

Please note: Survey is provided for the convenience of the Purchaser. It's accuracy is warranted neither by the Seller nor the Broker.

**SUBDIVISION CERTIFICATE**

This subdivision of land shown hereon designated as THE PRESERVE AT OLD GUN SECTION "A" is with the free consent and in accordance with the desires of the undersigned owners. There is not a mortgage on this property. All easements, roads and strips are of the width and extent shown hereon 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 the adjoining land for construction and maintenance of public facilities within the boundaries of the easements shown hereon. All easements are for surface and underground drainage and underground utilities except as restricted in use as shown on this plat.

Given under our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

OLD GUN ROAD PROPERTIES, LLC

COMMONWEALTH OF VIRGINIA

OF \_\_\_\_\_ TO WIT}

I, \_\_\_\_\_,  
a Notary Public in and for the \_\_\_\_\_,  
of \_\_\_\_\_ Commonwealth of  
Virginia, do hereby certify that \_\_\_\_\_

whose names are signed to the Subdivision Certificate, have acknowledged the same before me in my \_\_\_\_\_ and Commonwealth aforesaid. Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

Notary Public  
My commission expires \_\_\_\_\_

**LEGEND:**

( ) Denotes Tie to Easement or Building Line.

<> Denotes Tie to Wetlands.

(( )) Denotes Tie to Flood Plain.

[ ] Denotes Tie to Backwater.

[ [ ] ] Denotes Tie to Creek.

▲ U.S. Army Corps of Engineers jurisdictional wetlands not to be disturbed without written permission from the Corps or Virginia Department of Environmental Quality.

\* Buffers shall be left in a natural state and are exclusive of setbacks; access from the individual lots along OLD GUN ROAD is prohibited. Buffers are exclusive of setbacks. Tree Preservation Strip shall remain in a natural state and remain undisturbed.

A 25' Building Setback is required from all flood plains and/ or backwater.

\*\* Conservation Area to remain in its natural state, no structure to be located in the RPA (Resource Protection Area) without permission from Chesterfield County Director of Engineering.

\*\*\* Greenway Easement shown hereon shall be for the continued conveyance of storm water from the state right of way and to be left in its natural state and not be disturbed without written permission from Chesterfield County Environmental Engineering Department.

**NBP** No building permit will be release until grading is complete

**MFF** = Minimum finished floor elevation based on flood plain  
**FLPL**

**SOURCE OF TITLE**

The property embraced within the limits of this subdivision was conveyed to Old Gun Road Properties, LLC, a Virginia Limited Liability Company from:

GPIN 736-721-6540-00000: by deed from Rosemary M. Davenport dated April 3, 2007, and recorded April 9, 2007, in Deed Book 7722, Page 792 in the Clerk's Office of the Circuit Court, Chesterfield County, Virginia.

GPIN 735-721-2025-00000(part): by deed from John Richard Slaw, III, Alice Slaw Maitland, Michael Wayne Slaw and Sue Slaw Hubbell, dated October 16, 2006, and recorded October 20, 2006, in Deed Book 7423, Page 309 in the Clerk's Office of the Circuit Court, Chesterfield County, Virginia.

Balzer and Associates, Inc.

**SURVEYOR'S CERTIFICATE**

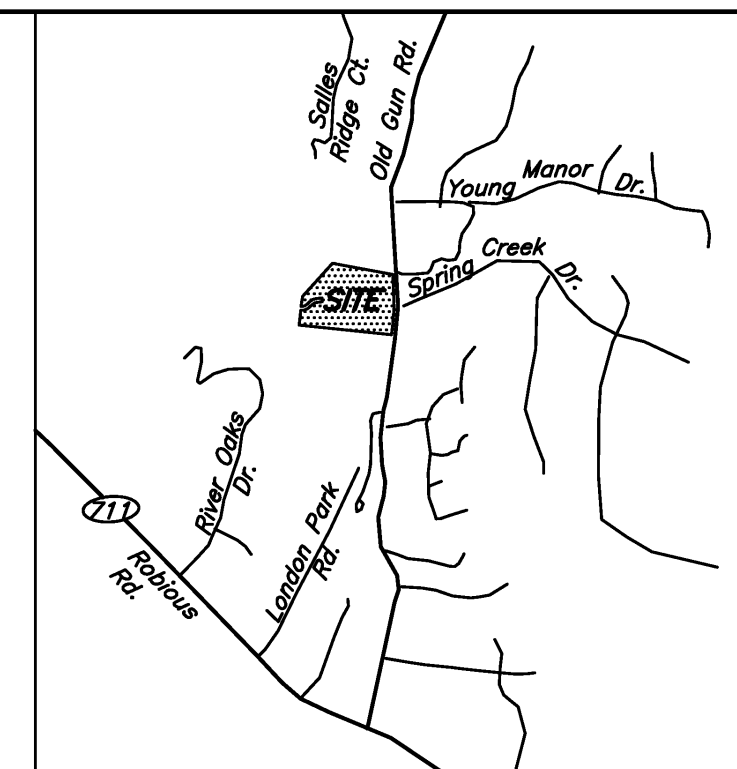
To the best of my knowledge and belief all of the requirements as set forth in the Ordinance for Approving Subdivision Plats in Chesterfield County, Virginia, have been complied with. All monuments will be set by 02/2012:

Balzer and Associates, Inc.

**TEMPORARY TURNAROUND NOTE**

Temporary turnaround easement to revert to underlying owners upon completion of the following:

1. Dedication of the right of way for the extension of CAPWELL DRIVE.
2. Construction of the extension of CAPWELL DRIVE.
3. Removal of the pavement within the easement.



VICINITY MAP SCALE: 1"= 2000'

**NOTES:**

Use: Residential  
Zoned: R-40 (Tentative Case No. 08TS0105 & Case No. 08TS0321)  
GPIN: 735-721-2025-00000(part: 6.476 Acres)  
736-721-6540-00000

Water: County system  
Sewer: Individual Septic  
Drainage: Curb & Gutter  
Number of lots: 5  
Area in lots: 12.000 Acres  
Area in roads: 0.969 Acre  
Total area: 12.969 Acres

CBPA Compliance Achieved by average lot size of 1 Acre not exceeding 16% Impervious Default.

All open spaces to be owned and maintained by the Home Owners Association. Bylaws recorded in DB: \_\_\_\_\_, PG: \_\_\_\_\_.

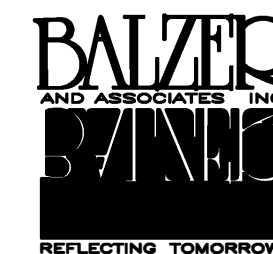
The developer shall permit no masonry embellished entrance structure over six (6) inches above the top of curb/edge of pavement within the ten (10) foot VDOT clear zone measured from the top of curb/edge of pavement. Structures of six (6) inches and less in height may be no closer than three (3) feet from the edge of pavement/back of curb.

**BUILDING SETBACKS:**

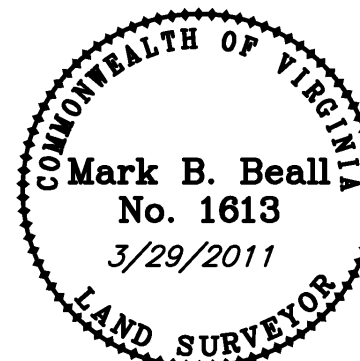
- Front = 60 Feet
- Side = 20 Feet
- Rear = 50 Feet
- Lot Width = 150 Feet

**THE PRESERVE  
AT OLD GUN  
SECTION 'A'**

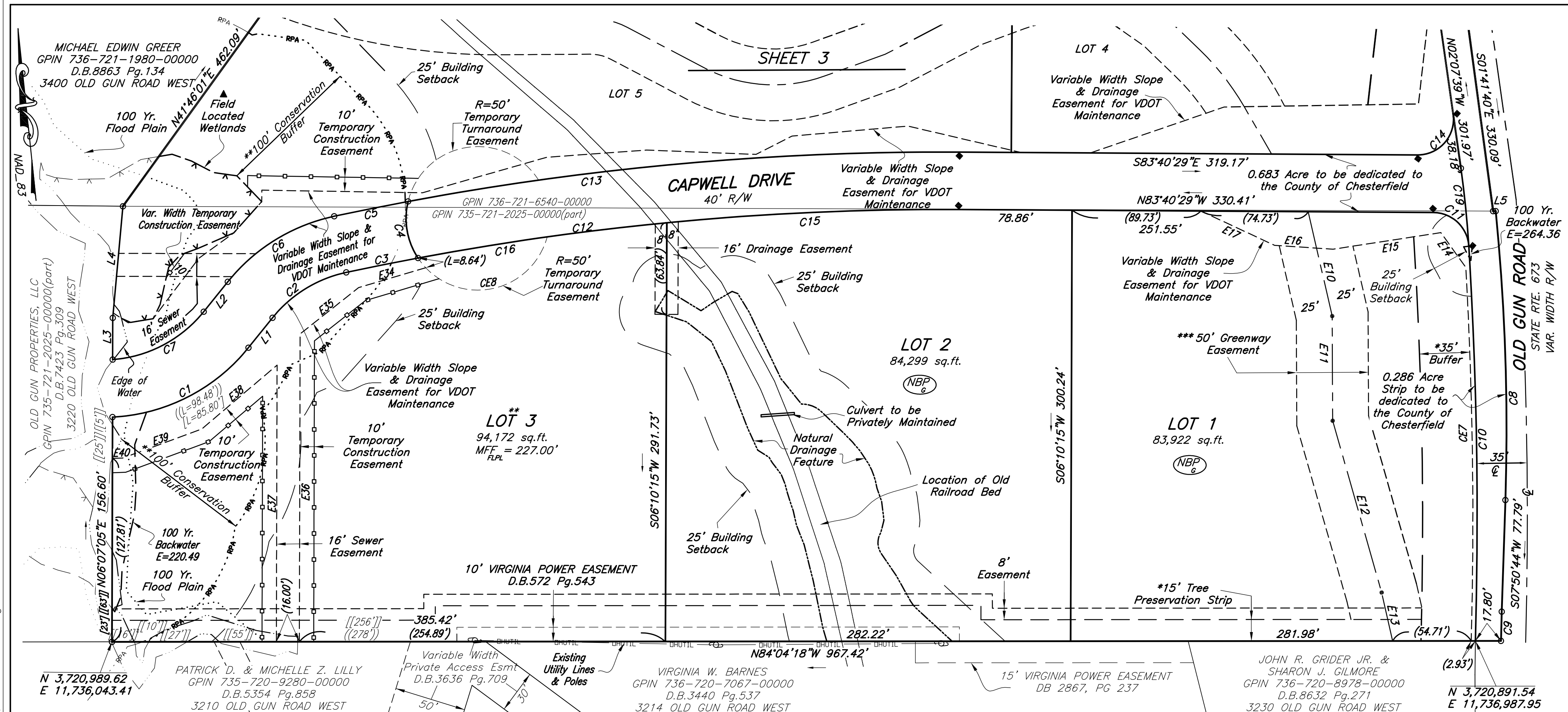
SUBDIVISION IDENTIFICATION NO. 000-0695-01  
MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA  
DATE: MARCH 29, 2011



PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS  
15871 City View Drive  
Suite 200  
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FAX: 804/794-2635



J:\C2006\C0600583 The Preserve At Old Gun\SURVEY\C0600583.dwg\REC SUB C0600583.dwg



LINE	BEARING	LENGTH
L1	N44°47'00"E	26.77'
L2	S44°47'00"W	26.77'
L3	N06°07'05"E	29.05'
L4	N11°10'51"E	78.05'
L5	S83°49'46"E	1.81'

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
CE7	260.35'	3102.23'	130.25'	N05°08'44"E	260.27'	4°48'30"
CE8	114.78'	50.00'	111.07'	N86°41'05"E	91.19'	131°31'39"

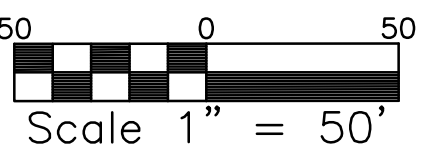
  

APPROVED BY CHESTERFIELD COUNTY

DATE \_\_\_\_\_ DIRECTOR OF PLANNING

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	109.54'	130.00'	58.26'	N68°55'18"E	106.32'	48°16'36"
C2	61.43'	90.00'	31.96'	N64°20'11"E	60.24'	39°06'23"
C3	51.00'	1980.00'	25.50'	N84°37'39"E	51.00'	1°28'33"
C4	41.15'	50.00'	21.82'	N03°58'18"W	40.00'	4°09'35"
C5	52.49'	2020.00'	26.25'	S84°38'03"W	52.49'	1°29'20"
C6	88.73'	130.00'	46.17'	S64°20'11"W	87.02'	39°06'23"
C7	73.69'	90.00'	39.05'	S68°14'27"W	71.65'	46°54'55"
C8	201.53'	1520.00'	100.91'	S04°02'50"W	201.38'	7°35'47"
C9	20.39'	1552.65'	10.20'	S07°28'09"W	20.39'	0°45'09"
C10	275.13'	3102.23'	137.66'	N05°00'51"E	275.04'	5°04'53"
C11	37.59'	25.00'	23.37'	N40°36'02"W	34.15'	86°08'54"
C12	378.74'	1980.00'	189.95'	N89°09'17"W	378.17'	10°57'35"
C13	385.93'	2020.00'	193.56'	S89°08'53"E	385.35'	10°56'48"
C14	42.96'	25.00'	28.99'	N47°05'56"E	37.86'	98°27'10"
C15	203.68'	1980.00'	101.93'	N86°37'18"W	203.59'	5°53'38"
C16	226.06'	1980.00'	113.15'	S87°09'38"W	225.94'	6°32'30"
C19	54.56'	679.42'	27.29'	N00°10'23"E	54.55'	4°36'04"

LINE	BEARING	LENGTH
E10	S06°59'12"E	74.63'
E11	S05°43'02"W	72.92'
E12	S09°56'59"E	124.43'
E13	S06°47'39"E	34.61'
E14	N29°46'36"W	29.81'
E15	S87°12'47"W	75.98'
E16	N80°13'02"W	40.76'
E17	N59°04'05"W	56.64'
E34	S79°27'06"W	48.72'
E35	S57°36'15"W	51.96'
E36	S06°07'05"W	214.49'
E37	N06°07'05"E	192.77'
E38	S55°37'36"W	68.79'
E39	S75°46'50"W	58.59'
E40	N86°15'36"W	7.29'



**BALZER AND ASSOCIATES INC.**  
**REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS**  
 REFLECTING TOMORROW

• PLANNERS • ARCHITECTS  
 • ENGINEERS • SURVEYORS

15871 City View Drive  
 Suite 200  
 Midlothian, Virginia 23113  
 Phone: 804/794-0571  
 FAX: 804/794-2635



Lots Shown: 1, 2, 3

# THE PRESERVE AT OLD GUN SECTION 'A'

SUBDIVISION IDENTIFICATION NO. 000-0695-01  
 MIDLOTHIAN DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA  
 DATE: MARCH 29, 2011 SCALE: 1"=50'

LINE	BEARING	LENGTH
E1	N24°02'11"W	38.08'
E2	N40°02'15"W	31.75'
E3	N48°55'40"W	27.22'
E4	N88°28'44"W	18.09'
E5	S75°40'09"W	34.33'
E6	S68°21'33"W	63.53'
E7	S76°14'42"W	44.93'
E8	N56°15'37"W	60.11'
E9	N84°24'01"W	63.01'
E18	N77°01'46"E	98.50'
E19	S84°55'49"E	135.35'
E20	N12°19'51"E	91.87'
E21	S50°59'32"E	12.49'
E22	N86°40'29"E	17.62'
E23	N43°00'50"E	52.52'
E24	N59°55'51"E	30.18'
E25	N47°44'16"E	29.28'
E26	N06°54'11"E	8.00'
E27	S83°05'49"E	111.94'
E28	N80°00'40"E	90.01'
E29	S88°09'32"E	69.67'
E30	S81°45'32"E	76.28'
E31	N69°00'19"E	28.13'
E32	S88°58'36"E	80.92'
E33	S70°54'10"E	81.02'
E41	N11°10'51"E	16.06'
E42	S83°52'55"E	95.51'
E43	N83°52'55"W	80.49'

LINE	BEARING	LENGTH
L1	N44°47'00"E	26.77'
L2	S44°47'00"W	26.77'
L3	N06°07'05"E	29.05'
L4	N11°10'51"E	78.05'
L5	S83°49'46"E	1.81'

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
CE1	50.34'	180.25'	25.33'	N32°02'13"W	50.17'	16°00'04"
CE2	36.12'	52.33'	18.81'	N68°42'12"W	35.41'	39°33'04"
CE3	34.29'	123.92'	17.25'	S83°35'43"W	34.18'	15°51'07"
CE4	86.77'	104.68'	46.05'	N80°00'28"W	84.31'	47°29'41"
CE5	26.94'	54.85'	13.75'	N70°19'49"W	26.67'	28°08'24"
CE6	152.18'	413.26'	76.96'	N73°51'03"W	151.32'	21°05'55"
CE9	117.07'	50.00'	118.23'	S86°41'05"W	92.10'	134°09'12"
CE10	22.98'	130.00'	11.52'	S51°54'23"W	22.95'	10°07'34"

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C2	61.43'	90.00'	31.96'	N64°20'11"E	60.24'	39°06'23"
C3	51.00'	1980.00'	25.50'	N84°37'39"E	51.00'	1°28'33"
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C17	438.42'	2020.00'	220.08'	N89°53'33"W	437.56'	12°26'08"
C19	54.56'	679.42'	27.29'	N00°10'23"E	54.55'	4°36'04"

Lots Shown: 4, 5



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MIDLOTHIAN DISTRICT  
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DATE: MARCH 29, 2011 SCALE: 1"=50'

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APPROVED BY CHESTERFIELD COUNTY  
DATE \_\_\_\_\_ DIRECTOR OF PLANNING \_\_\_\_\_