

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS SACHEMS HEAD-PHASE THREE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THERE IS A MORTGAGE ON THIS PROPERTY. ALL EASEMENTS, STRIPS, AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY OF CHESTERFIELD FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF 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 EASEMENTS SHOWN HEREIN. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND OVERHEAD AND UNDERGROUND UTILITIES EXCEPT AS RESTRICTED IN USE ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS 25<sup>TH</sup> DAY OF MARCH, 1987.

MID-ATLANTIC FINANCIAL GROUP, INC.

JOHN F. CARROLL III - PRESIDENT  
CARY A. RALSTON - TRUSTEE  
HAMILL D. JONES, JR. - TRUSTEE

Shirley B. Stalnaker  
FAUQUIER INVESTMENT SERVICE CORPORATION - TRUSTEE  
(JEFFERSON SAVINGS & LOAN ASSOC.)

COMMONWEALTH OF VIRGINIA  
OF RICHMOND  
A NOTARY PUBLIC IN AND FOR THE COUNTY OF FAUQUIER  
DO HEREBY CERTIFY THAT  
WHOSE NAMES ARE SIGNED TO THE ABOVE SUBDIVISION CERTIFICATE HAVE  
ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND COMMONWEALTH AFORESAID.  
GIVEN UNDER MY HAND AND SEAL THIS 25<sup>TH</sup> DAY OF MARCH 1987.

NOTARY PUBLIC  
MY COMMISSION EXPIRES 1-28-89

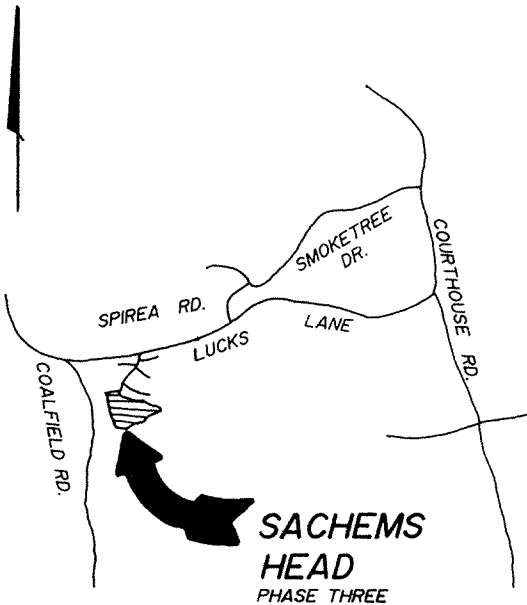
COMMONWEALTH OF VIRGINIA  
COUNTY OF FAUQUIER  
I, SHARON L. MCKENZIE A NOTARY PUBLIC IN AND FOR THE COUNTY OF FAUQUIER  
DO HEREBY CERTIFY THAT  
WHOSE NAMES ARE SIGNED TO THE ABOVE SUBDIVISION CERTIFICATE HAVE  
ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND COMMONWEALTH AFORESAID.  
GIVEN UNDER MY HAND AND SEAL THIS 13<sup>TH</sup> DAY OF MAY 1987.

NOTARY PUBLIC  
MY COMMISSION EXPIRES 6-12-89

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO MID-ATLANTIC FINANCIAL GROUP, INC. BY DEED FROM MIDLOTHIAN ENTERPRISES, INC. DATED MARCH 21, 1984 AND RECORDED MARCH 30, 1984 IN DEED BOOK 1648 PAGE 1970 IN THE CLERKS OFFICE, CIRCUIT COURT, CHESTERFIELD COUNTY, VIRGINIA

Kenneth M. Cox  
J.K. TIMMONS & ASSOCIATES P.C.



VICINITY MAP  
1"=2000'

OPEN SPACE TABULATION

O.S. 'A' =	2.67± ACRES
O.S. 'B' =	0.245 ACRE
TOTAL AREA	2.92± ACRES

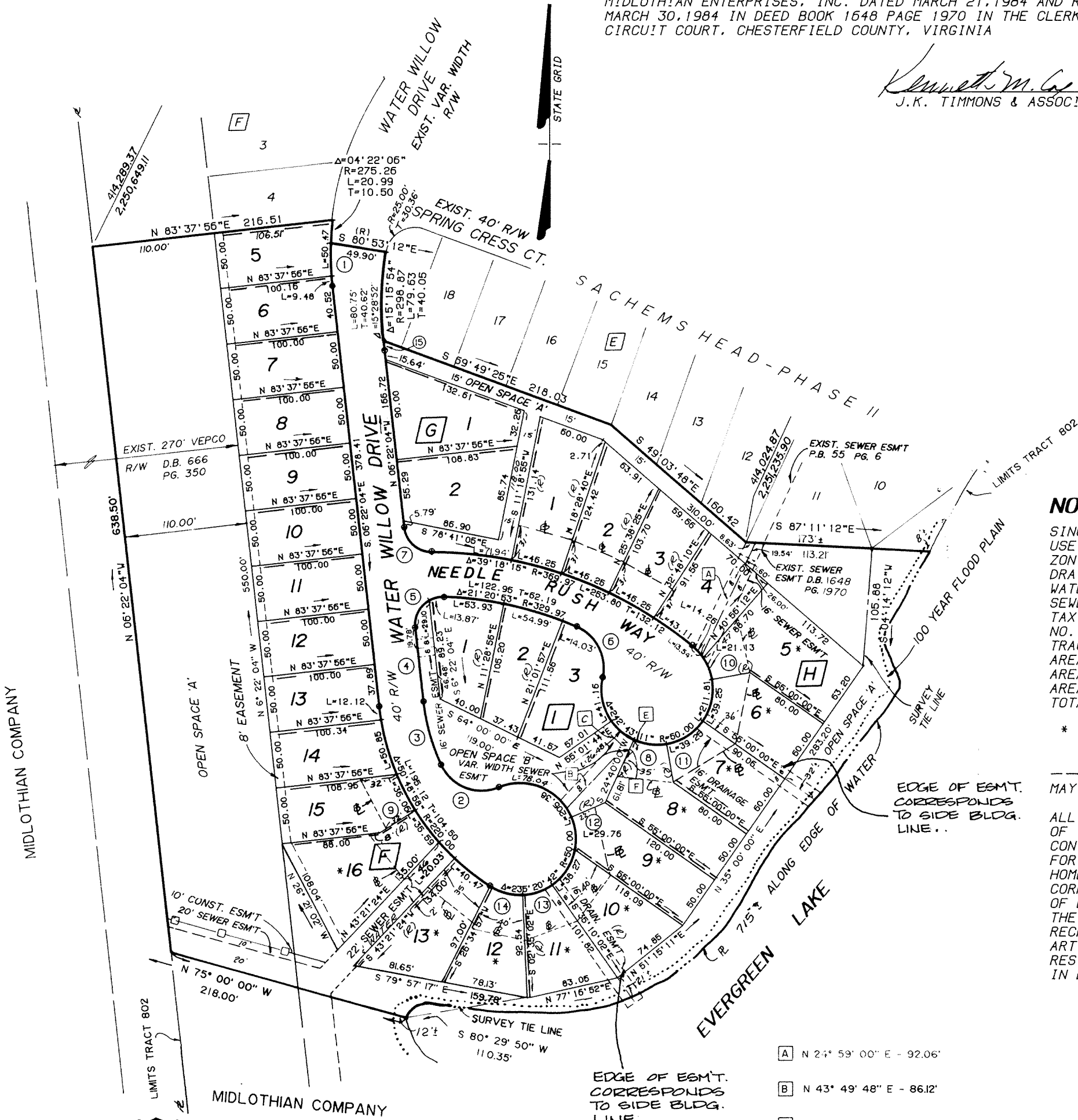
NOTES:

SINGLE FAMILY (B)  
USE: RESIDENTIAL  
ZONING: R-7 CUPD  
DRAINAGE: CURB & GUTTER  
WATER: COUNTY SYSTEM  
SEWER: COUNTY SYSTEM  
TAX MAP NO.: 37-6(1)39  
NO. OF LOTS: 30  
TRACK NO.: 802  
AREA IN LOTS 3.979 ACRES  
AREA IN ROADS 1.098 ACRES  
AREA IN OPEN SPACE: 2.92± ACRES  
TOTAL AREA: 6.00± ACRES

\* LOTS TO HAVE A MFF OF 221.00

----- DENOTES SIDE OF LOT WHERE SETBACK  
MAY BE AS CLOSE AS 2.00'.

ALL THE AREA DESIGNATED ON THIS PLAT AS "OPEN SPACE" BEING ALL OF THE AREA WITHIN THE LIMITS OF SACHEMS HEAD-PHASE THREE NOT CONTAINED IN LOTS OR AREAS DEDICATED TO THE COUNTY OF CHESTERFIELD FOR PUBLIC STREETS, ARE TO BE THE RESPONSIBILITY OF SACHEMS HEAD HOMEOWNERS ASSOCIATION, INC. A VIRGINIA NON-STOCK, NON-PROFIT CORPORATION WHOSE MEMBERS SHALL BE ALL OF THE INDIVIDUAL OWNERS OF LOTS WITHIN THIS SUBDIVISION. SAID OPEN SPACE IS INTENDED FOR THE USE OF INDIVIDUAL OWNERS OF LOTS IN SACHEMS HEAD, SOLELY FOR RECREATIONAL AND PARKING PURPOSES AND AS MORE FULLY SET OUT IN ARTICLE 11 OF THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SACHEMS HEAD, PHASE ONE AND RECORDED IN DEED BOOK 1682 PAGE 1400.



- A N 24° 53' 00" E - 92.06'
- B N 43° 49' 48" E - 86.12'
- C N 46° 10' 12" W - 30.00'
- E - R=50.00' L=8.78'
- F - N 24° 40' 00" E 24.37'

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN THE COUNTY OF CHESTERFIELD VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY MAY 1988.

Kenneth M. Cox  
J.K. TIMMONS & ASSOCIATES, P.C.



DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
08° 06' 37"	275.26	38.96	19.51
87° 16' 15"	40.00	60.93	36.14
18° 53' 25"	180.00	59.34	29.94
N 06° 22' 04" W		66.66	
98° 29' 07"	25.00	42.97	29.01
78° 43' 57"	40.00	54.97	32.82
83° 27' 29"	25.00	36.42	22.30
34° 41' 37"	60.00	30.26	15.62
N 57° 50' 27" E		37.67	
N 80° 01' 37" E		34.89	
S 10° 01' 37" E		34.89	
S 66° 52' 57" W		32.85	
32° 35' 00"	50.00	28.43	14.61
35° 24' 00"	50.00	30.89	15.95
00° 12' 58"	298.87	112	0.56

DATE	PLANNING COMM. APPROVALS
11-13-87	Shirley B. Stalnaker
11-17-87	Shirley B. Stalnaker
10-27-87	Shirley B. Stalnaker

SURVEYS	DATE
CALC. CHK	EAH 12-18-86
UTILITIES	G.S.G. 3-18-87

SACHEMS HEAD

PHASE THREE  
CLOVER HILL DISTRICT • CHESTERFIELD COUNTY, VA

DATE: MARCH 24, 1987 SCALE: 1" = 100'

J.K. TIMMONS AND ASSOCIATES P.C.  
ENGINEERS & SURVEYORS  
RICHMOND, VIRGINIA