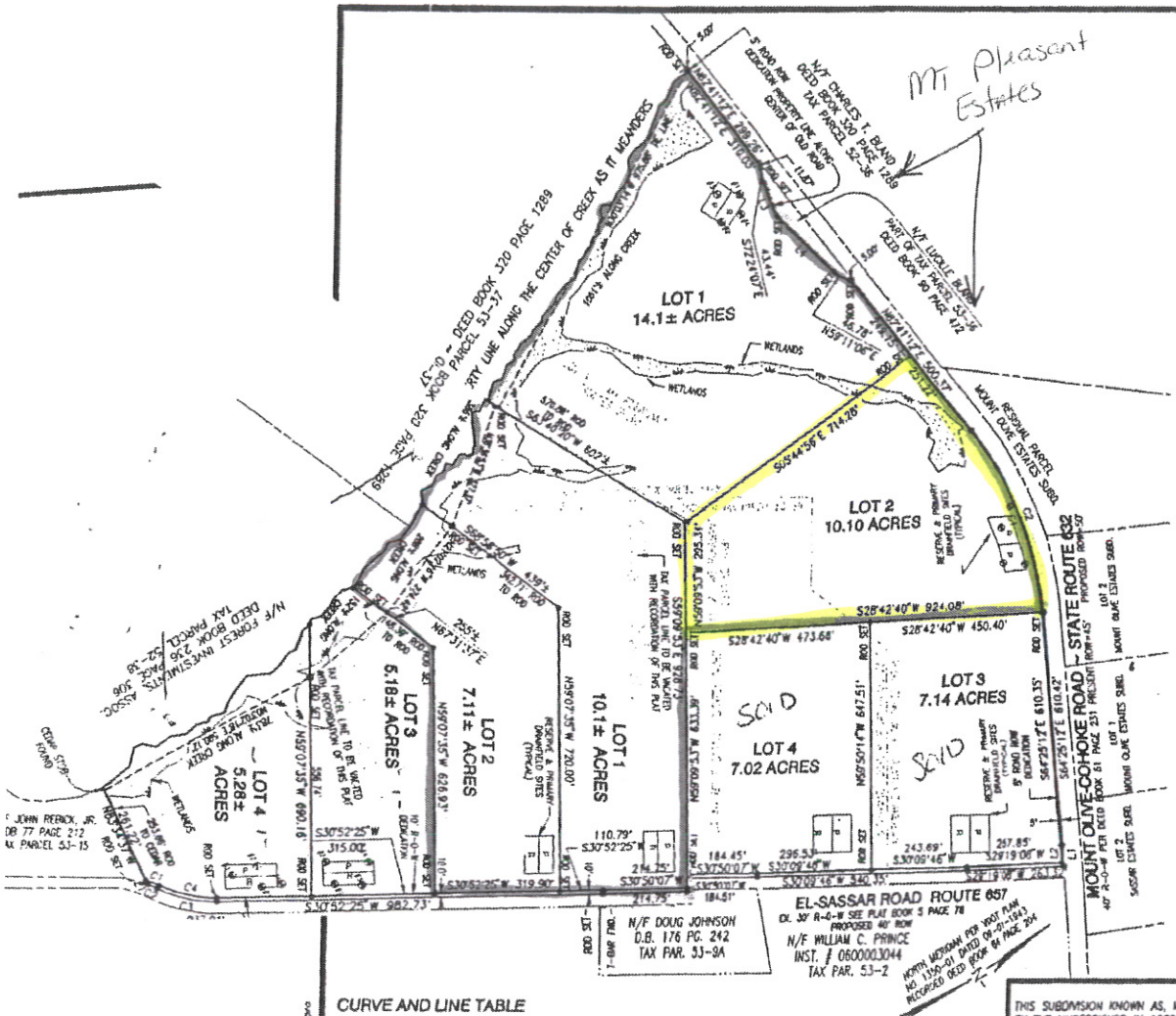


OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN ON THIS PLAT, CONTAINING 38.8± ACRES, AND DESIGNATED AS MT. PLEASANT ESTATES SITUATED IN THE WEST POINT MAGISTERIAL DISTRICT OF KING WILLIAM COUNTY, VIRGINIA, AND DESCRIBED AS SECTION 53 PARCEL 10 (PART) & 8 (PART) ON THE KING WILLIAM COUNTY TAX MAPS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

GIVEN UNDER OUR HANDS THIS _____

DAY OF _____ 2007.

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

NOTARY PUBLIC CERTIFICATE

STATE OF VIRGINIA

I, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, COUNTY OF _____, DO HEREBY CERTIFY THAT THE OWNERS AND TRUSTEES, IF ANY, WHOSE NAME(S) ARE SIGNED TO THE OWNER'S CONSENT AND DEDICATION CERTIFICATE ABOVE, BEARING THE DATE OF _____ 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

_____, 2007

_____

NOTARY PUBLIC

_____

MY COMMISSION EXPIRES ON

SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 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: CHARLES L. DUNN, JR. AOSE. LICENSE NO. 194, PHONE NO.804-598-7733. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 300 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 AN 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 SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

_____

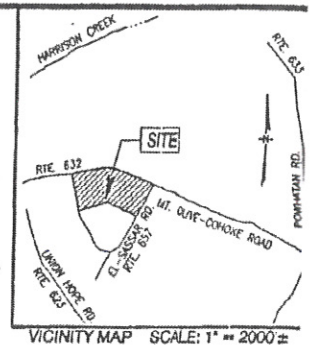
CHARLES L. DUNN AOSE NO. 194

RESOURCE PROTECTION AREA CERTIFICATE

THERE ARE NO RESOURCE PROTECTION AREAS AS PRESCRIBED IN THE KING WILLIAM COUNTY ZONING ORDINANCE ON ANY OF THE PARCELS CREATED IN THIS SUBDIVISION.

_____

PAUL JALBERT L.S. 1434B



VICINITY MAP SCALE: 1" = 2000±

GENERAL NOTES:

1) WATER : INDIVIDUAL WELL
2) SEWER : INDIVIDUAL SEPTIC TANK & DRAINFIELD
3) TOTAL AREA : 38.8± ACRES
   AREA IN LOTS : 38.4± ACRES
   AREA IN ROAD R-O-W =0.42 ACRES
4) USE: RESIDENTIAL
5) NUMBER OF LOTS: FOUR (4)
6) ZONED: AC
7) TAX PARCEL: 53-10 (PART) & 53-8 (PART)
8) OWNER & DEVELOPER
   COHOKE LLC
   P.O. BOX 1951
   MECHANICSVILLE, VIRGINIA 23111
9) THIS PROPERTY DOES NOT LIE IN A H.U.D DESIGNATED FLOOD HAZARD ZONE A AS SHOWN ON COMMUNITY PANEL NUMBER 510304-0045A. THIS PROPERTY DOES LIE IN ZONE X. EFFECTIVE DATE FEBRUARY 06,1991.
10) THERE ARE NO RESOURCE PROTECTION AREAS LOCATED WITHIN THE LIMITS OF THIS SUBDIVISION
11) NON-TIDAL WETLANDS ARE APPROXIMATELY AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE KING WILLIAM COUNTY SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH. TITLE TO THE LAND BEING SUBDIVIDED AS SHOWN ON THIS PLAT RESTS WITH COHOKE, L.L.C. CONVEYED BY DEED DATED THE 13th DAY OF MARCH, 2006 AND RECORDED IN THE OFFICE OF THE CLER OF THE CIRCUIT COURT OF KING WILLIAM COUNTY AS INSTRUMENT NO 060000990, AND RECORDED ON THE 16th DAY OF MARCH, 200

GIVEN UNDER MY HAND THIS 25th DAY OF JUNE, 2007

_____

FOR GOODFELLOW, JALBERT, BEARD & ASSOC., INC

CURVE AND LINE TABLE

LINE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
L1			57.05'		N62°53'20"W
L2			46.79'		S62°53'20"E
C1	929.93'	32°53'35"	533.87'	526.57'	S80°52'00"E
C2	934.93'	32°53'35"	536.74'	529.40'	N80°52'00"W
L3			90.91'		S80°05'19"E
L4			209.84'		N75°24'51"E

THIS SUBDIVISION KNOWN AS, MT. PLEASANT ESTATES, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE HEALTH OFFICER

DATE AGENT OR REPRESENTATIVE OF THE GOVERNING BODY

DATE VDOT OFFICIAL

APPROVAL BLOCK

Goodfellow, Jalbert, Beard, and Associates Inc
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746 - 7087 Fax (804) 730 -7275
ENGINEERING - SURVEYING - PLANNING

COMMONWEALTH OF VIRGINIA
PAUL A. JALBERT
CERT. No. 1434 B
LAND SURVEYOR

MT. PLEASANT ESTATES SUBDIVISION

WEST POINT DISTRICT, KING WILLIAM COUNTY, VIRGINI

DESIGNED BY: PAJ	DATE: JUNE 26, 2007		SHEET NO.
DRAWN BY: PAJ	SCALE: 1" = 200'		1 / 1
CHECKED BY: PAJ	P.N. 5090-0016		

Z:\VSDPS\PAJ\Profiles\Jones-Jlr.pro