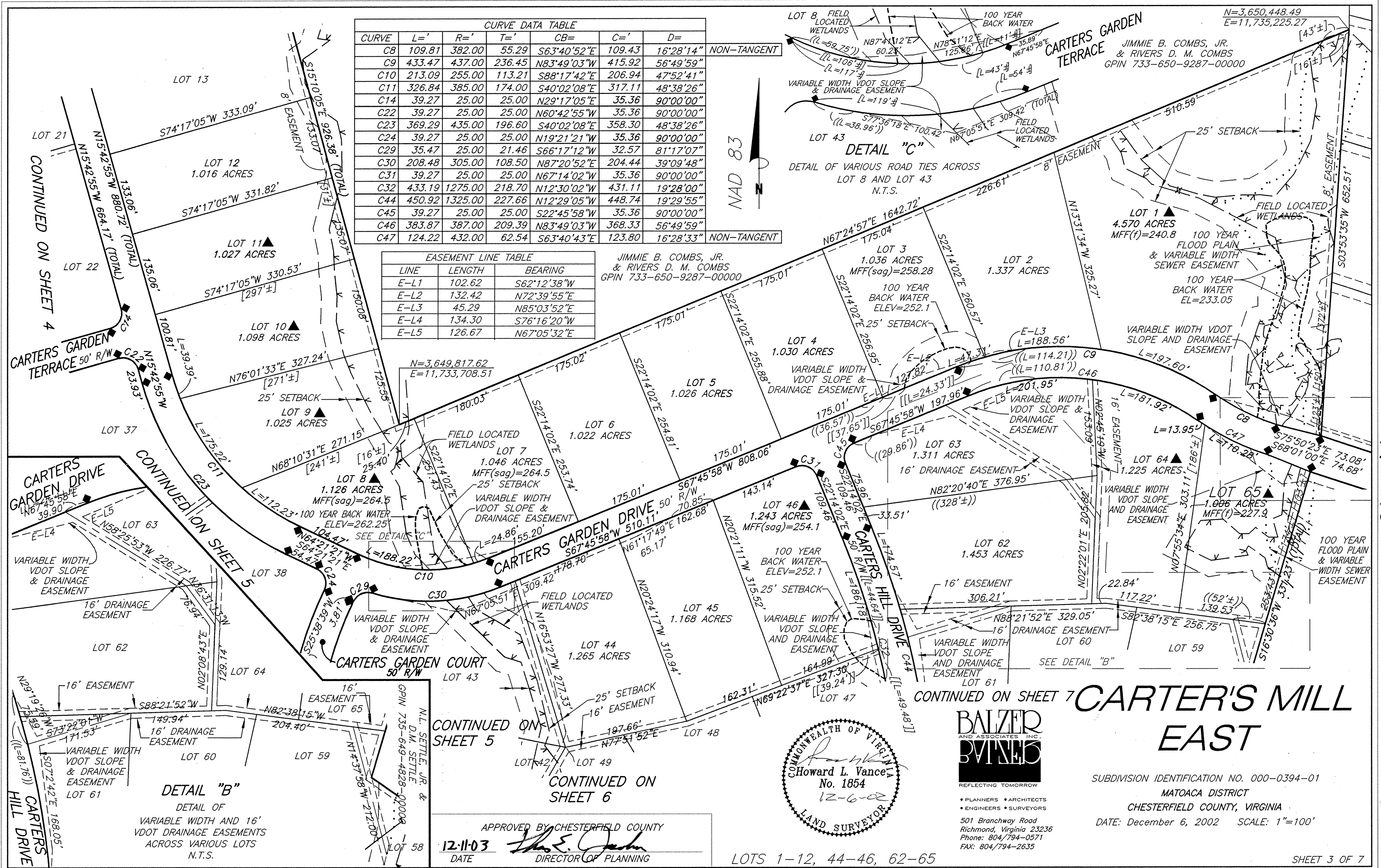
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12-17-03

PB 140 PG 3

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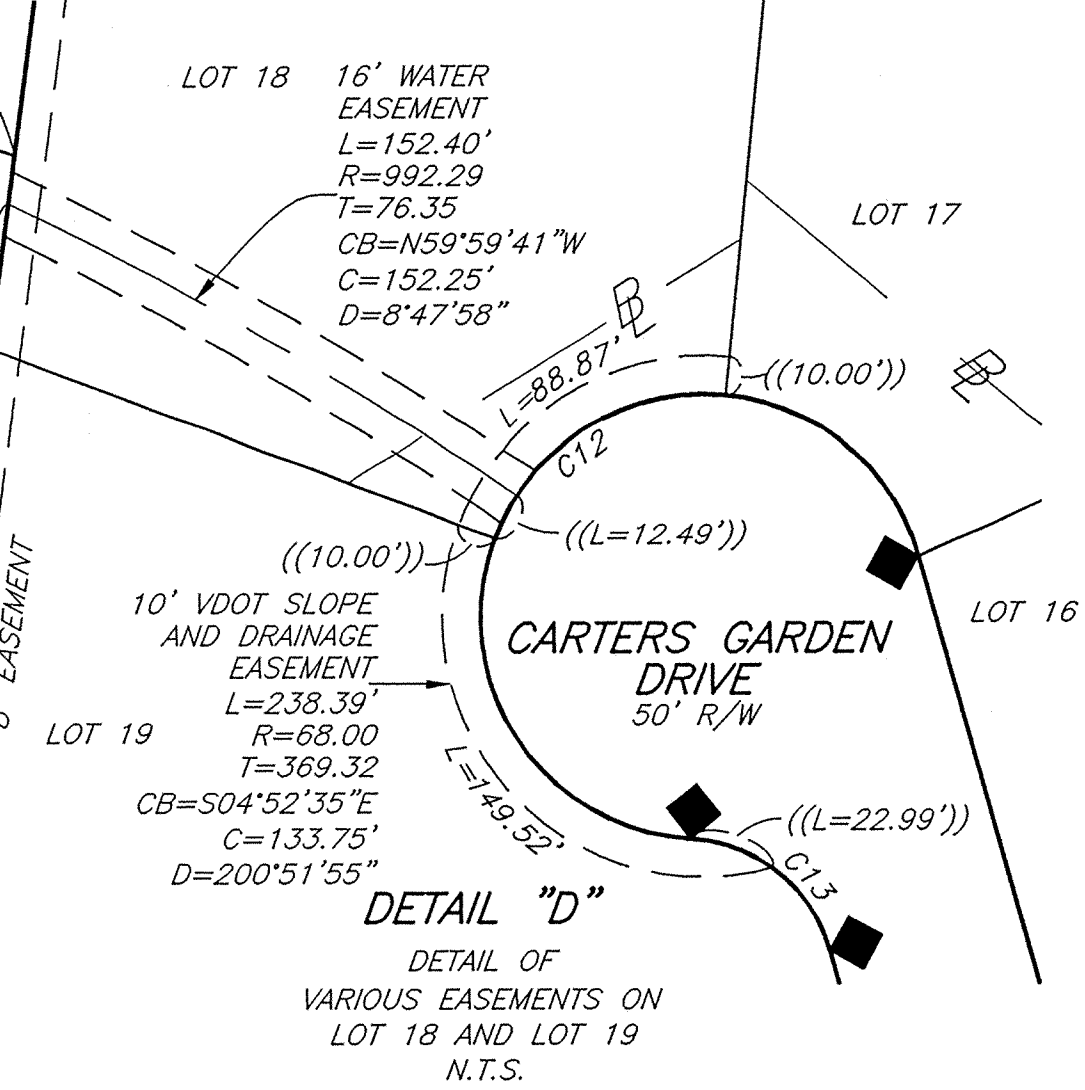
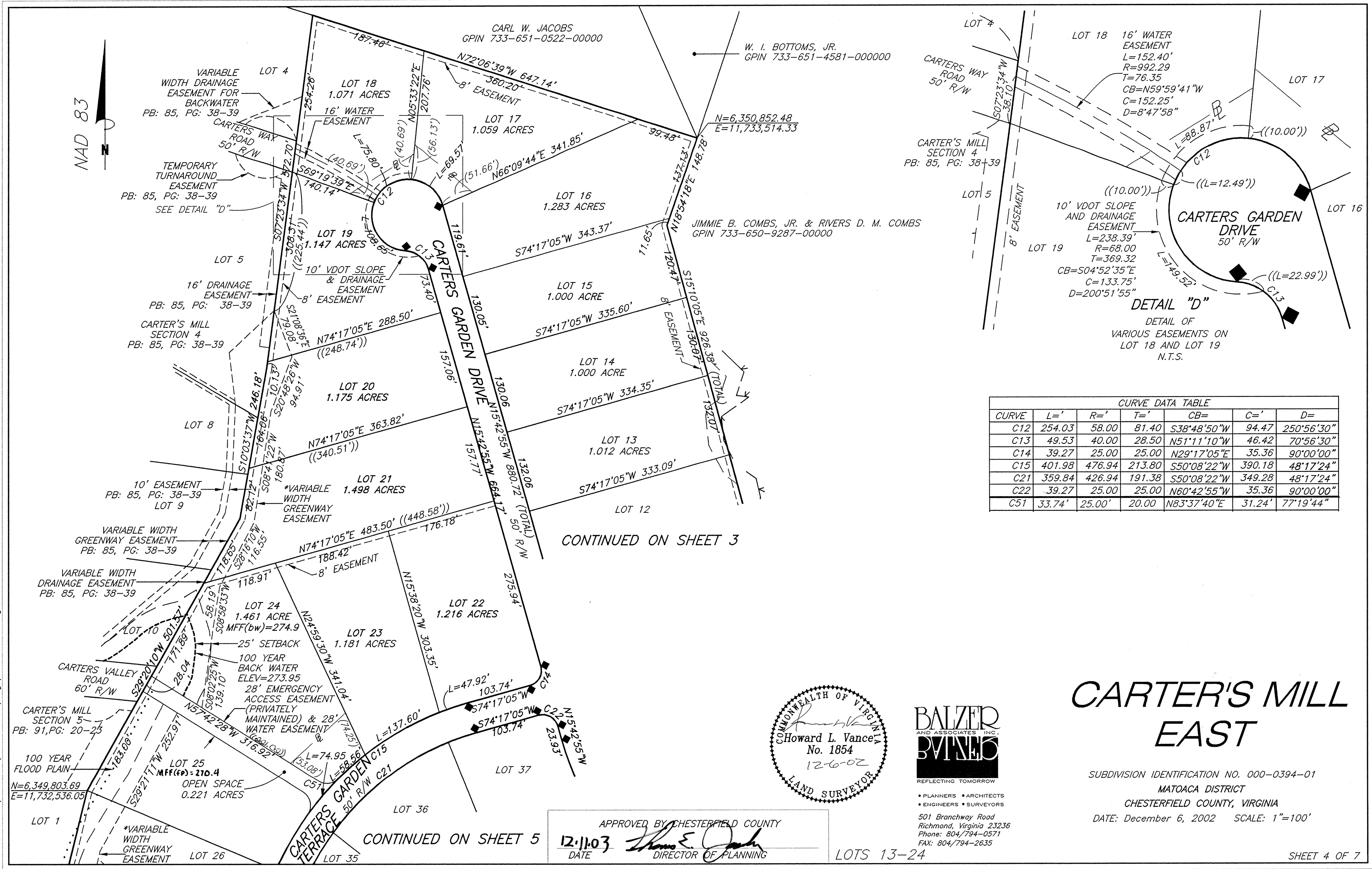
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PB 140 PG 4

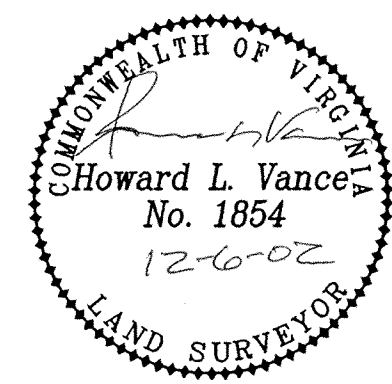
33RP0034

JOB #C98088

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CURVE DATA TABLE						
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C12	254.03	58.00	81.40	S38°48'50"W	94.47	250°56'30"
C13	49.53	40.00	28.50	N51°11'10"W	46.42	70°56'30"
C14	39.27	25.00	25.00	N29°17'05"E	35.36	90°00'00"
C15	401.98	476.94	213.80	S50°08'22"W	390.18	48°17'24"
C21	359.84	426.94	191.38	S50°08'22"W	349.28	48°17'24"
C22	39.27	25.00	25.00	N60°42'55"W	35.36	90°00'00"
C51	33.74'	25.00'	20.00'	N83°37'40"E	31.24'	77°19'44"



BALZER
AND ASSOCIATES, INC.
BVINCIO
REFLECTING TOMORROW
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• ENGINEERS • SURVEYORS
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DATE: December 6, 2002 SCALE: 1"=100'

APPROVED BY CHESTERFIELD COUNTY
12-11-03
DATE
DIRECTOR OF PLANNING

LOTS 13-24

SHEET 4 OF 7

