LR200500016120 4/27/05 3:07 PM

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT CONTAINING 24.5111 ACRES, AND DESIGNATED AS LAUREL RIDGE SUBDIVISION, SITUATED IN LEE HILL MAGISTERIAL DISTRICT, IN THE COUNTY OF SPOTSYLVANIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF; ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE; 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 OF FEBRUARY 24, 2004, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN LR# 200400006145

THE SAID 24.5111 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO LAUREL RIDGE, L.L.C.

BY PETREA FAMILY LIMITED PARTNERSHIP

BY DEED DATED SEPTEMBER 17, 2002, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN LR# 200200027676.

Laurel Ridge, LLC
By: Operating Manager (SEAL)

COMMONWEALTH OF Virginia

~~CITY~~/COUNTY OF Spotsylvania TO-WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

James E. Jarrell III, Operating Manager of Laurel Ridge, L.L.C.

THIS 22nd DAY OF February 2005.

MY COMMISSION EXPIRES: Jan. 31, 2008

Laura Monette
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS LAUREL RIDGE SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD AND ALL DEDICATIONS ARE ACCEPTED BY THE COUNTY.

03-14-05
HIGHWAY OFFICIAL DATE

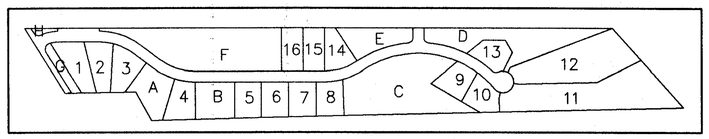
4-23-05
CHAIRMAN OR AGENT OF COUNTY BOARD OF SUPERVISORS DATE

CERTIFICATE OF COMPLIANCE

THIS PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.

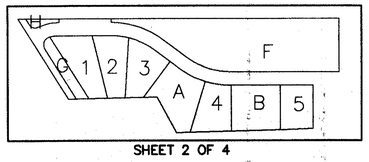
3/17/05
PLANNING DIRECTOR OR AUTHORIZED COUNTY REPRESENTATIVE DATE

GPS NOTE:
THE PLAT OF THE LAND SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO SPOTSYLVANIA COUNTY MONUMENT (K 463).
THE GRID FACTOR (0.9999745x0.9999043) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS (0.9998788). UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SUBDIVISION.
THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" ON 1 FT=1200/3937 METERS.
GEODETIC CONTROL MONUMENTS EXISTING OR PLACED WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL NOT BE DISTURBED. THE LANDOWNER ASSUMES THE RESPONSIBILITY FOR REPLACEMENT OF ANY DISTURBED MONUMENT.

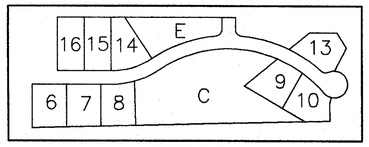


SUBDIVISION KEY PLAN
SCALE: 1"= 500'

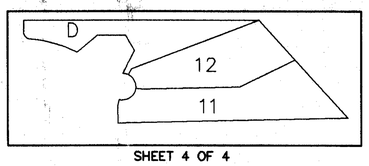
SHEET INDEX



SHEET 2 OF 4



SHEET 3 OF 4



SHEET 4 OF 4

TABULATION:

NUMBER OF LOTS=	16
AREA IN LOTS=	11.4426 ACRES
COMMON AREA=	9.9384 ACRES
AREA IN R/W=	3.1301 ACRES
TOTAL AREA=	24.5111 ACRES

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 SPOTSYLVANIA, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAT IS LAUREL RIDGE, L.L.C. WHO OBTAINED TITLE BY DEED DATE SEPTEMBER 17, 2002 AND RECORDED IN THE THE SPOTSYLVANIA COUNTY CIRCUIT COURT CLERK'S OFFICE IN LR#200200027676. ON SEPTEMBER 19, 2002

GIVEN UNDER MY HAND THIS 17th DAY OF FEBRUARY, 2005.

COMMONWEALTH OF VIRGINIA
WILLIAM W. WEBB, JR. LS 1302
WILLIAM W. WEBB, JR.
No. 1302
LAND SURVEYOR

THE FOREGOING PLAT IS NOT APPROVED, UNTIL ALL SIGNATURES HAVE BEEN OBTAINED

VICINITY MAP SCALE: 1"= 2,000'

GENERAL NOTES

1. TAX MAP PARCEL – TM 36 ((1)) A
2. PARCEL ZONING: R1
3. PUBLIC WATER AND PUBLIC SEWER PROVIDED BY SPOTSYLVANIA COUNTY, VIRGINIA.
4. NO TITLE REPORT FURNISHED.
5. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
6. THIS SURVEY DOES NOT ADDRESS TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC... BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
7. NO LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN THE 100 YEAR FLOOD F.I.R.M. ZONE "X" AS PER FLOOD INSURANCE RATE MAP, COMMUNITY–PANEL NO. 510308 0225 C; DATED: 2/18/98.
8. LANDOWNER/SUBDIVIDER: LAUREL RIDGE, L.L.C.
   P.O. BOX 127
   SPOTSYLVANIA, VA. 22553–0127
9. DRAINAGE EASEMENT MAINTAINED BY V.D.O.T. ONLY TO THE EXTENT NECESSARY TO SERVE ROADWAY PURPOSES

NOTES:

THIS PLAT SHALL BECOME NULL AND VOID AND BE OF NO FUTURE FORCE AND EFFECT IF THE PLAT IS NOT RECORDED IN ACCORDANCE WITH SUBDIVISION ORDINANCE OF SPOTSYLVANIA COUNTY WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL.

APPROVAL AND/OR RECORDING OF THIS PLAT DOES NOT CONSTITUTE ASSURANCE THAT PUBLIC SEWER OR PUBLIC WATER SERVICE WILL BE AVAILABLE TO SERVE THE LAND DESCRIBED ON THIS PLAT AT ANY PARTICULAR TIME.

ALL LOTS WITHIN THIS SUBDIVISION CONTAIN MODERATE OR HIGH POTENTIAL SHRINK/SWELL SOILS BASED UPON THE SOILS ANALYSIS DEPICTED ON THE PRELIMINARY PLAT.

REVISION BLOCK

DATE	REVISION
11/2/04	PER COUNTY COMMENTS
2/17/05	PER COUNTY COMMENTS

PLAT OF SUBDIVISION

LAUREL RIDGE

LEE HILL DISTRICT
SPOTSYLVANIA CO., VA.

WEBB AND ASSOCIATES
10729 TIDEWATER TRAIL
FREDERICKSBURG, VA. 22408
(540)371–1209 • "FAX"(540)371–4650

DATE: FEB. 23, 2004
SCALE: AS SHOWN
DESIGNED BY: DCW
DRAWN BY: SPL
CHECKED BY: WWW
SHEET NO. 1 OF 4 SHEETS

<03C356ASP>ACAD/SPL

P:\Laurel Ridge\FINAL PLAT\04C105ASP.dwg Thu Feb 17 09:15:28 2005 WEBB & ASSOCIATES

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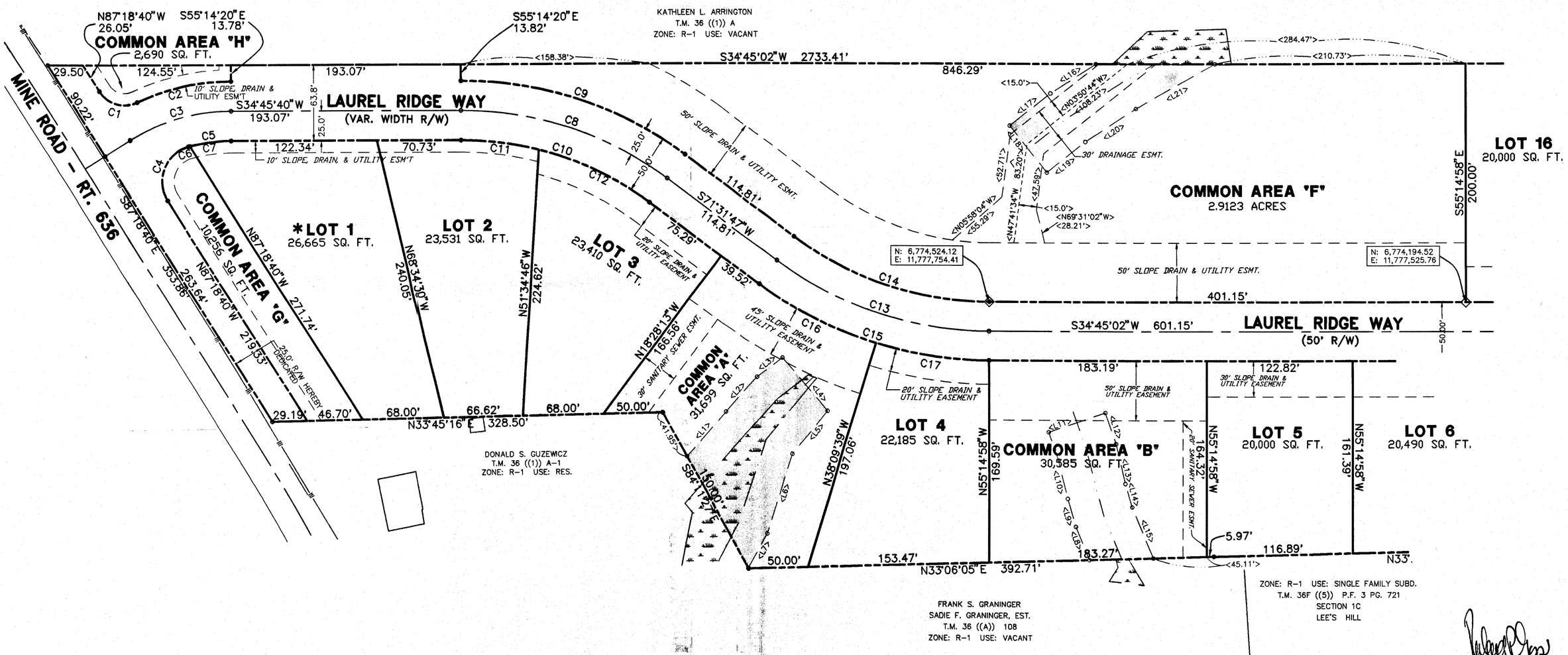
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	36.29'	33.18'	N51°06'26"E	83°09'47"	22.18'
C2	185.00'	81.48'	80.82'	N22°08'36"E	25°14'08"	41.41'
C3	160.00'	89.56'	88.40'	S18°43'30"W	32°04'21"	45.99'
C4	30.00'	55.82'	48.11'	S34°00'39"E	106°36'03"	40.25'
C5	135.00'	36.45'	36.34'	S27°01'31"W	15°28'17"	18.34'
C6	135.00'	1.49'	1.49'	S19°36'24"W	00°38'02"	0.75'
C7	135.00'	34.96'	34.86'	S27°20'32"W	14°50'15"	17.58'
C8	290.00'	186.10'	182.93'	S53°08'43"W	36°46'07"	96.38'
C9	315.00'	202.15'	198.70'	N53°08'43"E	36°46'07"	104.69'
C10	265.00'	170.06'	167.16'	S53°08'43"W	36°46'07"	88.07'
C11	265.00'	66.27'	66.10'	S41°55'31"W	14°19'42"	33.31'
C12	265.00'	103.79'	103.13'	S60°18'35"W	22°26'25"	52.57'
C13	300.00'	192.58'	189.29'	N53°08'24"E	36°46'45"	99.74'
C14	275.00'	176.53'	173.51'	N53°08'24"E	36°46'45"	91.42'
C15	325.00'	208.62'	205.06'	N53°08'24"E	36°46'45"	108.05'
C16	325.00'	111.69'	111.14'	N61°41'04"E	19°41'26"	56.40'
C17	325.00'	96.93'	96.57'	N43°17'41"E	17°05'19"	48.83'

LINE	BEARING	DISTANCE
L1	S13°23'58"E	49.74'
L2	N13°04'09"W	39.22'
L3	N02°41'14"W	26.68'
L4	S83°52'13"W	58.96'
L5	S15°29'50"E	47.05'
L6	S37°16'42"E	70.43'
L7	S26°56'36"E	32.57'
L8	S77°51'52"E	30.17'
L9	S71°15'51"E	24.50'
L10	N68°51'12"W	32.89'
L11	N15°39'48"E	50.00'
L12	S74°20'12"E	27.66'
L13	S68°51'12"E	34.23'
L14	N71°15'51"W	20.56'
L15	S77°51'52"E	46.45'
L16	S01°34'12"W	45.51'
L17	S03°39'40"E	43.72'
L18	N86°20'20"E	50.00'
L19	N03°39'40"W	41.43'
L20	N01°34'12"E	50.82'
L21	N05°16'58"E	76.62'



REVISED ON: FEBRUARY 17, 2005
REVISED ON: NOVEMBER 2, 2004

* – LOT 1 SHALL NOT HAVE DIRECT ACCESS TO STATE ROUTE 636 – MINE ROAD

–DENOTES WETLANDS

–DENOTES WETLANDS BUFFER

0' 60' 120' 180'

COMMONWEALTH OF VIRGINIA
WILLIAM W. WEBB, JR.
No. 1302
2-17-05
LAND SURVEYOR

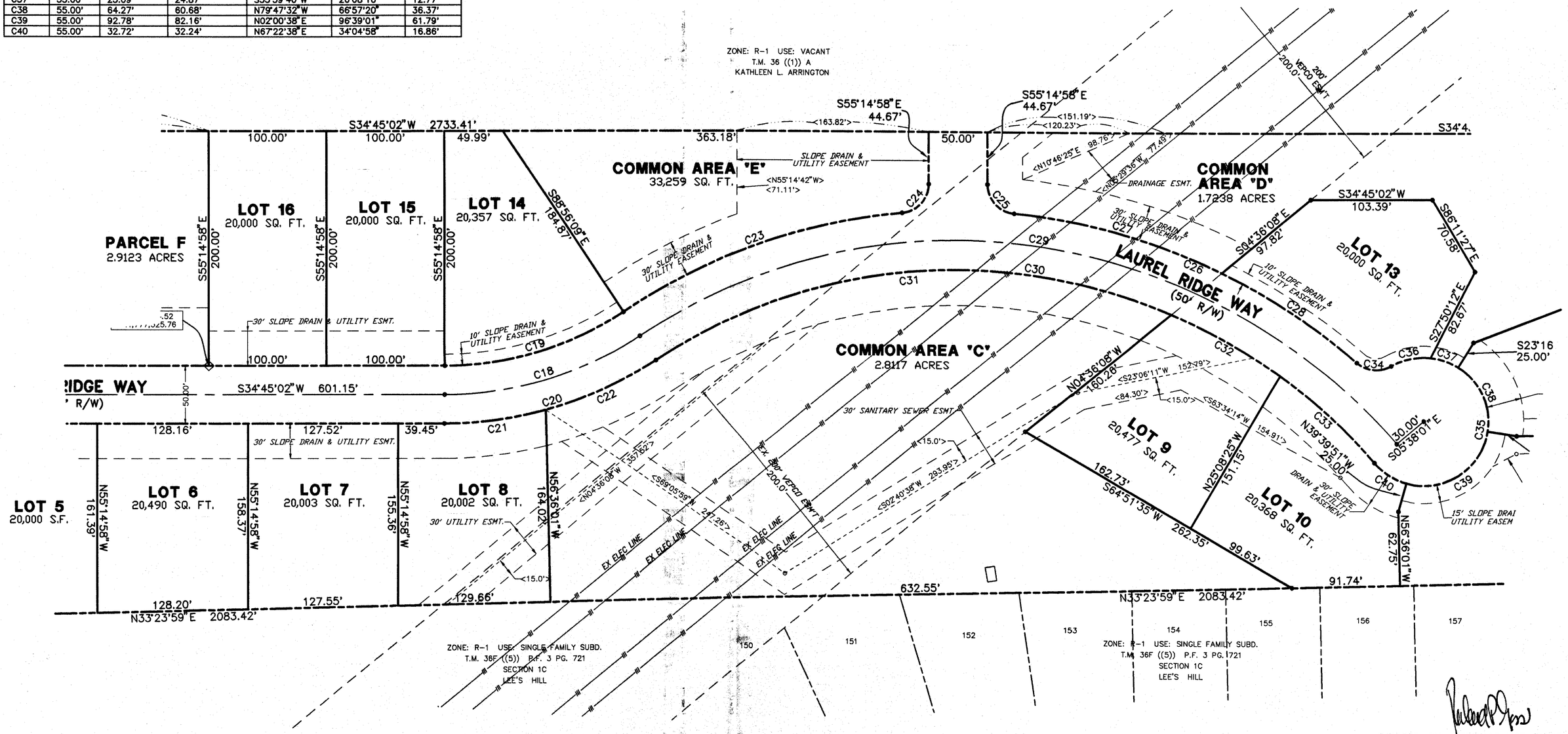
PLAT OF SUBDIVISION	DATE: FEB. 23, 2004
LAUREL RIDGE	SCALE: 1" = 60'
	DESIGNED BY: DCW
	DRAWN BY: SPL
LEE HILL DISTRICT SPOTSYLVANIA CO., VA.	CHECKED BY: WWW
WEBB AND ASSOCIATES 10729 TIDEWATER TRAIL FREDERICKSBURG, VA. 22408 (540)371-1209 • "FAX"(540)371-4650	SHEET NO. 2 OF 4 SHEETS

<04C105BSP>ACAD/SPL
04-C-105

P:\Laurel Ridge\FINAL PLAT\04C105BSP.dwg Wed Mar 16 14:11:05 2005 WEBB & ASSOCIATES

LR2005000 16120 4/27/05 3:07 PM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C18	300.00'	176.38'	173.85'	N17°54'26"E	33°41'10"	90.82'
C19	275.00'	161.68'	159.36'	N17°54'26"E	33°41'10"	83.25'
C20	325.00'	191.08'	188.34'	N17°54'26"E	33°41'10"	98.39'
C21	325.00'	87.35'	87.09'	N27°03'03"E	15°23'58"	43.94'
C22	325.00'	103.73'	103.29'	N10°12'27"E	18°17'13"	52.31'
C23	515.00'	255.03'	252.44'	N15°15'03"E	28°22'25"	130.19'
C24	25.00'	36.95'	33.68'	N12°54'21"W	84°41'14"	22.78'
C25	25.00'	36.95'	33.68'	N82°24'25"E	84°41'14"	22.78'
C26	515.00'	322.87'	317.61'	S58°01'24"W	35°55'13"	166.94'
C27	515.00'	184.47'	183.49'	S50°19'29"W	20°31'23"	93.23'
C28	515.00'	138.40'	137.98'	S68°17'06"W	15°23'50"	69.62'
C29	490.00'	712.41'	651.30'	S42°42'55"W	83°18'08"	435.82'
C30	465.00'	676.01'	618.03'	S42°42'44"W	83°17'46"	413.54'
C31	465.00'	459.67'	441.18'	S29°23'01"W	56°38'21"	250.58'
C32	465.00'	106.74'	106.51'	S64°16'46"W	13°09'08"	53.61'
C33	465.00'	109.60'	109.35'	S77°36'28"W	13°30'16"	55.05'
C34	25.00'	31.14'	29.17'	N40°17'54"E	71°22'14"	17.95'
C35	55.00'	249.40'	84.38'	N45°29'03"W	259°48'20"	65.77'
C36	55.00'	34.54'	33.97'	S22°36'09"W	35°58'46"	17.86'
C37	55.00'	25.09'	24.87'	S53°39'40"W	26°08'16"	12.77'
C38	55.00'	64.27'	60.68'	N79°47'32"W	66°57'20"	36.37'
C39	55.00'	92.78'	82.16'	N02°00'38"E	96°39'01"	61.79'
C40	55.00'	32.72'	32.24'	N67°22'38"E	34°04'58"	16.86'



REVISED ON: FEBRUARY 17, 2005
REVISED ON: NOVEMBER 2, 2004

-DENOTES WETLANDS

0' 60' 120' 180'

COMMONWEALTH OF VIRGINIA
WILLIAM W. WEBB, JR.
No. 1302
2-17-05
LAND SURVEYOR

PLAT OF SUBDIVISION	DATE: FEB. 23, 2004
LAUREL RIDGE	SCALE: 1" = 60'
	DESIGNED BY: DCW
	DRAWN BY: SPL
LEE HILL DISTRICT SPOTSYLVANIA CO., VA.	CHECKED BY: WWW
WEBB AND ASSOCIATES 10729 TIDEWATER TRAIL FREDERICKSBURG, VA. 22408 (540)371-1209 • "FAX"(540)371-4650	SHEET NO. 3 OF 4 SHEETS

<04C105CSP>ACAD/SPL
04-C-105

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C23	515.00'	255.03'	252.44'	N15°15'03"E	28°22'25"	130.19'
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C27	515.00'	184.47'	183.49'	S50°19'29"W	20°31'23"	93.23'
C28	515.00'	138.40'	137.98'	S68°17'06"W	15°23'50"	69.62'
C29	490.00'	712.41'	651.30'	S42°42'55"W	83°18'08"	435.82'
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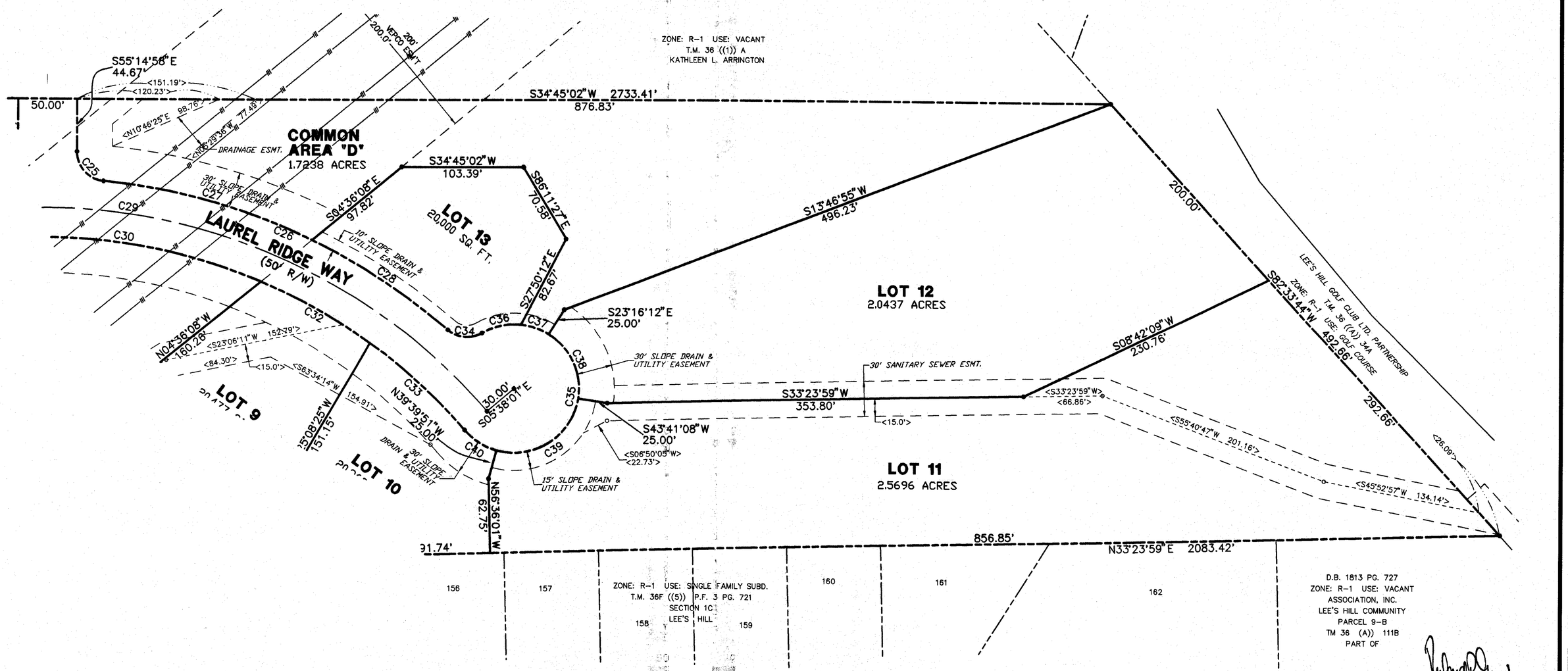
C31	465.00'	459.67'	441.18'	S29°23'01"W	56°38'21"	250.58'
C32	465.00'	106.74'	106.51'	S64°16'46"W	13°09'08"	53.61'
C33	465.00'	109.60'	109.35'	S77°36'28"W	13°30'16"	55.05'
C34	25.00'	31.14'	29.17'	N40°17'54"E	71°22'14"	17.95'
C35	55.00'	249.40'	84.38'	N45°29'03"W	259°48'20"	65.77'
C36	55.00'	34.54'	33.97'	S22°36'09"W	35°58'46"	17.86'
C37	55.00'	25.09'	24.87'	S53°39'40"W	26°08'16"	12.77'
C38	55.00'	64.27'	60.68'	N79°47'32"W	66°57'20"	36.37'
C39	55.00'	92.78'	82.16'	N02°00'38"E	96°39'01"	61.79'
C40	55.00'	32.72'	32.24'	N67°22'38"E	34°04'58"	16.86'



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0' 60' 120' 180'

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P:\Laurel Ridge\FINAL PLAT\04C105DSP.dwg Thu Feb 17 09:24:50 2005 WEBB & ASSOCIATES

<04C105DSP>ACAD/SPL
04-C-105