SUBDIVISION CERTIFICATE
THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS BRANCH AND EVANS ESTATE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THERE IS NO ADDED OF TRUST ON THIS PROPERTY. ALL EASEMENTS, ROADS AND STRIPS OF LAND ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY OF CHESTERFIELD FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF THE EASEMENTS TO THE COUNTY OF CHESTERFIELD INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND AND OVERHEAD UTILITIES, EXCEPT AS RESTRICTED IN USE AS SHOWN ON THIS PLAT.
WE THE UNDERSIGNED JOIN IN THIS CONVEYANCE TO EVIDENCE OUR CONSENT TO THE DEDICATION MADE AND THE RECORDATION OF THIS SUBDIVISION PLAT. IN WITNESS WHEREOF WE THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 13th DAY OF October 1988.

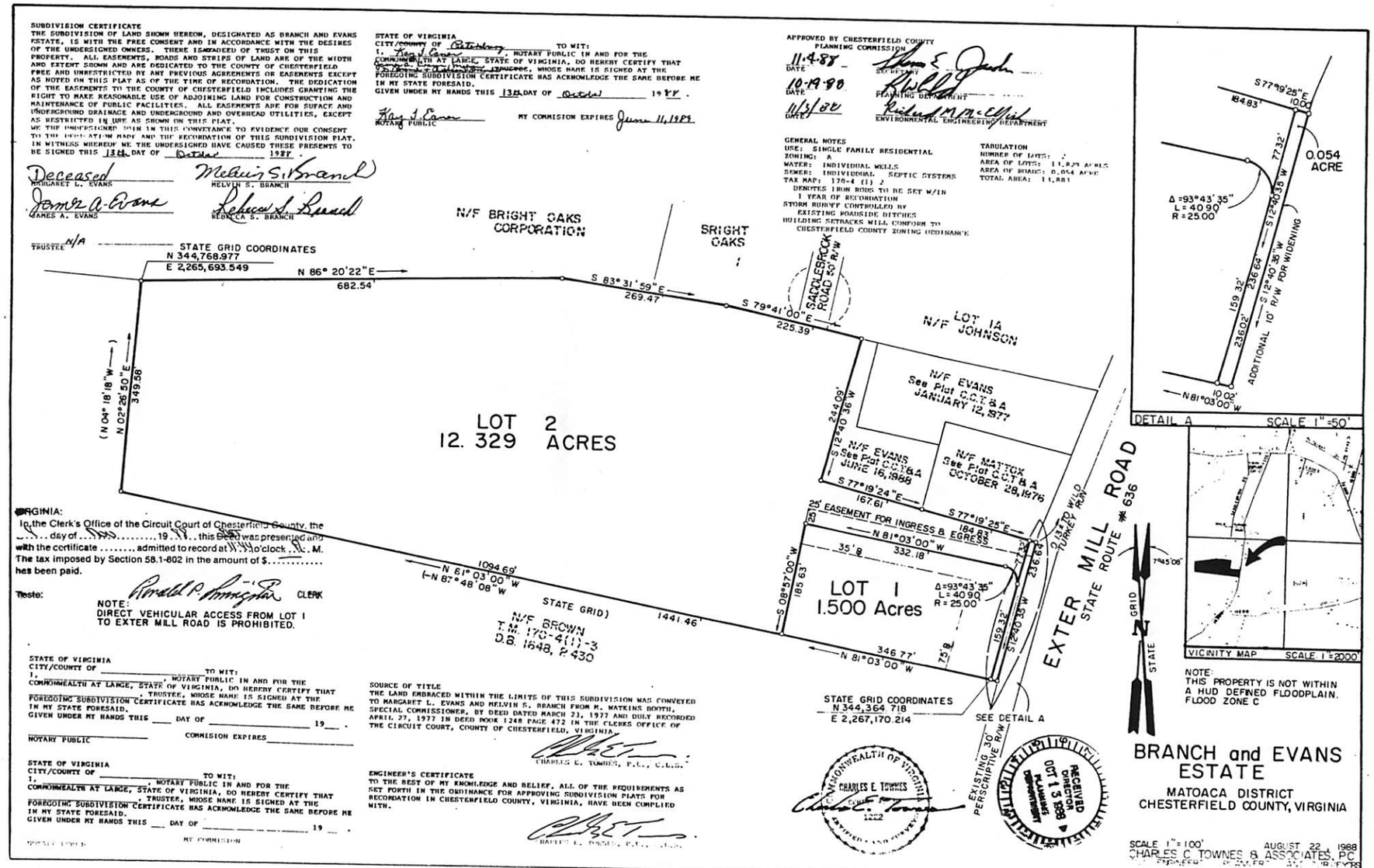
Deceased — MARGARET L. EVANS
Melvin S. Branch — MELVIN S. BRANCH
James A. Evans — JAMES A. EVANS
Rebecca S. Branch — REBECCA S. BRANCH
TRUSTEE N/A

STATE OF VIRGINIA
CITY/COUNTY OF Petersburg TO WIT:
I, Kay J. Carver, NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AT LARGE, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT Melvin S. Branch, WHOSE NAME IS SIGNED AT THE FOREGOING SUBDIVISION CERTIFICATE HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY STATE FORESAID.
GIVEN UNDER MY HANDS THIS 13th DAY OF October 1988.
Kay J. Carver — NOTARY PUBLIC
MY COMMISION EXPIRES June 11, 1989

APPROVED BY CHESTERFIELD COUNTY PLANNING COMMISSION
11-4-88 DATE — SECRETARY
10-19-90 DATE — PLANNING DEPARTMENT
11/3/88 DATE — ENVIRONMENTAL ENGINEERING DEPARTMENT

GENERAL NOTES
USE: SINGLE FAMILY RESIDENTIAL
ZONING: A
WATER: INDIVIDUAL WELLS
SEWER: INDIVIDUAL SEPTIC SYSTEMS
TAX MAP: 170-4 (1) 2
DENOTES IRON RODS TO BE SET W/IN 1 YEAR OF RECORDATION
STORM RUNOFF CONTROLLED BY EXISTING ROADSIDE DITCHES
BUILDING SETBACKS WILL CONFORM TO CHESTERFIELD COUNTY ZONING ORDINANCE

TABULATION
NUMBER OF LOTS: 2
AREA OF LOTS: 13.829 ACRES
AREA OF ROADS: 0.054 ACRE
TOTAL AREA: 13.881



NOTE:
THIS PROPERTY IS NOT WITHIN A HUD DEFINED FLOODPLAIN. FLOOD ZONE C

VIRGINIA:
In the Clerk's Office of the Circuit Court of Chesterfield County, the ..... day of ..... 19..... this Deed was presented and with the certificate ..... admitted to record at ..... o'clock ..... M. The tax imposed by Section 58.1-802 in the amount of $..... has been paid.
Teste: Ronald P. Funkhouser CLERK

NOTE:
DIRECT VEHICULAR ACCESS FROM LOT 1 TO EXTER MILL ROAD IS PROHIBITED.

STATE OF VIRGINIA
CITY/COUNTY OF _____ TO WIT:
I, _____, NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AT LARGE, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT _____, TRUSTEE, WHOSE NAME IS SIGNED AT THE FOREGOING SUBDIVISION CERTIFICATE HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY STATE FORESAID.
GIVEN UNDER MY HANDS THIS ___ DAY OF _____ 19__.
NOTARY PUBLIC — COMMISION EXPIRES _____

STATE OF VIRGINIA
CITY/COUNTY OF _____ TO WIT:
I, _____, NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AT LARGE, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT _____, TRUSTEE, WHOSE NAME IS SIGNED AT THE FOREGOING SUBDIVISION CERTIFICATE HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY STATE FORESAID.
GIVEN UNDER MY HANDS THIS ___ DAY OF _____ 19__.
NOTARY PUBLIC — MY COMMISION

SOURCE OF TITLE
THE LAND EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO MARGARET L. EVANS AND MELVIN S. BRANCH FROM M. WATKINS BOOTH, SPECIAL COMMISSIONER, BY DEED DATED MARCH 23, 1977 AND DULY RECORDED APRIL 27, 1977 IN DEED BOOK 1248 PAGE 472 IN THE CLERKS OFFICE OF THE CIRCUIT COURT, COUNTY OF CHESTERFIELD, VIRGINIA.
CHARLES E. TOWNES, P.E., C.L.S.

ENGINEER'S CERTIFICATE
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING SUBDIVISION PLATS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA, HAVE BEEN COMPLIED WITH.
CHARLES E. TOWNES, P.E., C.L.S.

COMMONWEALTH OF VIRGINIA — CHARLES E. TOWNES — 1222 — ENGINEER AND SURVEYOR

RECEIVED DIRECTOR OCT 13 1988 PLANNING DEPARTMENT

BRANCH and EVANS ESTATE

MATOACA DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

SCALE 1" = 100' AUGUST 22, 1988
CHARLES E. TOWNES & ASSOCIATES, P.C.
ENGINEERS SURVEYORS PLANNERS