

# THE ESTATES AT FOSTER'S FARM

## PHASE 1

### LEIGH DISTRICT AMELIA COUNTY VIRGINIA

#### GENERAL NOTES

1. THIS PROPERTY IS CURRENTLY STANDING IN THE NAME OF CHARLES A. ANDERSON AS FOUND IN DEED BOOK 194 PAGE 90, SHOWN ON A PLAT IN PLAT CABINET B SLIDE 113, AND IS DESIGNATED AS TAX PARCEL 17-8 IN AMELIA COUNTY, VIRGINIA.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. SEE TITLE REPORT FOR EASEMENTS AND RESTRICTIVE COVENANTS WHICH MAY NOT BE SHOWN ON THIS PLAT.
3. ALL PRIVATE ENTRANCES NEED TO BE APPROVED BY VDOT (AMELIA RESIDENCY) AND INSTALLED IN THE LOCATION SHOWN ON THIS PLAT UNDER A VDOT PERMIT.
4. ANY PRIVATE STREETS WITHIN THE SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS FROM AMELIA COUNTY OF FUNDS ADMINISTERED BY VDOT. IN THE EVENT THE OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREETS TO THE VIRGINIA SECONDARY ROAD SYSTEM FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY AMELIA COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
5. WATER SYSTEMS WILL BE BY INDIVIDUAL WELLS.
6. SEPTIC SYSTEMS WILL BE BY INDIVIDUAL DRAINFIELDS. SOME LOTS WILL REQUIRE ALTERNATIVE SYSTEMS. SEE AOSE REPORT FOR DETAILS.
7. RODS WILL BE SET AT ALL CORNERS AT A LATER DATE. SETTING OF CORNERS WILL BE DONE AT THE DEVELOPERS REQUEST AS NEEDED.
8. THE ROADS SHOWN HEREON AND A 25' STRIP ALONG STATE ROUTE 620 AT THE ENTRANCE ARE HEREBY RESERVED FOR DEDICATION AT A LATER TIME.
9. BUILDING SETBACKS FOR PRIMARY STRUCTURES ARE: FRONT = 30', SIDE = 20', REAR = 50'; FOR ACCESSORY STRUCTURES: FRONT = 50', SIDE = 10', REAR = 10'.
10. TOTAL AREA IN THIS PHASE = 125.024  
IN 49 LOTS = 115.165 ACRES  
IN ROADS = 9.859 ACRES
11. THIS SUBDIVISION IS PART THE GOLF CLUB AT FOSTER'S FARM AND IS GOVERNED BY PROFFERED CONDITIONS APPROVED BY THE AMELIA COUNTY BOARD OF SUPERVISORS ON MARCH 19, 2003, A COPY OF WHICH CAN BE FOUND IN THE AMELIA COUNTY ADMINISTRATOR'S OFFICE.
12. THE DWELLINGS LOCATED WITHIN THE THE ESTATES AT FOSTER'S FARM SHALL BE RESTRICTED TO SECOND HOMES AS DESCRIBED IN THE PROFFERED CONDITIONS.
13. THE LOTS SHOWN HEREON AS SUBJECT TO CASH PROFFERS AS ADOPTED BY THE AMELIA COUNTY BOARD OF SUPERVISORS ON DECEMBER 17, 2003.

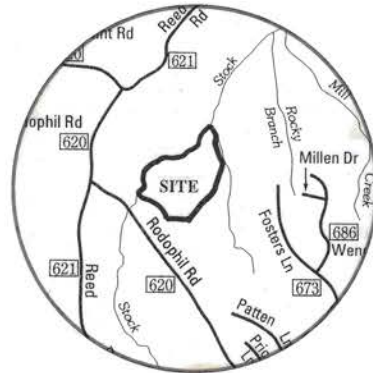
#### SEPTIC NOTE

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 SE SEQ., THE "REGULATIONS")

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW TO (S) 32.1 163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS 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 OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: GREG MONNETT AOSE #007. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO (S) 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR 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 APPROVED FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



VICINITY MAP

#### SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON IS WITH THE FREE CONSENT, WISHES, AND DESIRES OF THE UNDERSIGNED OWNER

COUNTY OF \_\_\_\_\_  
COMMONWEALTH OF VIRGINIA.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

\_\_\_\_\_  
OWNER OR AGENT

SHEET 1 OF 3

REVISED TO ADD NOTES PER COUNTY COMMENT ON 1-06-04

<b>ROY E. EASTER, INC.</b> LAND SURVEYORS (804) 501-5299 (804) 581-5905 FAX P.O. BOX 252 * AMELIA, VA. 23002	<p style="text-align: center;"><b>APPROVED FOR RECORDATION IN AMELIA COUNTY, VIRGINIA.</b></p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">HEALTH DEPARTMENT</td> <td style="border: none;">DATE</td> </tr> <tr> <td style="border: none;">DEPT. OF TRANSPORTATION</td> <td style="border: none;">DATE</td> </tr> <tr> <td style="border: none;">SUBDIVISION AGENT</td> <td style="border: none;">DATE</td> </tr> </table>	HEALTH DEPARTMENT	DATE	DEPT. OF TRANSPORTATION	DATE	SUBDIVISION AGENT	DATE
HEALTH DEPARTMENT	DATE						
DEPT. OF TRANSPORTATION	DATE						
SUBDIVISION AGENT	DATE						
DATE: SEPTEMBER 22, 2003 SCALE: AS NOTED PER PAGE FB / PG: 71 / 1 JOB NO: 3078PG1							

#### OWNER INFORMATION

RICK FOSTER  
 FOSTER'S FARM DEVELOPMENT  
 325 PENNSYLVANIA AVE., SE, #273  
 WASHINGTON, DC 20003  
 FAX (301) 390-5527

#### 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 SUBDIVISION IN AMELIA COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
ROY E. EASTER - LAND SURVEYOR



# THE ESTATES AT FOSTER'S FARM

## PHASE 1 LEIGH DISTRICT AMELIA COUNTY VIRGINIA

CHARLES A. ANDERSON  
DB 194 PG 90  
PC"B" SLIDE 113  
TM 17-8

JOHN A. GRAHAM  
DB 194 PG 927  
PC"B" SLIDE 111  
TM 16-1-5

COURSE	BEARING	DISTANCE
L-1	N 47°47'28"E	25.00'
L-2	N 44°18'36"E	25.00'
L-3	N 50°05'40"E	2.95'
L-4	N 50°05'40"E	13.85'
L-5	S 68°54'20"E	97.27'
L-6	S 66°54'20"E	97.27'
L-7	S 49°32'28"E	150.00'
L-8	N 52°54'20"W	150.00'
L-9	N 78°54'20"W	200.51'
L-10	S 11°05'40"W	40.00'
L-11	S 16°51'12"W	126.08'
L-12	S 73°08'48"E	100.00'
L-13	S 27°20'59"W	203.77'
L-14	S 78°21'43"E	118.69'
L-15	S 03°47'28"E	128.59'
L-16	N 19°24'20"W	15.45'
L-17	S 70°35'40"W	64.71'
L-18	S 19°24'20"E	35.00'
L-19	N 90°00'00"E	0.00'
L-20	N 72°54'20"W	171.32'
L-21	S 78°54'20"E	90.70'
L-22	N 02°05'40"E	76.32'
L-23	N 07°54'20"W	10.81'
L-24	N 08°05'40"E	20.19'
L-25	S 08°05'40"W	50.00'
L-26	S 08°05'40"W	50.81'
L-27	S 19°24'20"E	87.95'
L-28	S 19°24'20"E	47.49'
L-29	S 52°54'20"E	29.45'
L-30	S 52°54'20"E	120.55'
L-31	S 33°53'32"E	151.71'

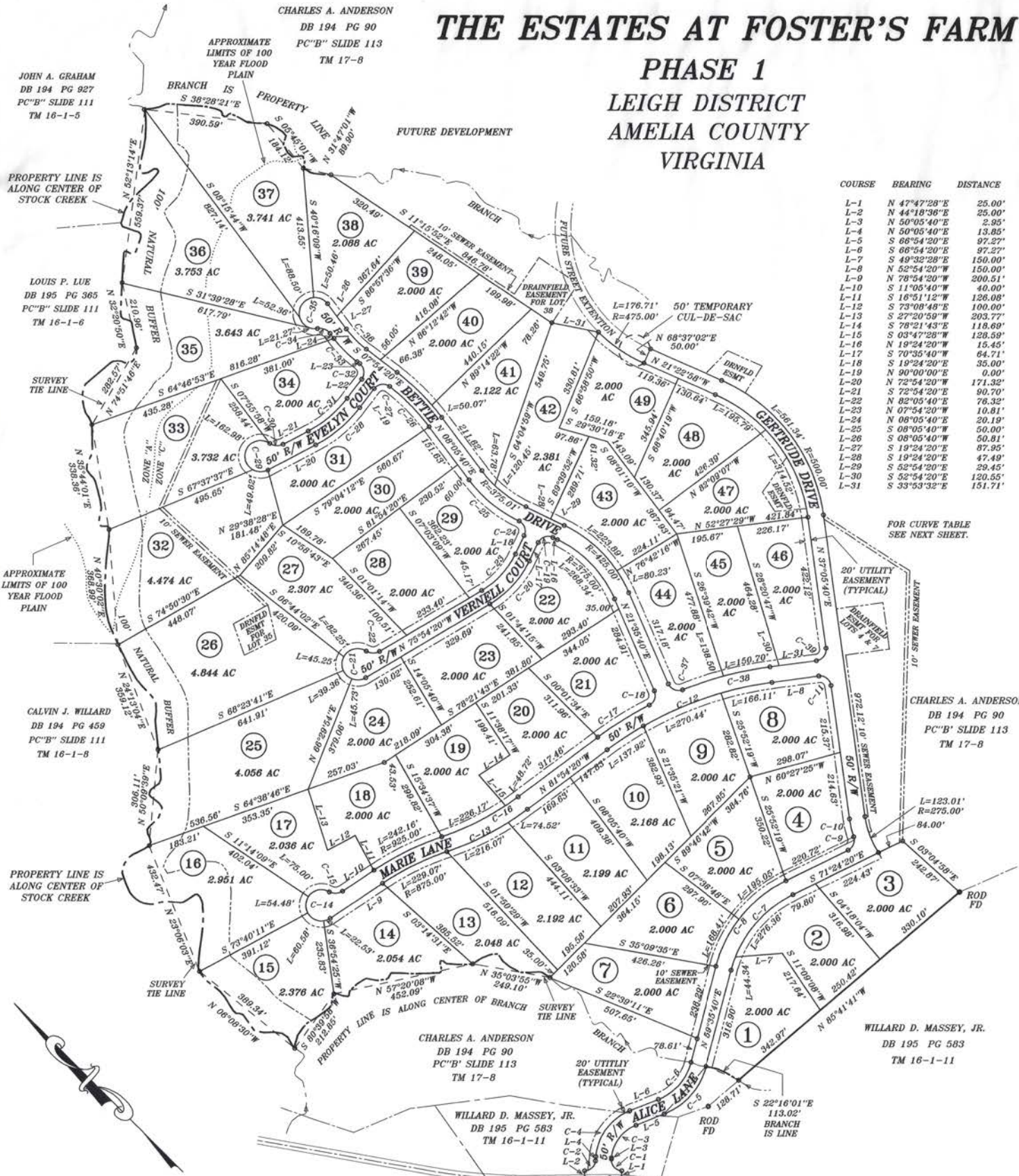
FOR CURVE TABLE  
SEE NEXT SHEET.

CHARLES A. ANDERSON  
DB 194 PG 90  
PC"B" SLIDE 113  
TM 17-8

WILLARD D. MASSEY, JR.  
DB 195 PG 583  
TM 16-1-11

CHARLES A. ANDERSON  
DB 194 PG 90  
PC"B" SLIDE 113  
TM 17-8

WILLARD D. MASSEY, JR.  
DB 195 PG 583  
TM 16-1-11



**SHEET 2 OF 3**

ADDED DRAINFIELD EASEMENTS ON 10-08-03

**ROY E. EASTER, INC.**  
LAND SURVEYORS  
(804) 561-5299  
(804) 561-5905 FAX  
P.O. BOX 252 • AMELIA, VA. 23002

DATE: SEPTEMBER 22, 2003  
SCALE: 1" = 200'  
FB / PG: 71 / 1  
JOB NO: 3078PG2

STATE ROUTE 620  
RODOPHIL ROAD  
30' PRESCRIPTIVE R/W

**NOTE**  
SEE SHEET 3 FOR SEWER AND  
DRAINFIELD EASEMENT INFORMATION.

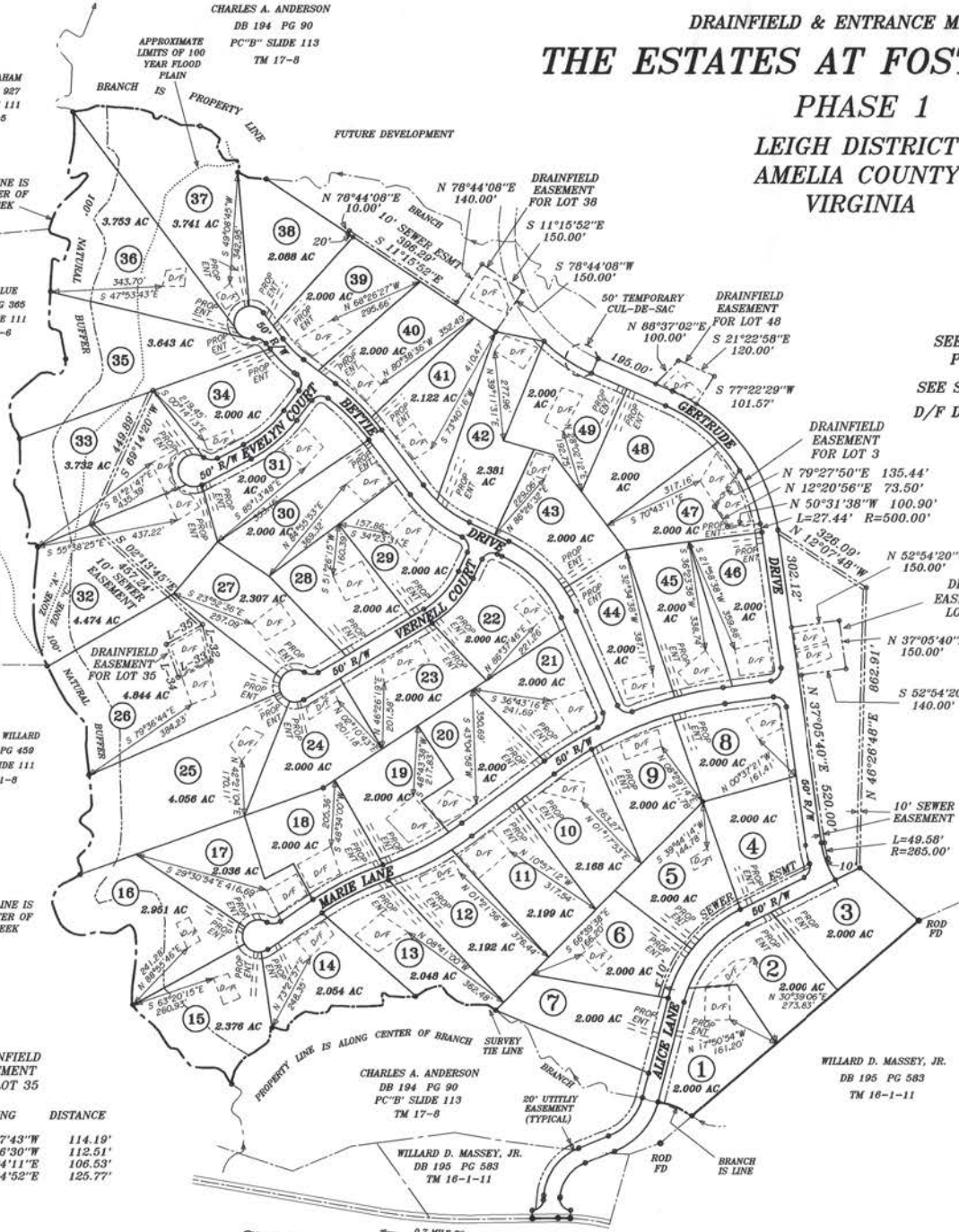




**DRAINFIELD & ENTRANCE MAP FOR**  
**THE ESTATES AT FOSTER'S FARM**  
**PHASE 1**  
**LEIGH DISTRICT**  
**AMELIA COUNTY**  
**VIRGINIA**

**NOTES**

SEE NOTE FOR ENTRANCE PERMITS ON SHEET 1.  
 SEE SEPTIC NOTE ON SHEET 1.  
 D/F DENOTES DRAINFIELD SITE.



COURSE	BEARING	DISTANCE
L-32	S 31°47'43"W	114.19'
L-33	N 71°26'30"W	112.51'
L-34	N 25°34'11"E	106.53'
L-35	S 73°54'52"E	125.77'

STATE ROUTE 620  
 RODOPHIL ROAD  
 30' PRESCRIPTIVE R/W

**CURVE INFORMATION FOR SUBDIVISION PLAT**

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	35.00'	36.44'	56.39'	92°18'12"	163°42'08"	50.48'	N 03°56'34"E
C-2	35.00'	31.63'	51.44'	84°12'56"	163°42'08"	46.94'	S 87°47'52"E
C-3	125.00'	76.60'	137.44'	63°00'00"	45°50'12"	130.62'	N 81°35'40"E
C-4	175.00'	107.24'	192.42'	63°00'00"	32°44'26"	182.87'	N 81°35'40"E
C-5	225.00'	113.41'	210.09'	53°30'00"	25°27'53"	202.54'	N 86°20'40"E
C-6	175.00'	88.21'	163.41'	53°30'00"	32°44'26"	157.53'	N 86°20'40"E
C-7	375.00'	170.90'	320.70'	40°00'00"	15°16'44"	311.02'	N 84°05'40"E
C-8	425.00'	193.68'	363.48'	49°00'00"	13°28'53"	352.49'	N 84°05'40"E
C-9	35.00'	30.36'	50.02'	81°52'32"	163°42'08"	45.87'	N 87°39'24"E
C-10	325.00'	29.51'	58.85'	10°22'32"	17°37'46"	58.77'	N 31°54'24"E
C-11	35.00'	35.00'	54.98'	90°00'00"	163°42'08"	49.50'	N 07°54'20"W
C-12	1135.00'	293.53'	574.48'	29°00'00"	5°02'53"	568.36'	N 67°24'20"W
C-13	925.00'	146.51'	290.60'	18°00'00"	6°11'59"	269.40'	N 72°54'20"W
C-14	60.62'	90.62'	212.59'	243°36'44"	114°35'30"	94.98'	N 45°54'02"E
C-15	40.00'	24.81'	44.41'	63°36'44"	143°14'22"	42.16'	S 47°05'58"E
C-16	875.00'	138.59'	274.89'	18°00'00"	6°32'53"	273.76'	S 72°54'20"E
C-17	1185.00'	97.19'	193.94'	9°22'39"	4°50'06"	193.73'	S 77°13'01"E
C-18	35.00'	32.57'	52.46'	85°52'39"	163°42'08"	47.69'	N 64°31'59"E
C-19	35.00'	35.00'	54.98'	90°00'00"	163°42'08"	49.50'	N 64°24'20"W
C-20	325.00'	97.81'	190.02'	33°50'00"	8°29'18"	179.13'	N 00°28'10"W
C-21	60.62'	90.62'	212.59'	243°36'44"	114°35'30"	94.98'	N 45°54'02"E
C-22	40.00'	24.81'	44.41'	63°36'44"	143°14'22"	42.16'	S 44°05'58"E
C-23	275.00'	82.77'	160.79'	33°30'00"	20°50'05"	158.51'	N 87°20'40"E
C-24	35.00'	35.00'	54.98'	90°00'00"	163°42'08"	49.50'	N 25°35'38"E
C-25	425.01'	106.25'	208.23'	26°04'18"	13°28'52"	206.15'	N 05°39'20"W
C-26	675.00'	90.36'	179.66'	15°15'00"	8°29'18"	179.13'	N 00°28'10"W
C-27	35.00'	35.46'	55.44'	90°45'00"	163°42'08"	49.82'	N 52°31'50"W
C-28	425.00'	94.22'	185.44'	25°00'00"	13°28'53"	183.97'	N 85°24'20"W
C-29	50.00'	60.62'	212.59'	243°36'44"	114°35'30"	94.98'	N 48°54'02"E
C-30	40.00'	24.81'	44.41'	63°36'44"	143°14'22"	42.16'	S 41°05'58"E
C-31	375.00'	83.14'	163.62'	25°00'00"	15°16'44"	162.33'	S 85°24'20"E
C-32	35.00'	35.00'	54.98'	90°00'00"	163°42'08"	49.50'	N 37°05'40"E
C-33	375.00'	52.70'	104.72'	16°00'00"	15°16'44"	104.38'	N 00°05'40"E
C-34	40.00'	24.81'	44.41'	63°36'44"	143°14'22"	42.16'	N 23°42'42"E
C-35	50.00'	60.62'	212.59'	243°36'44"	114°35'30"	94.98'	N 68°17'18"E
C-36	325.00'	45.68'	90.76'	16°00'00"	17°37'46"	90.46'	S 00°05'40"W
C-37	35.00'	34.09'	54.05'	88°29'00"	163°42'08"	48.84'	S 22°38'50"E
C-38	1185.00'	145.32'	289.20'	13°59'00"	4°50'06"	288.49'	S 59°53'50"E
C-39	35.00'	35.00'	54.98'	90°00'00"	163°42'08"	49.50'	N 82°05'40"E

SHEET 3 OF 3

REVISED DRAINFIELD EASEMENTS ON 10-07-03

**ROY E. EASTER, INC.**  
 LAND SURVEYORS  
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DATE: SEPTEMBER 22, 2003  
 SCALE: 1" = 250'  
 FB / PG: 71 / 1  
 JOB NO: 3078PG3

