

**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT DESIGNATED AS "MIDPOINT INDUSTRIAL PARK" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THE DEDICATION OF THE STREETS AND EASEMENTS, WITHIN THE LIMITS OF THIS SUBDIVISION, IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LEIGH GORDON (GORDON AND GORDON L.L.C.)

**NOTARY CERTIFICATE**

COMMONWEALTH OF VIRGINIA:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. IN THE COUNTY OF GOOCHLAND, IN THE STATE OF VIRGINIA BY: LEIGH GORDON:

NOTARY PUBLIC

MY COMMISSION EXPIRES

**PROFFERS**

- A. The interior road will be built to state standards.
- \* B. M-2 Lots 10-14 shall have a minimum one hundred (100) foot buffer of existing native vegetation on the northern industrial park property line. M-2 Lots 14-16 shall have a minimum one hundred and fifty (150) foot buffer on the eastern lot lines. M-2 Lots 17-21 adjoining the eastern industrial park property line shall have a minimum two hundred and fifty (250) foot buffer of existing native vegetation. M-1 Lot 22 adjoining the eastern industrial park property line shall have a minimum one hundred (100) foot buffer on existing native vegetation. M-1 Lot 22, 23, 25 and 44 will have a minimum eighty (80) foot buffer that fronts along Route 629. M-1 Lot 1 shall have minimum fifty (50) foot buffer on the southern industrial park property line that fronts along Route 629. All lots within the industrial park shall have a minimum ten (10) foot easement on interior adjoining lot lines. All buffers located within the industrial park which have marketable timber in excess of approximate 16" in diameter may be selectively harvested in such a manner so as to protect the existing natural vegetation. In addition, this selective harvesting will encourage the natural growth of the smaller vegetation and create a buffer that is more effective in protecting the adjoining property. Furthermore, the buffers may be modified for drainage purposes, and soil erosion control measures may be established so as to protect the existing streams within the development.
- C. In order to guarantee the future maintenance of buffers, restrictions will specify that grantees of any lot sold shall be responsible for all expenses in connection with the maintenance or replanting of any buffer.
- D. All wells are drilled (not bored).
- E. All utilities will be placed underground.
- F. The individual lot size shall not be less than two (2) acres.
- G. The following types of businesses will be prohibited in the park:
  - 1) Abattoirs.
  - 2) Acid Manufacture.
  - 3) Petroleum Refining.
  - 4) Fertilizer Manufacture.
  - 5) Wood Preserving Operations.
  - 6) Boiler Shops.
  - 7) Meat, Poultry and Fish Processing.
  - 8) Game Preserves.
- \* H. The following types of businesses will only be allowed on Lots 4-11 and Lots 36-42:
  - 1) Asphalt Mixing Plant
  - 2) Cement Manufacture
  - 3) Stationary sawmills, planing mills that are used as the primary business or activity.
- I. On all M-1 lots, any building constructed on the property shall have a front and any side wall facing Route 629 of brick, split faced block, natural stone, exterior insulating finish systems, pre-cast concrete or an equivalent permanent architecturally finished material.
- J. Included in all contracts for the sale of parcels in the Midpoint Industrial Park there shall be an information disclosure describing that a permitted quarry operation is located immediately adjacent to the west and northwest of the Midpoint Industrial Park.
- \* \* K. The Developer shall be obligated to include in all contracts for the sale of lots in the Development an information disclosure describing that a permitted quarry operation is located immediately adjacent to the west and northwest of the Development. The Developer shall be further obligated to include a similar disclosure in all Developer's deeds conveying title to lots in the Development which deeds shall contain language requiring such disclosure to be contained in subsequent deeds. The specific language of the disclosure is provided in Exhibit A, which is attached to the proffers.
- \* Lot numbers cited in proffers B & H have been modified since the rezoning to reflect the revised lot numbers. The specific areas referred to in the zoning proffers have been complied with and satisfied.
- \* \* Exhibit A is on file at the Goochland County Planning Office Rezoning case # R99-07 and R99-08.

**CIRCUIT COURT CLERK CERTIFICATE**

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF GOOCHLAND, VIRGINIA \_\_\_\_\_, 20\_\_\_\_ ADMITTED TO RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

**NOTE:**

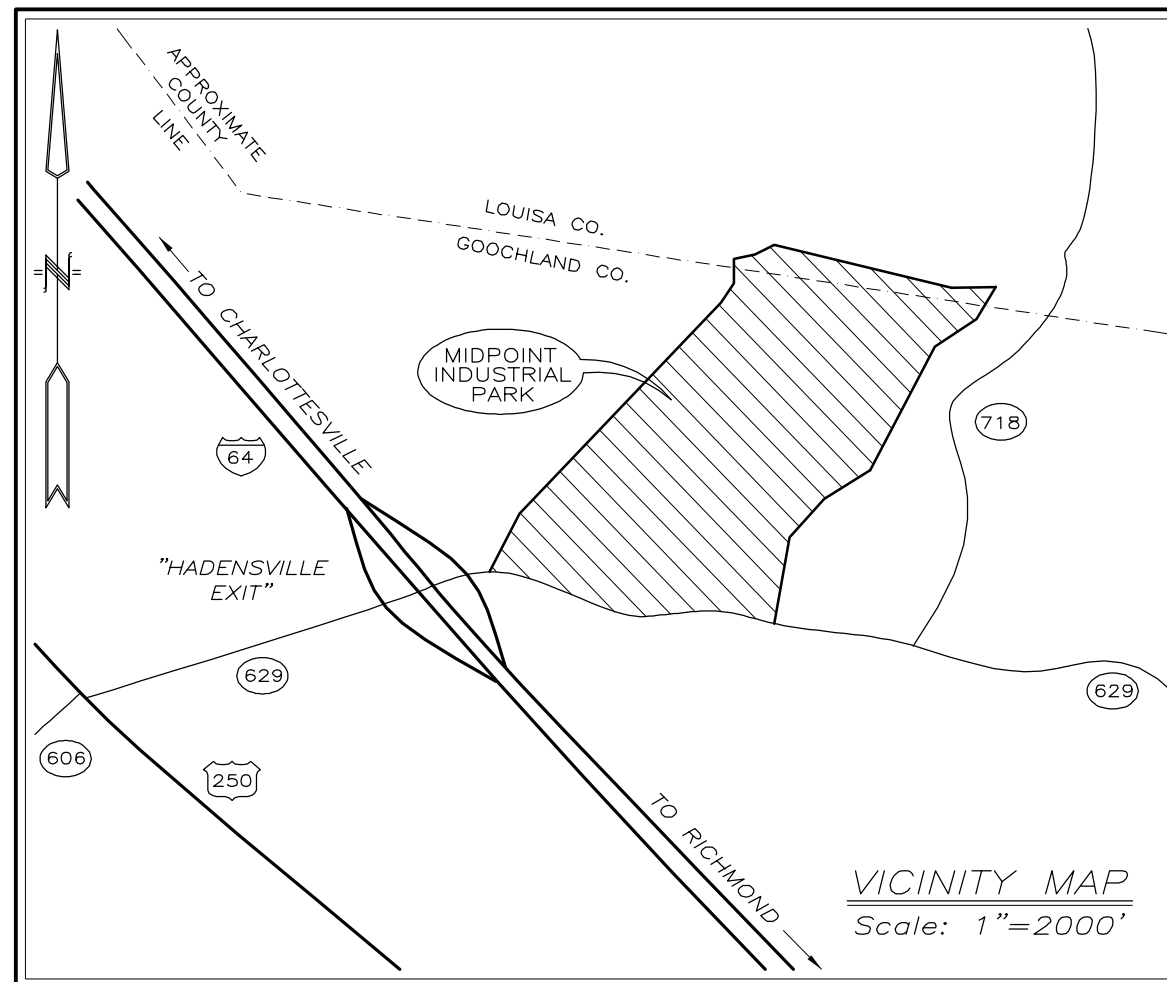
- THE APPROXIMATE LOCATION OF THE GOOCHLAND/LOUISA COUNTY LINE WAS DETERMINED BY THE USE OF RECORDED PLATS IN PC B-71 AND PB 12-55, THE U.S.G.S. SOUTH ANNA QUAD MAP, AND THE TAX MAPS FROM BOTH COUNTIES. NO FIELD SURVEY WAS CONDUCTED TO ESTABLISH THIS BOUNDARY. MICHAEL L. PARRISH & ASSOCIATES, INC. DOES NOT CERTIFY TO THE APPROXIMATE ACREAGES SHOWN IN EACH COUNTY. THE ACRAGES SHOWN ARE SOLELY FOR THE USE OF AND AT THE REQUEST OF THE PLANNING DEPARTMENTS AND COMMISSIONERS OF REVENUE OF BOTH COUNTIES.
- THE 16.0' DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOLLOW EXISTING NATURAL DRAINAGE WAYS AND ARE LOCATED 8.0' EITHER SIDE OF THE CHANNEL.
- ALL EASEMENTS, BUFFERS, SETBACKS, AND OPEN SPACE ARE OF THE WIDTH AND EXTENT AS SHOWN ON THIS PLAT. (REFER TO THE COVENANTS FOR MIDPOINT INDUSTRIAL PARK.)
- LOTS 1, 23, 25 AND 44 WILL ACCESS STATE ROUTE 629 VIA THE INTERIOR ROAD SYSTEM (MIDPOINT DRIVE OR CENTERPOINT DRIVE). THESE LOTS WILL NOT HAVE DIRECT ACCESS TO STATE ROUTE 629. THIS CONDITION MAY BE WAIVED ON LOT 1 IF THE LOT OR A PORTION OF THE LOT IS ATTACHED TO THE ADJOINING PARCEL TO THE WEST. IN SUCH CASE, THE ADJOINING LINE OF LOT 1 SHALL BE VACATED AND A SINGLE ACCESS MAY BE PERMITTED TO STATE ROUTE 629.
- ALL INTERIOR LOT LINES WILL HAVE A 10.0' EASEMENT ALONG THEM, 5.0' EITHER SIDE THE PROPERTY LINE.

**NOTE:**

This parcel is not located in a special flood hazard area as designated by HUD. (This parcel is in ZONE C.)

**NOTE:**

THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



**"MIDPOINT INDUSTRIAL PARK"**

Byrd District Goochland County, Virginia  
Cuckoo District Louisa County, Virginia

Scale: 1"=100' 4 December 2000  
R-1 REVISED 12 JULY 2001

MICHAEL L. PARRISH & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
GOOCHLAND, VIRGINIA

**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO GORDON AND GORDON L.L.C. FROM J.F. GUZA et al BY DEED DATED 2 NOVEMBER 1999 AND RECORDED IN DEED BOOK 422 PAGE 256 IN THE GOOCHLAND COUNTY CIRCUIT COURT CLERK'S OFFICE.

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLAT OF SUBDIVISIONS FOR RECORDATION IN GOOCHLAND COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. ALL LOT CORNERS WILL BE MARKED WITH IRON RODS SET AS SHOWN ON THIS PLAT. RODS ALONG MIDPOINT DRIVE AND CENTER POINT DRIVE WILL BE SET UPON ITS COMPLETION.

MICHAEL L. PARRISH C.L.S. 1525

**SITE STATISTICS**

TAX MAP NUMBER	-	6-1-58
TOTAL ACREAGE	-	197.75 ACRES
ACREAGE IN LOTS	-	184.08 ACRES
ACREAGE IN ROAD	-	8.89 ACRES
ACREAGE IN OPEN SPACE	-	3.86 ACRES
ACREAGE IN ACCESS EASEMENT	-	0.92 ACRE
NUMBER OF LOTS	-	44 (Forty-four)
WATER SYSTEM	-	PRIVATE WELL
SEPTIC SYSTEM	-	SEPTIC/DRAINFIELD
ROAD MAINTENANCE	-	STATE MAINTAINED, VDOT STANDARD
EXISTING ZONING		
M-1	LOTS 1, 2, 22, 23, 25, 26, 44 AND OPEN SPACE	(34.62 ACRES)
M-2	LOTS 3, 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 AND ACCESS EASEMENT	(114.20 ACRES)
	PORTION OF LOTS 10, 11, 12, 13, 14 (GOOCHLAND CO.)	(±29.50 ACRES)
A-2	PORTION OF LOTS 10, 11, 12, 13, 14 (LOUISA CO.)	(±10.54 ACRES)

**TYPICAL LOT SETBACK LINES**

- (CONTACT GOOCHLAND COUNTY PLANNING OFFICE TO VERIFY)
- \* THE FOLLOWING NOTATIONS CONCERNING SETBACK LINES SATISFY THE COUNTY REQUIREMENT OF A SETBACK DIAGRAM.
  - 55.0' FROM R/W MIDPOINT DRIVE AND CENTER POINT DRIVE.
  - SIDE OR REAR LINES ADJOINING M-1 OR M-2 ZONES SETBACK IS 0.
  - SIDE OR REAR LINES ADJOINING RESIDENTIAL ZONES SETBACK IS 50.0'.
  - REAR LINE ADJOINING ALL OTHER ZONES SETBACK IS 35.0'.
  - SIDE LINE ADJOINING ALL OTHER ZONES SETBACK IS 15.0'.
  - SEE PAGES 3 AND 9 FOR SETBACKS OFF STATE ROUTE 629.

APPROVED BY THE GOOCHLAND COUNTY PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_  
DATE \_\_\_\_\_

K.A.S.

**MIDPOINT INDUSTRIAL PARK**

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**Michael L. Parrish & Associates, Inc.**

