

VICINITY MAP  
SCALE: 1"=2000'

**SUBDIVISION CERTIFICATE**

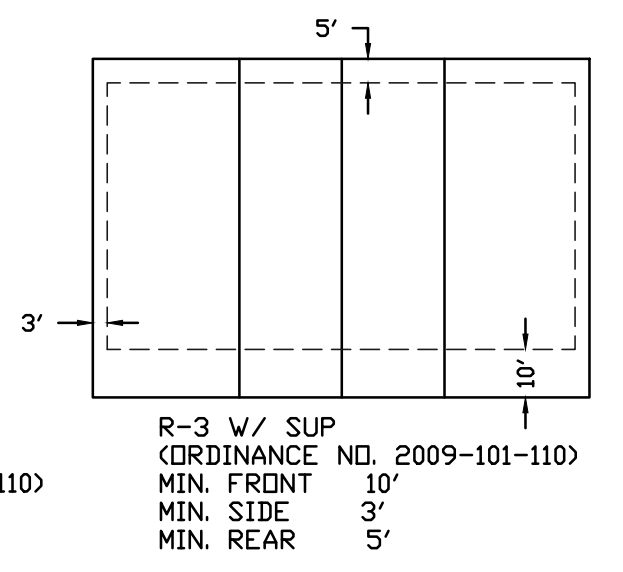
THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND:  
  
SUBDIVISION OF THE TOWNHOMES AT WARWICK PLACE PHASE II  
  
IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, ALL EASEMENTS, STREETS AND STRIPS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY 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 INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN THEREON. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS OTHERWISE STATED ON THIS PLAT.

**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO:  
  
NEW WARWICK TOWNHOMES 2, LLC  
  
GPIN; PART OF 7267073592  
FROM: WARWICK HOLDINGS, LLC  
BY DEED DATED: JUNE 9, 2016  
AND RECORDED: JUNE 13, 2016  
IN DEED BOOK XXX PAGE 499-502  
  
ALL OF THE DEEDS LISTED IN THE SOURCE OF TITLE ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA.  
  
BY:  
YOUNGBLOOD, TYLER & ASSOCIATES, P.C.

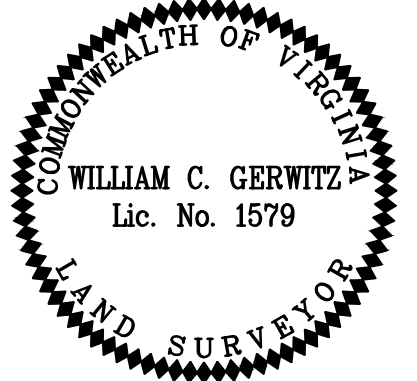
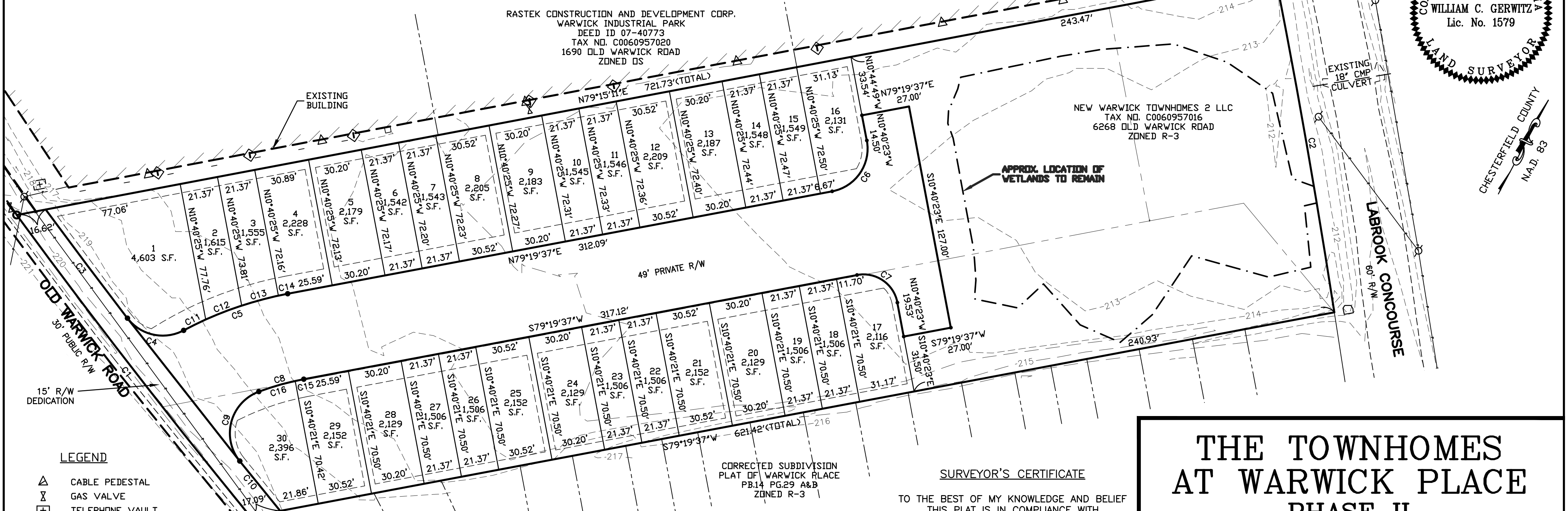
**NOTES:**

- OWNER/DEVELOPER:  
NEW WARWICK TOWNHOMES 2, LLC  
204 RIVERS BEND BLVD, SUITE A  
CHESTER, VA 23836  
PHONE: (804) 530-2109  
FAX: (804) 530-1424  
CONTACT: GERALD BURR, JR  
EMAIL: JUNIOR@CBURY.NET
- TOTAL ACREAGE: 2.966 ACRES  
AREA IN LOTS: 1.341 ACRES  
AREA IN R/W(PUBLIC): 0.070 ACRES  
AREA IN R/W(PRIVATE): 0.555 ACRES  
AREA IN COMMON AREA: 1.000 ACRES
- ZONING: R-3 W/ SUP (ORDINANCE NO. 2009-101-110)
- MIN LOT SIZE: 1,506.22 SF
- MAX LOT SIZE: 4,603.83 SF
- AVG. LOT SIZE: 1,947.13 SF
- 300 VEHICLES PER DAY
- 30 AM PEAK TRIPS
- 30 PM PEAK TRIPS
- CURB, GUTTER, & SIDEWALKS TO BE PROVIDED THROUGHOUT SUBDIVISION



GIVEN UNDER OUR HANDS AND SEALS THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

RASTEK CONSTRUCTION AND DEVELOPMENT CORP.  
WARWICK INDUSTRIAL PARK  
DEED ID 07-40773  
TAX NO. C0060957020  
1690 OLD WARWICK ROAD  
ZONED DS



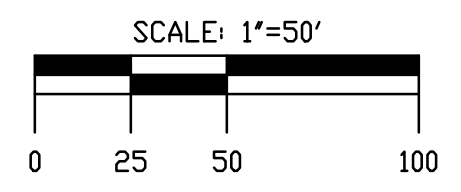
- LEGEND**
- ⊕ CABLE PEDESTAL
  - ⊗ GAS VALVE
  - ⊕ TELEPHONE VAULT
  - ⊕ GAS METER
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ POWER POLE
  - ⊕ OVERHEAD POWER

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	214.99'	4012.56'	3°04'12"	S37°44'30"E	214.97'	107.52'
C2	192.38'	4604.44'	2°23'38"	S09°55'53"E	192.37'	96.20'
C3	76.66'	3997.56'	1°05'55"	S36°51'31"E	76.65'	38.33'
C4	35.23'	25.00'	80°44'50"	S77°46'53"E	32.39'	21.26'
C5	62.40'	204.50'	17°28'55"	N70°35'09"E	62.16'	31.44'
C6	38.48'	24.50'	90°00'00"	S34°19'37"W	34.65'	24.50'
C7	30.59'	19.47'	90°00'00"	S55°40'23"E	27.54'	19.47'
C8	26.36'	155.50'	9°42'43"	S74°28'16"W	26.33'	13.21'
C9	47.34'	25.00'	108°29'26"	N15°22'12"E	40.58'	34.72'
C10	36.19'	3997.56'	0°31'07"	N39°08'05"W	36.19'	18.09'
C11	13.91'	204.50'	3°53'47"	S63°47'35"W	13.90'	6.96'
C12	21.74'	204.50'	6°05'30"	S68°47'14"W	21.73'	10.88'
C13	21.44'	204.50'	6°00'26"	N74°50'12"E	21.43'	10.73'
C14	5.31'	204.50'	1°29'12"	S78°35'01"W	5.31'	2.65'
C15	4.94'	155.50'	1°49'07"	S78°25'03"W	4.94'	2.47'
C16	21.42'	155.50'	7°53'35"	S73°33'42"W	21.40'	10.73'

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN CHESTERFIELD COUNTY, VIRGINIA. ALL MONUMENTS WILL BE SET BY SEPTEMBER 30, 2018

BY:  
YOUNGBLOOD, TYLER & ASSOCIATES, P.C.



**THE TOWNHOMES AT WARWICK PLACE PHASE II**

RICHMOND CITY, VIRGINIA

DATE: OCT. 19, 2017 | SHEET: 1 OF 1 | SCALE: 1" = 40'

**YOUNGBLOOD, TYLER & ASSOCIATES, P.C.**  
CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS  
7309 HANDOVER GREEN DRIVE P.O. BOX 517  
MECHANICSVILLE, Va. 23111  
PHONE (804) 746-5285 FAX (804) 730-7624

DRAWN BY: JGW | CAD FILE: PRELIMINARY PLAT SUB | JOB NO: 411-01-001