OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT CONTAINING 24.3293 ACRES OF LAND, MORE OR LESS, AND DESIGNATED AS SECTION SITUATED IN LEELAND SEVEN, RIDGE POINTE, DISTRICT, STAFFORD COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWN-ERS THEREOF. THAT ALL STREETS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO PUBLIC USE. THAT ALL WATER LINE AND SANITARY SEWER ESMT'S ARE HEREBY DEDICATED TO STAFFORD COUNTY, VIRGINIA, FOR PUBLIC USE. THE SAID 24.3293 ACRES OF LAND BEING HEREBY SUBDIVIDED IS A PART OF THE SAME LAND CONVEYED TO MULBERRY CORP. BY G. ANDREW NEA, JR., SOLE ACTING TRUSTEE BY DEED DATED AUGUST 20, 1991 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN DEED BOOK __ 810 AT PAGE _524 .

GIVEN UNDER MY HAND THIS 29 DAY OF AREIL 19 93

OWNER / SUBDIVIDER
MULBERRY CORP.
828 MAIN STREET
LYNCHBURG, VA. 23504

VICE PRESIDENT

CIM COUNTY OF RICHMOND COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, WHOSE COMMISSION WILL EXPIRE ON 8 3193 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 29 DAY OF APRIL 1993

NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

> S=30-83 DATE

5/25/93 DATE COUNTY BOARD OF SUPERVISORS, AGENT

Mulberry Corp.
To
Ridge Pointe, Sec 7
PB 24 Pg 145 & 146
5-26-93

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 23 DAY OF FEBRUARY ,19 93

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 45 (PART)

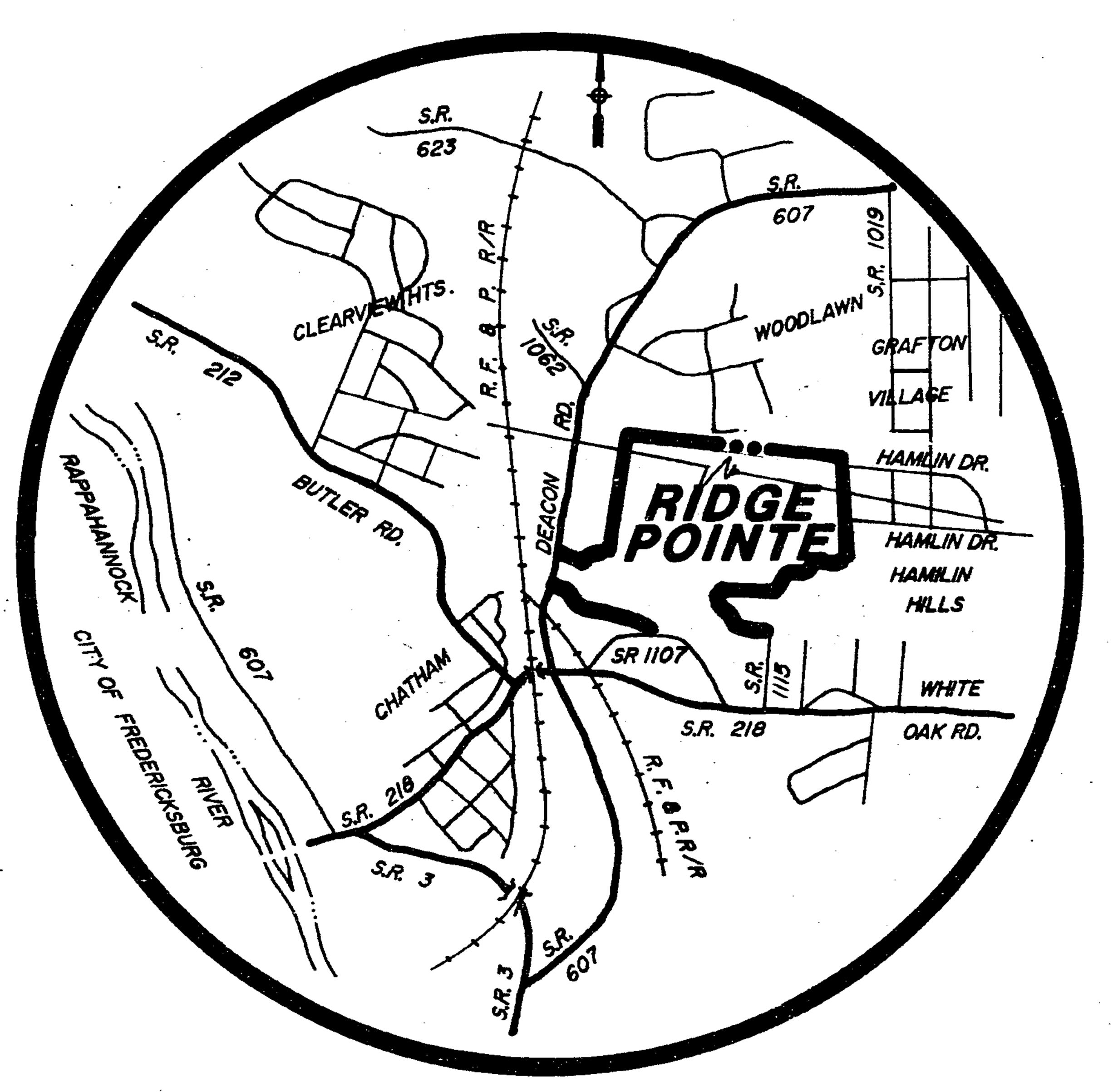
PROPOSED USE' SINGLE FAMILY SUBD.

ZONED R-/

TITLE CERTIFICATION

I HEREBY CERTIFY THAT THIS PROPERTY IS RECORDED
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
STAFFORD COUNTY, VIRGINIA IN D.B. <u>BIO</u> PG. <u>524</u>,
UNDER THE NAME OF <u>MULBERRY CORP</u>.

EDISON L. SULLIVAN L.S. # 908-B



VICINITY MAP

SCALE: 1' = 2,000'

AREAS

AREA IN LOTS ----- 20.0877 AC.

AREA IN PARCEL E ---- 1.7785 AC.

AREA IN STREETS ---- 2.4631 AC.

TOTAL AREA ----- 24.3293 AC.

TOTAL NUMBER OF LOTS = 32

PARCEL - E TO BE CONVEYED TO THE RIDGE POINTE HOMEOWNERS ASSOCIATION.

PLAT OF SUBDIVISION SECTION SEVEN

RIDGE POINTE

LEELAND MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

DATE' NOVEMBER 10, 1992

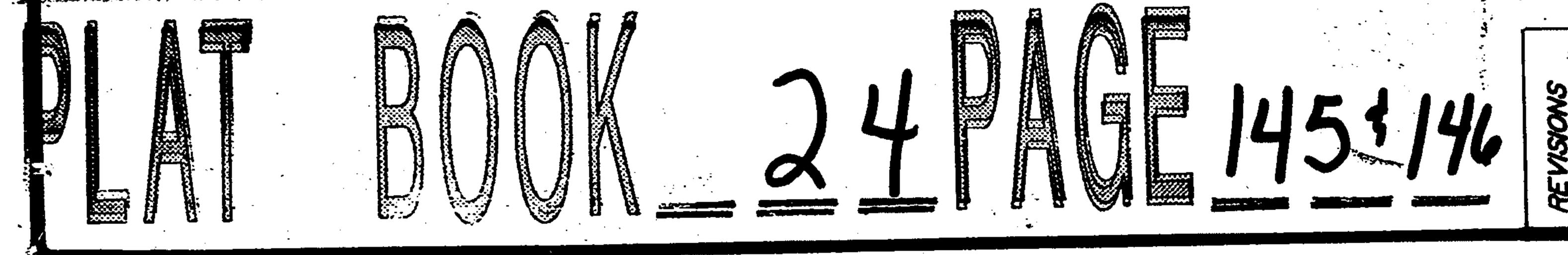
NO SCALE

SULLIVAN DONAHOE AND INGALLS

P. O. BOX 614
FREDERICKSBURG, VIRGINIA

ST-506-A

SHT. I OF



DIAT BOOK 24PAGE 146

