

CERTIFICATE of APPROVAL

This division, known as **PLAT SHOWING THE DIVISION OF 19.469 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SIMPSON ROAD AND THE NORTH SIDE OF WEAKLEY ROAD**, is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date _____ Highway Engineer

Date _____ Dinwiddie Water Authority

Date _____ Board of Supervisor,
Chairman or Agent

OWNER'S CONSENT and DEDICATION

Know all men by these presents, that the division of land as shown on this plat, containing 19.469 acres, more or less, and designated as **PLAT SHOWING THE DIVISION OF 19.469 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SIMPSON ROAD AND THE NORTH SIDE OF WEAKLEY ROAD** situated in RoHoic District, Dinwiddie County, Virginia, is with the free consent and in accordance with the desires of the undersigned Owner(s) thereof; that all streets, utility easements and drainage easement shown on said plat are hereby dedicated to the public use, and that all lots within the division are subject to certain restrictions, reservations, stipulations and covenants as contained in a writing executed by the undersigned, under date of _____, 2016, and recorded in the Clerk's Office of Dinwiddie County, in Deed Book _____, Page _____.

The said 19.469 acres of land hereby subdivided having been conveyed to _____ by deed dated _____, and of record _____ in the Clerk's Office Court of Dinwiddie County, Virginia, in Deed Book 305, at page 383.

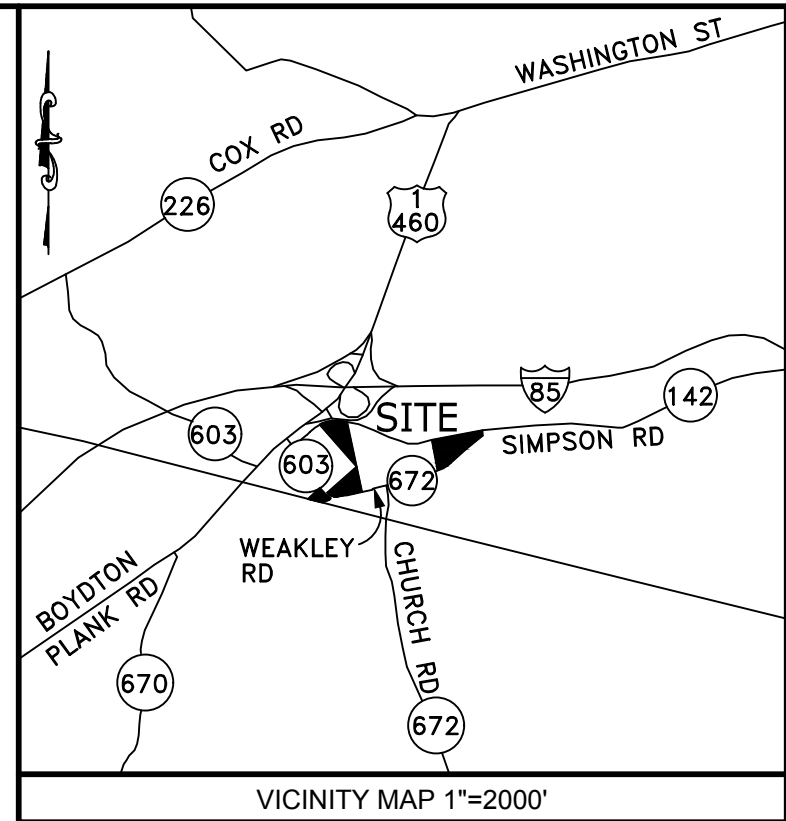
Given our hands this _____ day of _____, 2019.

Owner _____
CITY/COUNTY OF _____
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

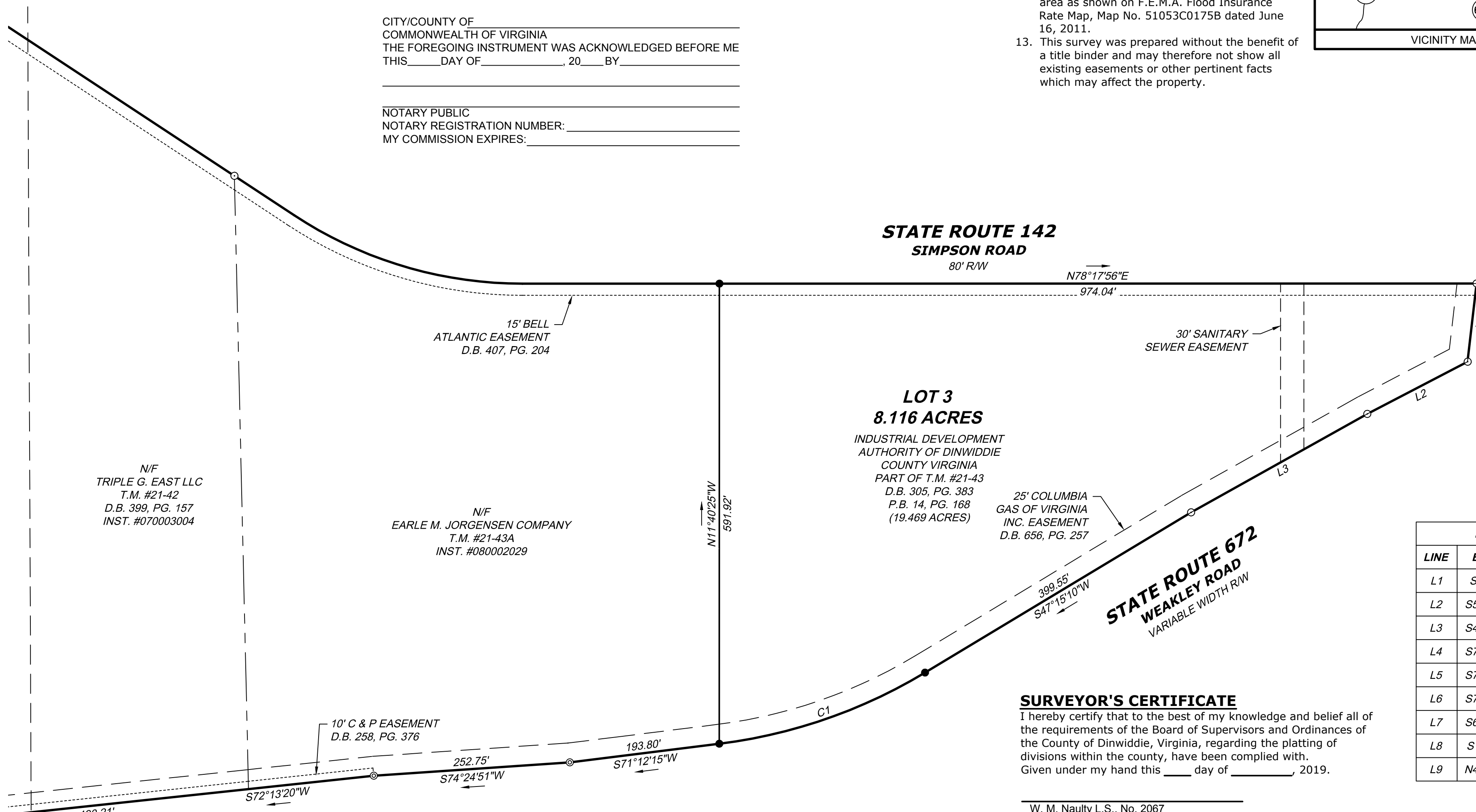
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. Use: Industrial, General
2. Zoning: M-1
3. Tax Map No. 21-43
4. Water: County System
5. Sewer: County System
6. Drainage: Road Side Ditches & Curb & Gutter
7. Lot Size: Maximum Lot Size = 8.116 Acres
Minimum Lot Size = 5.520 Acres
8. Area: Total Area = 19.469 Acres
Area in Lots = 19.469 Acres
Area in Right-of-Way = N/A
Area in Residual = N/A
9. Number of Lots: 3
10. Building Lines: All building lines are to conform to the Dinwiddie County Zoning Ordinance.
11. Land boundary survey shown is based on a current field survey.
12. Based on graphic determination this property is in Zone "X" of the HUD defined Flood Hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Map No. 51053C0175B dated June 16, 2011.
13. This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.



THIS DRAWING PREPARED AT THE
TIMMONS OFFICE
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 YOUR VISION ACHIEVED THROUGH OURS.
 Site Development | Residential | Infrastructure | Technology



STATE ROUTE 142
SIMPSON ROAD
80' R/W

LOT 3
8.116 ACRES
INDUSTRIAL DEVELOPMENT
AUTHORITY OF DINWIDDIE
COUNTY VIRGINIA
PART OF T.M. #21-43
D.B. 305, PG. 383
P.B. 14, PG. 168
(19.469 ACRES)

STATE ROUTE 672
WEAKLEY ROAD
VARIABLE WIDTH R/W

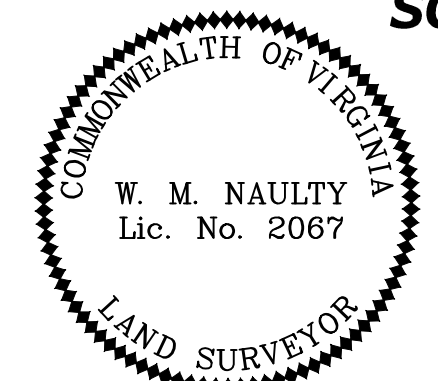
LINE TABLE		
LINE	BEARING	LENGTH
L1	S5°07'14"E	101.15'
L2	S50°45'38"W	145.51'
L3	S49°07'00"W	259.60'
L4	S77°58'34"W	50.11'
L5	S76°21'20"W	98.81'
L6	S76°44'17"W	50.01'
L7	S64°36'18"W	51.34'
L8	S13°32'40"E	10.00'
L9	N44°03'58"W	31.87'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	675.00'	282.17'	143.18'	23°57'05"	N59°13'42"E	280.12'
C2	2824.79'	98.60'	49.31'	2°00'00"	N75°27'20"E	98.59'
C3	2886.00'	176.88'	88.47'	3°30'42"	N78°42'33"E	176.85'
C4	192.88'	186.73'	101.41'	55°28'08"	S71°48'02"E	179.52'
C5	661.20'	389.48'	200.57'	33°45'01"	S78°29'30"W	383.88'
C6	232.88'	82.54'	41.71'	20°18'30"	S54°13'35"E	82.11'
C7	40.00'	46.23'	26.08'	66°12'53"	N32°53'53"E	43.70'

SURVEYOR'S CERTIFICATE

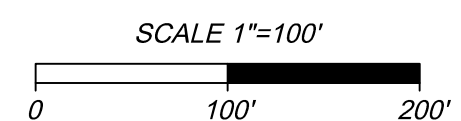
I hereby certify that to the best of my knowledge and belief all of the requirements of the Board of Supervisors and Ordinances of the County of Dinwiddie, Virginia, regarding the platting of divisions within the county, have been complied with.
Given under my hand this _____ day of _____, 2019.

W. M. Naulty L.S., No. 2067



PLAT SHOWING THE DIVISION OF
19.469 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SIMPSON ROAD AND THE NORTH SIDE OF WEAKLEY ROAD
ROHOIC DISTRICT
DINWIDDIE COUNTY, VIRGINIA

DATE: September 5, 2019	SCALE: 1"=100'
SHEET 1 OF 2	J.N.:44243-903
DRAWN BY: J. Livingston	CHECK BY: W.M. Naulty



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