

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT CONTAINING 16.0819 ACRES OF LAND, MORE OR LESS, AND DESIGNATED AS SECTION TWO, 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 16.0819 ACRES OF LAND BEING HEREBY SUBDIVIDED IS A PART OF THE SAME LAND CONVEYED TO POTOMAC CREEK ASSOCIATES BY RUSSELL G. SULLIVAN, MABEL L. SULLIVAN, DALE H. SULLIVAN & LARRY R. SULLIVAN BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN DEED BOOK 700 AT PAGE 160.

GIVEN UNDER MY HAND THIS 10th DAY OF May 1990

OWNER / SUBDIVIDER
POTOMAC CREEK ASSOCIATES
1172 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 10th DAY OF May 1990

[Signature]
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

May 10, 1990
DATE

[Signature]
HIGHWAY ENGINEER

5/21/90
DATE

[Signature]
COUNTY BOARD OF SUPERVISORS, AGENT

NOTE
PUBLIC WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY STAFFORD COUNTY, VIRGINIA

OWNER'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 26th DAY OF JANUARY, 1990

[Signature]
EDISON L. SULLIVAN
C.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 45,116,120 (PARTS)

PROPOSED USE: SINGLE FAMILY SUBD.

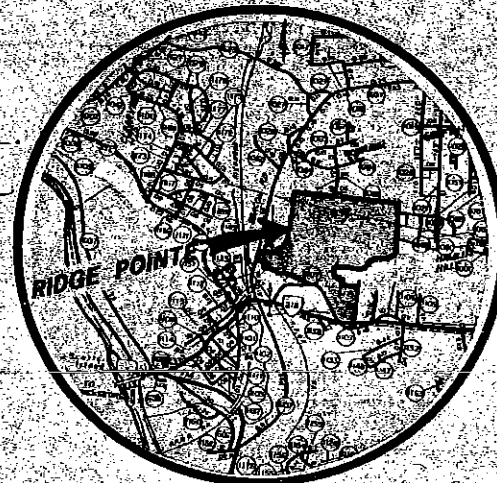
ZONED R-1

SETBACKS (PER STAFFORD CO.)

FRONT - 35'

REAR - 35'

SIDE - 12'



VICINITY MAP

SCALE: 1" = 2000'

AREAS

AREA IN LOTS ----- 10.6332 AC.

AREA IN STREETS --- 2.0620 AC.

RECREATION PARCEL --- 3.3867 AC.

TOTAL AREA ----- 16.0819 AC.

NUMBER OF LOTS - 22

PLAT OF SUBDIVISION
SECTION TWO

RIDGE POINTE

LEELAND MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

DATE: JANUARY 26, 1990

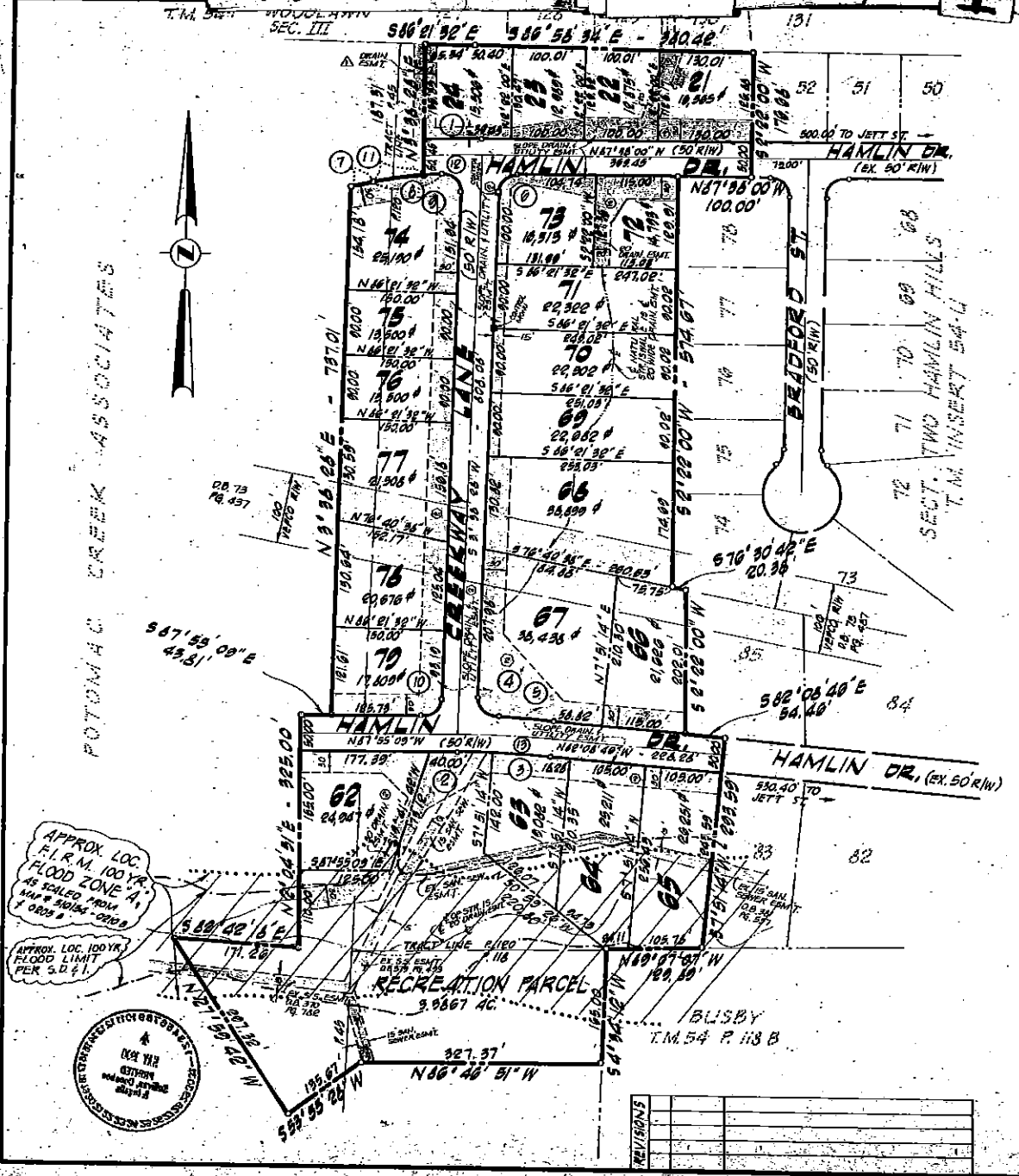
NO SCALE

SULLIVAN DONAHOE AND INGALL'S

P.O. BOX 614
FREDERICKSBURG, VIRGINIA

NO.	CHD.	BEARING	CHORD	RADIUS	DELTA	ARC	TAN.
1	5	89° 15' 15" W	70.43	781.87	6-18-54	78.87	39.77
2	5	87° 01' 44" E	40.00	1886.97	1-46-51	40.00	60.00
3	5	84° 08' 32" E	69.66	1846.97	3-59-32	69.67	44.62
4	N	41° 08' 30" W	59.18	25.00	89-21-56	58.99	24.73
5	N	83° 50' 07" W	43.48	1396.07	3-54-42	43.50	41.70
6	N	46° 00' 14" E	34.90	25.00	88-43-32	34.71	24.49
7	N	80° 41' 01" E	27.16	639.95	1-51-14	27.16	19.59
8	N	83° 51' 50" E	27.45	681.27	4-12-12	27.54	44.85
9	5	44° 11' 44" E	57.06	25.00	45-40-31	41.75	27.61
10	5	47° 51' 40" W	34.87	25.00	48-28-28	34.59	24.59
11	5	82° 40' 28" N	89.82	881.27	5-48-27	89.85	34.06
12	5	82° 07' 12" W	80.00	706.27	6-28-39	80.00	40.00
13	5	48° 01' 58" E	132.14	1311.87	6-46-23	132.19	86.73

NOTES:
 1. IT APPEARS THAT A PORTION OF SECTION TWO, RIDGE POINTE SUBDIVISION IS WITHIN THE F.L.R.M. 100 YR. FLOOD ZONE "A" PER MAP # 51014-02058 & 02108.
 2. ALL PROPERTY LINE CORNERS AND BREAKS SHALL BE MARKED BY GENERAL PROPERTY MONUMENTS.



PLAT OF SUBDIVISION
 SECTION TWO
RIDGE POINTE
 LEELAND MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VIRGINIA
 Date: January 29, 1990
 100' 0' 100' 200'
 SCALE
SULLIVAN DONAHOE AND INGALLS
 P.O. Box 614
 Fredericksburg, Virginia
 SHEET 2 OF 2

APPROX. LOC. F.L.R.M. 100 YR. FLOOD ZONE "A" PER SCALED FROM MAP # 51014-02058 & 02108
 APPROX. LOC. 100 YR. FLOOD LIMIT PER S.D.#1
 ONE YR. CEILING PER S.D.#1

