

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT CONTAINING 15.3398 ACRES OF LAND, MORE OR LESS, AND DESIGNATED AS SECTION ONE, "RIDGE POINTE", SITUATED IN LEELAND DISTRICT, STAFFORD COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THAT ALL STREETS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO PUBLIC USE. THAT ALL WATER LINE AND SANITARY SEWER ESM'T'S ARE HEREBY DEDICATED TO STAFFORD COUNTY, VIRGINIA, FOR PUBLIC USE. THE SAID 15.3398 ACRES OF LAND BEING HEREBY SUBDIVIDED IS A PART OF THE SAME LANDS CONVEYED TO POTOMAC CREEK ASSOCIATES BY LITTLEFIELD LAND ASSOC. AND BY R.G., L.R. & D.H. SULLIVAN BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN DEED BOOK 700 AT PAGE 148, AND D.B. 662 AT PG. 546.

GIVEN UNDER MY HAND THIS 7 DAY OF JUNE 1990
 OWNER / SUBDIVIDER
 POTOMAC CREEK ASSOCIATES
 1179 COURTHOUSE ROAD
 SUITE B
 STAFFORD, VA. 22554
[Signature]
 PRESIDENT

COUNTY OF STAFFORD
 COMMONWEALTH OF VIRGINIA
 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, WHOSE COMMISSION WILL EXPIRE ON 6-30-93 DO CERTIFY THAT THE PERSON OR PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING OWNER'S CONSENT AND DEDICATION, ACKNOWLEDGED THE SAME BEFORE ME IN MY COMMONWEALTH AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 7 DAY OF JUNE 1990
[Signature]
 NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS SECTION ONE, RIDGE POINTE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

9-20-90 DATE
[Signature] HIGHWAY ENGINEER
9/21/90 DATE
[Signature] COUNTY BOARD OF SUPERVISORS, AGENT

NOTE:
 PUBLIC WATER AND SEWER TO BE PROVIDED BY STAFFORD COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF STAFFORD VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 24th DAY OF JUN, 1990

[Signature]
 EDISON L. SULLIVAN
 L. S.

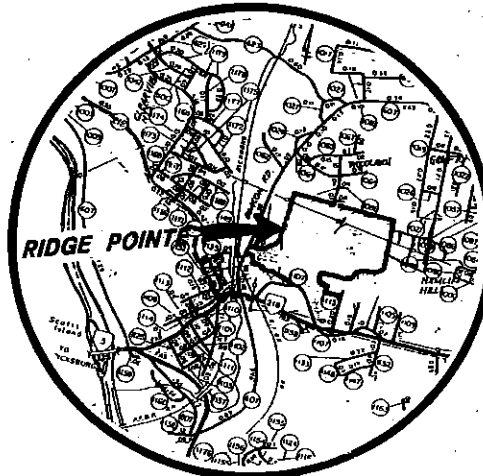
DRAINAGE ESM'T. DATA

- ⚠ DRAINAGE EASEMENT FOR THE CONVENIENCE OF THE DEVELOPER AND / OR FUTURE PROPERTY OWNERS. V.D.O.T. ASSUMES NO MAINTENANCE RESPONSIBILITIES
- Ⓜ DRAINAGE EASEMENT MAINTAINED BY V.D.O.T. ONLY TO THE EXTENT NECESSARY TO SERVE ROADWAY PURPOSES

NOTE:
 IN ADDITION TO EASEMENTS ALREADY SHOWN, THERE IS A 10' WIDE ESM'T. ALONG THE FRONT AND REAR LINES AND A 5' WIDE EASEMENT ALONG THE SIDE LINES OF EACH LOT IN THIS SUBDIVISION FOR UTILITIES AND DRAINAGE.

SUBD. DATA

TAX MAP 54 PARCEL PART OF 44 & 45
 PROPOSED USE: SINGLE FAMILY SUBD.
 (PARCEL A - COMMERCIAL)
 ZONED: R-1 (PAR. A f B - B-2)
 R-1 SETBACKS: (PER STAFFORD CO.)
 FRONT: 35'
 REAR: 35'
 SIDE: 12'



VICINITY MAP

SCALE: 1" = 200'

AREAS

AREA IN LOTS ----- 10.3157 AC.
 AREA IN STREETS ----- 2.3536 AC.
 AREA IN PARCELS ----- 2.6705 AC.
 TOTAL AREA ----- 15.3398 AC.

NUMBER OF LOTS: 20

Potomac Creek Assoc.
 TO
 Ridge Pointe, Sec 1
 Plat Book 20 page 287 & 288
 Oct. 11, 1990

PLAT OF SUBDIVISION
 SECTION ONE
RIDGE POINTE
 LEELAND MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VIRGINIA

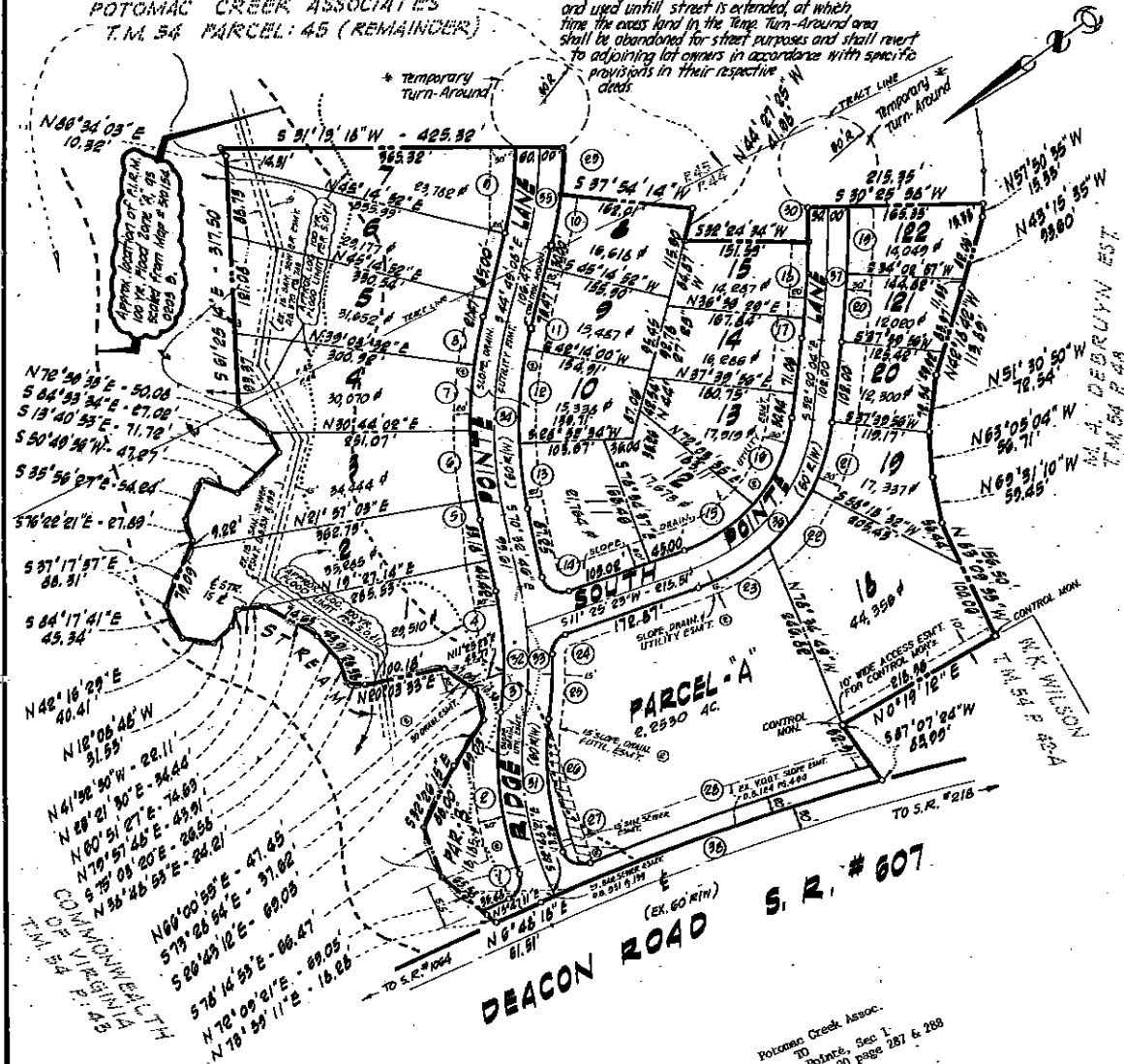
DATE: JANUARY 26, 1990 NO SCALE

SULLIVAN DONAHOE AND INGALLS
 P. O. BOX 614
 FREDERICKSBURG, VIRGINIA

REVISIONS		

POTOMAC CREEK ASSOCIATES
T.M. 54 PARCEL 45 (REMAINDER)

* NOTE: The areas on this plat designated as Temporary Turn-Around shall be constructed and used until street is extended, at which time the areas kind in the Temporary Turn-Around shall be abandoned for street purposes and shall revert to adjoining lot owners in accordance with specific provisions in their respective deeds.



CURVE TABLE

NO.	CHD.	BEARING	CHORD	RADIUS	DELTA	ARC	TAN.
1	N	36° 17' 37" W	53.74	25.00	84-38-36	57.03	22.86
2	E	64° 32' 33" W	204.36	426.60	27-42-44	206.36	105.24
3	N	54° 08' 57" W	40.15	450.00	6-15-31	48.16	24.60
4	N	63° 54' 45" W	103.97	450.00	19-16-03	104.80	58.34
5	N	69° 17' 52" W	25.10	575.01	2-09-30	25.10	12.55
6	N	65° 39' 27" W	66.20	575.01	5-46-09	66.20	33.10
7	N	55° 08' 19" W	83.61	575.01	6-10-30	83.61	41.81
8	N	47° 50' 46" W	62.16	575.01	6-11-20	62.16	31.13
9	N	51° 45' 55" W	109.89	450.00	14-01-34	110.16	55.96
10	S	48° 25' 27" E	63.33	510.00	7-20-29	63.37	32.78
11	S	46° 15' 34" E	27.14	510.00	3-00-23	27.14	13.57
12	S	34° 26' 48" E	120.00	510.00	19-21-26	120.27	60.41
13	S	65° 20' 06" E	64.75	515.01	8-25-20	64.84	32.42
14	N	60° 20' 18" E	57.34	25.00	98-01-51	42.77	26.76
15	N	9° 12' 31" W	102.27	202.54	20-21-46	104.00	52.17
16	N	35° 04' 15" W	120.00	202.54	34-23-36	121.92	62.01
17	N	52° 31' 40" W	29.34	1200.00	1-03-27	29.34	14.67
18	N	35° 29' 29" W	95.00	1200.00	4-11-03	95.02	47.53
19	S	57° 49' 52" E	44.99	1340.00	5-06-22	45.02	22.51
20	S	54° 05' 35" E	44.99	1340.00	3-36-59	45.02	22.51
21	S	42° 03' 12" E	22.23	222.24	20-33-36	22.23	11.12
22	S	22° 40' 32" E	21.00	252.84	15-11-53	21.04	10.52
23	S	1° 03' 32" E	129.49	252.84	24-29-55	130.36	65.07
24	S	24° 24' 03" E	28.27	25.00	71-33-31	21.26	10.63
25	S	25° 37' 20" E	31.44	510.00	9-12-17	31.43	15.72
26	S	44° 17' 36" E	168.37	309.96	28-32-50	169.24	84.62
27	N	25° 21' 48" E	36.61	25.00	94-08-21	41.08	20.54
28	N	11° 23' 42" E	206.16	206.16	7-12-08	206.20	103.10
29	N	59° 28' 14" W	59.44	510.00	6-40-55	59.46	29.73
30	S	38° 34' 44" E	44.73	1696.69	1-26-35	44.73	22.37
31	S	66° 54' 46" E	217.25	392.09	31-47-09	220.09	112.04
32	S	60° 46' 52" E	122.73	482.00	19-31-35	123.58	61.79
33	S	31° 29' 18" E	110.33	482.00	13-16-14	111.17	55.58
34	S	31° 28' 37" E	248.69	545.21	29-47-39	249.70	124.85
35	S	51° 49' 55" E	117.27	482.00	14-01-24	117.51	58.75
36	S	20° 27' 20" E	240.76	227.24	69-43-27	239.64	141.76
37	S	55° 37' 03" E	166.73	1321.89	7-13-56	166.85	83.43
38	N	11° 12' 36" E	443.34	2094.79	5-49-24	445.79	222.93

- NOTES:
- All property line corners and breaks shall be marked by general property monuments.
 - It appears that a portion of lots 1 thru 7 and Parcels A & B are located in the P.L.E.M. 100 yr. Flood Zone "A", per Map # 510154 0205 B.

PLAT OF SUBDIVISION
SECTION ONE
RIDGE POINTE
LEELAND MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

Date: Jan. 26, 1990



SULLIVAN DONAHOE AND INGALLS
P.O. Box 614
Fredericksburg, Virginia

SHEET 2 OF 2

REVISIONS	DATE	DESCRIPTION

Potomac Creek Assoc.
TO
Ridge Pointe, Sec 1
Plat Book 20 pages 287 & 288
Oct. 11, 1990