

DH KNOOP

## 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 complied with. All monuments will be set by July 2003.

Balzer & Associates, Inc.

SHoward L. Vance⊊ No. 1854

4-17-03

EXISTING 5'3 EASEMENT PB: 125, PG: 88

LOT 40 KRIM POINT SECTION 1

PB: 103, PG: 86-88

FORMER LOT LINE LOT 1 0.145 ACRE

> EXISTING VARIABLE WIDTH VDOT

KRIM POINT

SECTION 2

RB: 125, PG: 88

LOT 2

0.141 ACRE

16' DRAINAGE

-PB: 125, PG: 88

EXISTING 15

VERIZON EASEMENT DB: 4630, PG: 39\_ AND 15' VIRGINIA

POWER EASEMENT

DB: 4647, PG: 779

EASEMENT

S72'59'58"E 102.86'

EXISTING 10' EASEMENT

S80°58'34"E 76.84'

PB: 125, PG: 88

DRAINAGE EASEMENT PB: 103, PG: 86-88 EXISTING 10' EASEMENT-

PB: 103, PG: 86-88

N=3,702,451.51 E=11,727,983.51

T=35.46 CB=S84.52.46"E C=69.82' D=20'13'44"

L=70.19

R=198.80

KRIM POINT WAY State Route 4761 40' R/W

N=3,702,573.73 E=11,728,092.61 KRIM POINT AT THE GROVE Section 1 Biggin Pond At The Grove Section 1 Hawkins Wood At The Grove Section 1 SCALE: 1"= 2000 VICINITY MAP NOTES: Use: Residential Zoned: RTH (Case # 91SNO172) Pin No.: 728-702-0355-00000 Pin No.: 728-702-0348-00000 VERIZON EASEMENT Water: County system DB: 3515, PG: 536 & 15' VIRGINIA Sewer: County System Drainage: Curb & Gutter Number of lots: 2 DB: 3539, PG: 970 Area in Lots: 0.29 Ac.

60

Building setback Lines shall be as follows: Front: 20'

Side: For attached dwellings, each unit shall have one side yard not less than ten (10) feet in width. For detached dwellings, there shall be no minimum side yard, but dwellings shall be placed so as to create usable space and open space on at least one side of each dwelling. The side yard setback requirements for each lot shall be established, reviewed and approved by the planning department. Rear: 15'

Corner side Yard: 7.5'

## KRIM POINT AT THE GROVE

RESUBDIVISION OF LOT 41, SECTION 1 AND LOT 26 SECTION 2

 PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

BALARO

EXISTING 15'

POWER EASEMENT

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

SUBDIVISION IDENTIFICATION NO. 017-0345-53 MIDLOTHIAN DISTRICT CHESTERFIELD COUNTY, VIRGINIA DATE: April 17, 2003 SCALE: 1"=20"

## SOURCE OF TITLE

The properties embraced within the limits of this subdivision were conveyed to: Lot 41- George L. Welch and Esther F. Welch, husband and wife, by deed from, Centex Homes, a Nevada general Partnership, dated June 9, 2002 and recorded July 11, 2002, in Deed Book 4598, Page 931.

Lot 26- Stanley W. Jeter, by deed from, W.V. McClure, Inc., a Virginia Corporation, t/a Main Street Homes, dated March 18, 2003 and recorded March 21, 2003, in Deed Book

The foregoing deeds are recorded in the Clerk's Office of the Circuit Court, Chesterfield County, Virginia.