

OWNER'S CONSENT and DEDICATION

Know all men by these presents, that the subdivision of land as shown on this plat containing 134.6 acres, more or less, and designated as

MADLINE HOMES

situated in Sapony District, Dinwiddie County, Virginia, is with the free consent and in accordance with the desires of the undersigned Owners thereof: that all strips and easements shown on said plat are hereby dedicated to the public use, and that all lots within the Subdivision are subject to certain restrictions, reservations, stipulations and covenants as contained in a writing executed by the undersigned, under date _____ and recorded in the Clerk's Office of the Circuit Court of Dinwiddie County in Deed Book _____, Page _____, Said _____ acres of land hereby subdivided having been conveyed to Stephen & Jennifer Palmer from R.F Ranson custodian for Anna Katherine Ranson and William Forrest Ranson by deed dated September 29, 2005, and recorded in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia in Deed Book 684, Page 27 and Recorded October 4, 2005. Given under our hands this 12 day of June, 2006.

Stephen Palmer _____ Trustee
Jennifer Palmer _____ Trustee
 Owner _____ Trustee

LINE NO.	BEARING	DISTANCE
L1	S 21°33'24" E	112.85'
L2	S 67°39'48" E	28.42'
L3	N 24°03'31" E	55.57'
L4	N 67°39'48" W	3.02'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG	TANGENT
C1	14°14'33"	1946.92'	483.96'	482.72'	S 68°06'01" E	243.24
C2	5°41'36"	3997.11'	397.19'	397.02'	N 17°34'28" E	198.76
C3	9°19'51"	4313.79'	702.52'	701.75'	N 19°23'39" E	352.04
C4	8°50'41"	1946.92'	390.55'	390.25'	S 70°47'57" E	150.37
C5	5°23'52"	1946.92'	183.35'	183.35'	S 63°40'40" E	91.78
C6	4°24'20"	3997.11'	307.34'	307.26'	S 16°55'49" W	153.74
C7	1°17'12"	3997.11'	89.85'	89.85'	S 19°46'37" W	44.93

EASEMENT NOTES

ALL EASEMENTS AND STRIPS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY OF DINWIDDIE 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 DINWIDDIE 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 USE ON THIS PLAT.

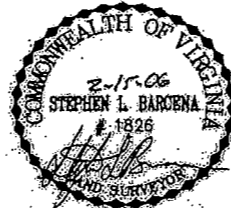
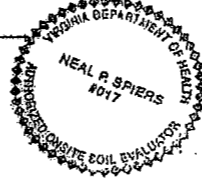
HEALTH NOTE

This subdivision was submitted to the Health Department for review pursuant to section 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and design from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Department is not required to perform a field check on such evaluations. This subdivision was certified as being in compliance by: Neal P. Spiers, AOSE # 017, 804-733-7000. This subdivision approval is issued in reliance upon that certification.

Pursuant to section 360 of the Regulations this approval is not an assurance that the Sewage Disposal Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems," however actual system designs may be different at the time construction permits are issued.

Neal P. Spiers
 Neal P. Spiers



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER.
 THIS IS TO CERTIFY THAT ON 12/20/05 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON. THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.

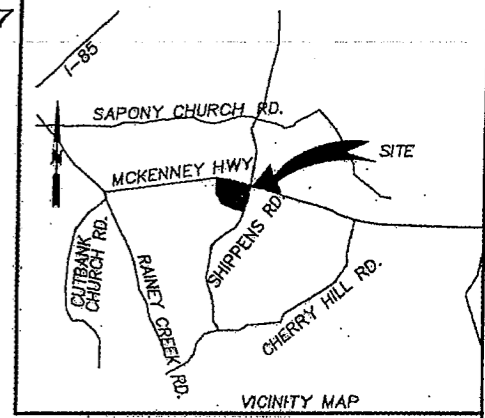
THIS PROPERTY IS IN ZONE "C" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 56187-0375-A DATED 1/17/79.

DINWIDDIE CIRCUIT COURT CLERK'S OFFICE
 LODGED

at 3:07 o'clock P.M.

JUN 23 2006

and with Certificate annexed,
 by Stephen L. Barcena
 D.B. 17 Page 387 & Examined



STATE OF VIRGINIA

I, Linda R. Britton Notary Public in and for the State of Virginia, do hereby certify that Stephen Palmer whose names are signed to the Owner's Consent and Dedication have acknowledged the same before me in my State aforesaid, given under my hand this 12 day of JUNE, 2006.

L.R. Britton
 Notary Public

My commission expires 11.30.06

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 IN DINWIDDIE COUNTY, VIRGINIA, HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN SET.

Stephen L. Barcena
 Stephen L. Barcena, L.S.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION, KNOWN AS MADLINE HOMES, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 6-19-06
 DATE see health note
 DATE 6/22/06
 DATE _____
 DATE _____

Ray Palmer
 HIGHWAY ENGINEER
(N/A)
 HEALTH DEPARTMENT
(N/A) on site WAs
 DINWIDDIE WATER AUTHORITY
William (Steve) Williams
 BOARD OF SUPERVISORS,
 CHAIRMAN, OR AGENT

MADLINE HOMES
 SAPONY DISTRICT, DINWIDDIE COUNTY, VIRGINIA

- NOTES**
- ZONING: A
 - USE: SINGLE FAMILY RESIDENTIAL
 - ROADS: EXISTING
 - DRAINAGE: ROADSIDE DITCH
 - SEWER: INDIVIDUAL SYSTEMS
 - WATER: INDIVIDUAL WELLS
 - NO. OF LOTS PROP: 8
 - MIN. LOT SIZE: 20.00 ACRES
 - AVG. LOT SIZE: 22.2 ACRES
 - MAX. LOT SIZE: 30.8 ACRES
 - AREA IN STREETS: 1.04 ACRES
 - AREA IN LOTS: 133.56 ACRES
 - TOTAL AREA: 134.6 ACRES
 - TAX PARCEL No.: 92-(2)-4
 - THERE IS A 15' EASEMENT ON EITHER SIDE OF ALL LOT LINES.
 - THERE IS A 20' EASEMENT ALONG THE RIGHTS OF WAY.
 - DITCHES ARE TO BE PULLED FOR DRIVEWAY CULVERTS TO INSURE POSITIVE DRAINAGE.

BASLINE, INC
 LAND SURVEYING
 1804-1205-9189
 2743 BOULEVARD
 ORIGINAL HEIGHTS, VA 23851

DATE: DECEMBER 22, 2006 SCALE: 1"=40'
 DRAWN BY: SLP
 CHECKED BY: SLP
 JOB No.: 17883 FILE IDS:

SEE SHEET 2 OF 3 FOR CONTINUATION

N/F WRAY
92-(3)-2
D.B. 136, P. 245

N/F MASON
92-(3)-3
D.B. 136, P. 246

N/F POOLE
92-(3)-4
D.B. 142, P. 326

N/F AVERY
92-(2)-3
D.B. 331, P. 59

N/F AVERY
92-34B
D.B. 185, P. 171

N/F AVERY
92-34
D.B. 389, P. 180

N/F
AMERICAN TIMBERLAND, LLC
92-6
D.B. 466, P. 131

P.B. 9, P. 29

SHIPPING ROAD
S.R. # 709 EX. 30' PRESCRIPTIVE R/W

1.0± ACRE WIDENING STRIP TO BE DEDICATED BY SEPARATE INSTRUMENT TO THE COUNTY OF DINWIDDIE MEASURED 25' FROM EXISTING C/L

MADLINE HOMES

SAPONY DISTRICT, DINWIDDIE COUNTY, VIRGINIA

DINWIDDIE CIRCUIT COURT CLERKS OFFICE
LODGED

at 3:17 o'clock P.M.

JUN 23 2006

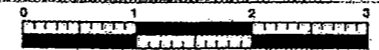
and with Certificate annexed,
Angie Williams Clerk
By: [Signature] Deputy Clerk
D.B. [Signature] Page 3 of 7 & Examined

SCALE: 1"=150 FEET



BASELINE, INC.
LAND SURVEYING
804-820-8180
2463 BOULEVARD
COLONIAL HEIGHTS, VA, 23834

DATE: DECEMBER 22, 2005	SCALE: 1" = 150'
DRAWN BY: SLB	
CHECKED BY: [Signature]	CALC. CHK.: SLB
JOB NO.: 17483	F.B. TDS



MADLINE HOMES

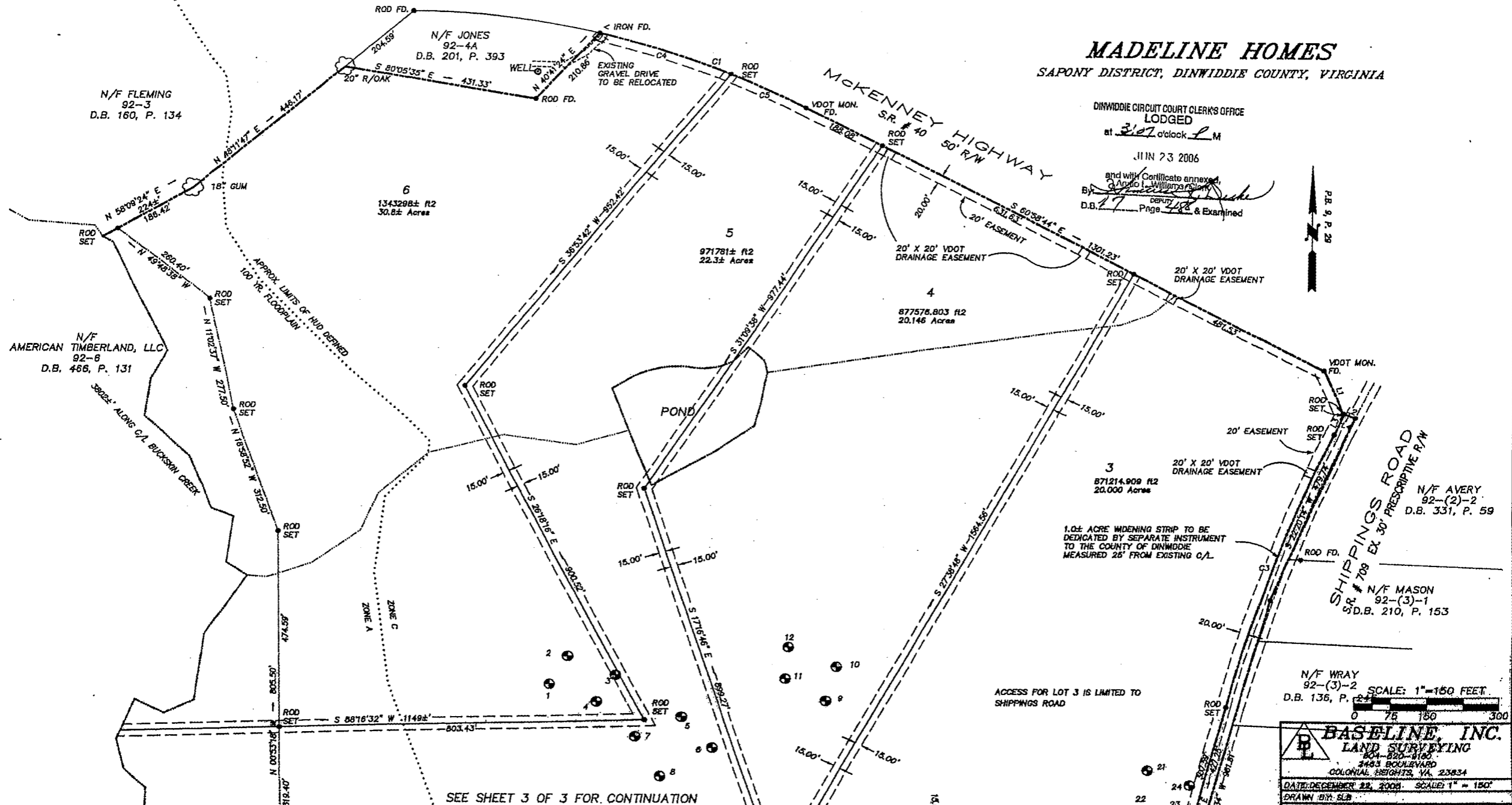
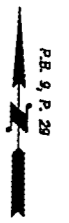
SAPONY DISTRICT, DINWIDDIE COUNTY, VIRGINIA

DINWIDDIE CIRCUIT COURT CLERK'S OFFICE
LODGED

at 3:27 o'clock P.M.

JUN 23 2006

and with Certificate annexed,
By *[Signature]*
DEPUTY CLERK & Examined
D.B. 27 Page 228



N/F FLEMING
92-3
D.B. 160, P. 134

N/F JONES
92-4A
D.B. 201, P. 393

N/F AMERICAN
TIMBERLAND, LLC
92-6
D.B. 466, P. 131

6
1343288± R2
30.8± Acres

5
971781± R2
22.3± Acres

4
877576.803 R2
20.146 Acres

3
871214.908 R2
20.000 Acres

N/F AVERY
92-(2)-2
D.B. 331, P. 59

N/F MASON
92-(3)-1
S.D.B. 210, P. 153

N/F WRAY
92-(3)-2
D.B. 136, P. 224

1.0± ACRE WIDENING STRIP TO BE
DEDICATED BY SEPARATE INSTRUMENT
TO THE COUNTY OF DINWIDDIE
MEASURED 25' FROM EXISTING C/L

ACCESS FOR LOT 3 IS LIMITED TO
SHIPPINGS ROAD

SEE SHEET 3 OF 3 FOR CONTINUATION

SCALE: 1"=150 FEET.
0 75 150 300

BASELINE, INC.
LAND SURVEYING
404-820-8180
2483 BOULEVARD
COLONIAL HEIGHTS, VA 23034

DATE: DECEMBER 22, 2006 SCALE: 1" = 150'
DRAWN BY: SLB
CHECKED BY: G.A.C. CHK: S.L.B.
JOB NO.: 17883 F.B. TDS

PREVIOUS JOB NO.

