20211222000264050 1 / 7
Bk: 46 Pg: 420
Hanover Co VA
12/22/2021 10:26:15 AM
OPM

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREIN, DESIGNATED AS "HICKORY HILL, SECTION 8 AND A RESUBDIVISION OF COMMON OPEN SPACE 1, HICKORY HILL SECTION 7" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NOT A DEED OF TRUST ON THIS PROPERTY. THE DEDICATION OF THE STREETS AND EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS 25th DAY OF October 20 21.

LEKRAM INVESTMENT, LLC

HICKORY HILL PROPERTY OWNERS ASSOCIATION INC.

COMMONWEALTH OF VIRGINIA

CITY / COUNTY OF Hanover TO WIT;
I, Nathena E. Haddrill, CERTIFY THAT Anthony F. Markel WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 25 DAY OF October, 2021.

NOTARY PUBLIC
REG. #: 7866620
EXPIRING: 08-31-2024

NATHENA ELIZABETH HADDRILL
Notary Public
Commonwealth of Virginia
Registration No. 7866620
My Commission Expires Aug 31, 2024

COMMONWEALTH OF VIRGINIA

CITY / COUNTY OF Hanover TO WIT;
I, Nathena E Haddrill, CERTIFY THAT Todd Rogers WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 25 DAY OF October, 2021.

NOTARY PUBLIC
REG. #: 7866620
EXPIRING: 08-31-2024

NATHENA ELIZABETH HADDRILL
Notary Public
Commonwealth of Virginia
Registration No. 7866620
My Commission Expires Aug 31, 2024

RECOMMENDED FOR APPROVAL BY VDOT

12/7/2021
Date

Signature (VDOT)

APPROVED
HANOVER CO. PLANNING DIRECTOR

12-28-2021
DATE

CALC. CHECK	FJE
UTILITIES	BPS
DWG. BY	BCH
SURVEYOR	CMF

UTILITY NOTE

DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE COUNTY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND ACCESSING DRAINAGE SYSTEM IMPROVEMENTS BOTH ABOVE AND BELOW GROUND, OWNED AND OPERATED BY THE COUNTY. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME AND FROM TIME TO TIME, TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPLACE, REPAIR, CHANGE THE SIZE OF, REMOVE, RELOCATE, AND IMPROVE ALL SUCH IMPROVEMENTS. THE COUNTY AND ITS AGENTS SHALL HAVE FULL AND FREE USE OF ALL EASEMENTS AND SHALL HAVE THE RIGHTS AND PRIVILEGES REASONABLY NECESSARY FOR THE UTILIZATION OF THE EASEMENTS. THESE RIGHTS AND PRIVILEGES INCLUDE, BUT ARE NOT LIMITED TO, THE RIGHT OF INGRESS TO AND EGRESS FROM ANY EASEMENT INCLUDING THE USE OF PRIVATE ROADS AND DRIVEWAYS THAT MAY NOW OR HEREAFTER EXIST ON THE PROPERTY BEING SUBDIVIDED. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY ADJACENT TO THE EASEMENT ON THE PROPERTY BEING SUBDIVIDED IF REASONABLY NECESSARY, IN THE COUNTY'S SOLE OPINION, FOR ACCESS TO ANY EASEMENT. THE COUNTY SHALL HAVE THE RIGHT TO TRIM, CUT AND REMOVE ANY TREES, SHRUBBERY, FENCES, STRUCTURES, OR OTHER OBSTRUCTIONS OR FACILITIES WITHIN ANY EASEMENT DEEMED BY THE COUNTY TO INTERFERE WITH THE PROPER AND EFFICIENT USE OF THE EASEMENTS FOR THE PURPOSES STATED. DEDICATION OF THESE EASEMENTS SHALL NOT BE CONSTRUED TO OBLIGATE THE COUNTY TO MAINTAIN THE EASEMENT AREAS.

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO:

(7890-44-8412)
LEKRAM INVESTMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, FROM HICKORY HILL HOLDING COMPANY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED, DATED DECEMBER 22, 2015, AND RECORDED, DECEMBER 28, 2015, IN DEED BOOK 3132 PAGE 1696 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, HANOVER COUNTY, VIRGINIA AND TO

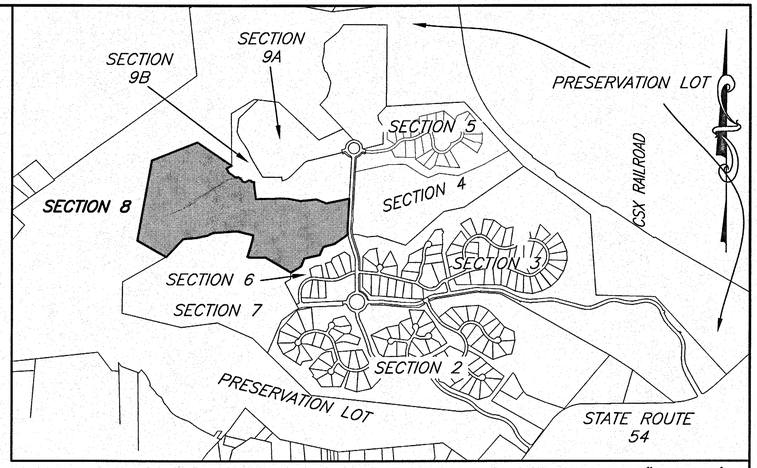
(7890-33-8187)
HICKORY HILL PROPERTY OWNERS ASSOCIATION INC., A VIRGINIA NON-STOCK CORPORATION, FROM LEKRAM INVESTMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED, DATED OCTOBER 1, 2020, AND RECORDED, OCTOBER 23, 2020, IN DEED BOOK 3280 PAGE 2483 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, HANOVER COUNTY, VIRGINIA.

BALZER AND ASSOCIATES, INC.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING SUBDIVISION PLATS IN HANOVER COUNTY, VIRGINIA, HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY AUGUST 13, 2022.

BALZER AND ASSOCIATES, INC.



VICINITY MAP SCALE: 1"= 2000'

NOTES

OWNER: HICKORY HILL PROPERTY OWNERS ASSOCIATION INC. (7890-33-8187)
OWNER/DEVELOPER: LEKRAM INVESTMENT, LLC (7894-44-8412)
568 ICE POND ROAD
MANAKIN-SABOT, VA 23103
PHONE: (804) 427-6358
FAX: (804) 730-2079
CONTACT: COREY SEDLER
USE: SINGLE FAMILY RESIDENTIAL
ZONED: R-C, CASE No. C-39-05(C), AM. 2-13
GPIN: 7890-44-8412 (PART) AND 7890-33-8187 (PART)
WATER: PRIVATE (WELL)
SEWER: PRIVATE (SEPTIC)
NUMBER OF LOTS: 34
AREA IN LOTS: 35.031 ACRES
AREA IN ROADS: 4.962 ACRES (0.004 ACRE FROM SECTION 7, COMMON OPEN SPACE 1; AREA REMAINING IN SECTION 7, COMMON OPEN SPACE 1 IS 40.137 ACRES)
AREA IN COMMON OPEN SPACE: 71.807 ACRES
TOTAL AREA IN SECTION: 111.800 ACRES
REMAINING AREA IN FUTURE DEVELOPMENT 1, SECTION 2: 33.809 ACRES (GPIN: 7890-44-8412 (PART))
TRAFFIC ZONE: 1711
THIS ENTIRE PROPERTY IS IN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA (RMA). THIS PROPERTY CONTAINS A 100' RESOURCE PROTECTION AREA (RPA) BUFFER AND ARE SHOWN HEREON.
RESOURCE PROTECTION AREAS ARE TO BE RETAINED AS UNDISTURBED AND VEGETATED 100' WIDE BUFFER AREA, AS SPECIFIED IN CHAPTER 10 OF THE HANOVER COUNTY CODE.
ONLY WATER DEPENDENT FACILITIES ARE REDEVELOPMENT, AS DEFINED IN CHAPTER 10 OF THE HANOVER COUNTY CODE ARE PERMISSIBLE WITHIN THE RESOURCE PROTECTION AREA, INCLUDING THE 100' WIDE BUFFER.
ALL LOTS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION ACT AREA ARE REQUIRED TO HAVE 100% RESERVE DRAIN FIELD.
ALL SEPTIC SYSTEMS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA WILL NEED TO BE PUMPED OUT EVERY FIVE (5) YEARS.
A PLAT SHOWING THE APPROVED LOCATIONS OF THE DRAINFIELDS IS ON FILE WITH THE HANOVER COUNTY HEALTH DEPARTMENT.
PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE "A & X" PER COMMUNITY PANEL #51085C 0195 B, DATED DECEMBER 2, 2008.
THIS SITE DOES NOT INCLUDE ANY HISTORIC STRUCTURES OR FEATURES.
ALL ROADS WILL BE PUBLIC AND VDOT MAINTAINED.
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
08-16-2021
LAND SURVEYOR

HICKORY HILL
SECTION 8 AND A RESUBDIVISION OF COMMON OPEN SPACE 1, HICKORY HILL SECTION 7

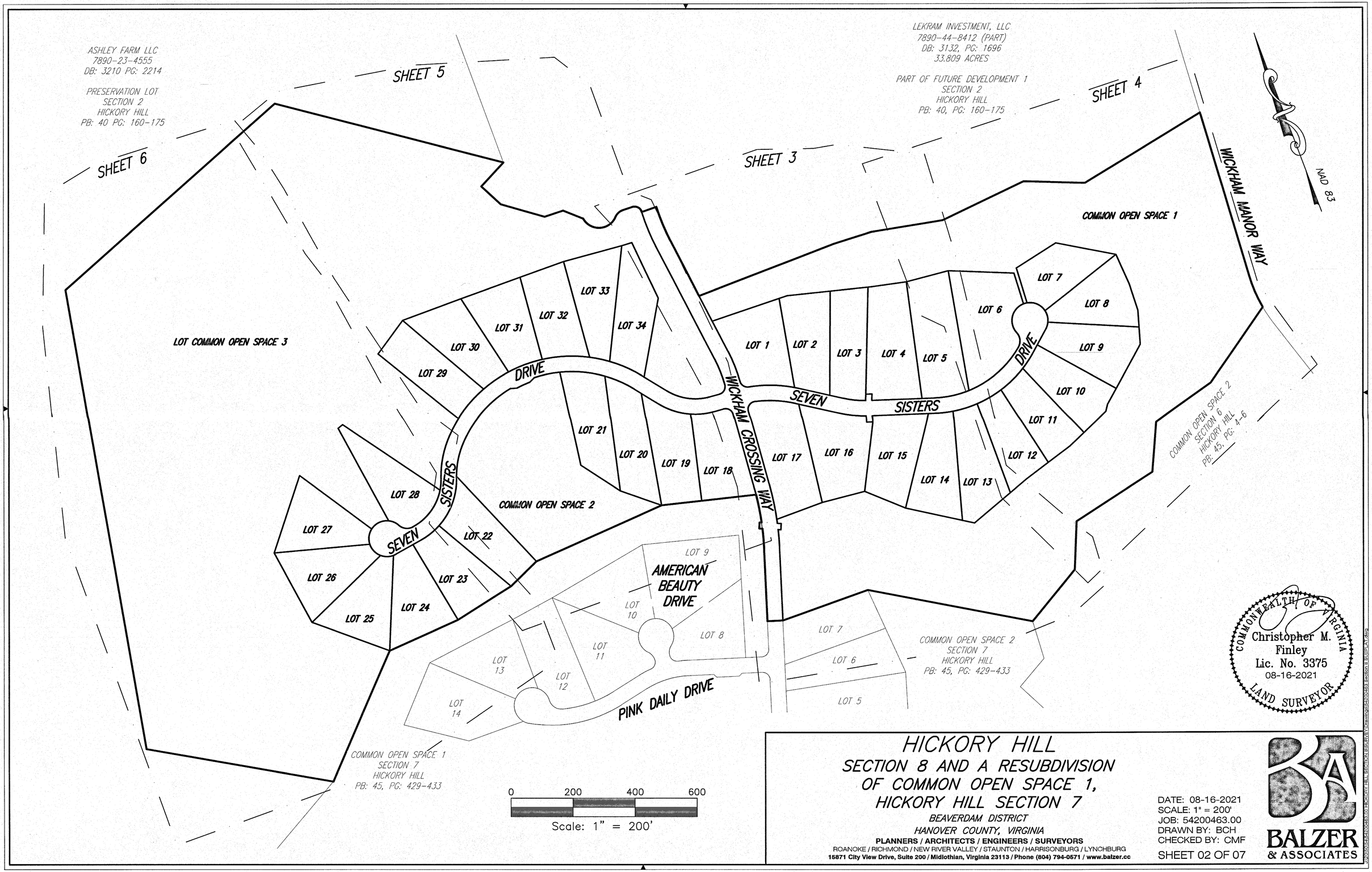
BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 08-16-2021
SCALE: AS SHOWN
JOB: 54200463.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 01 OF 07

BALZER & ASSOCIATES

202112220002640 50 2 / 7
Bk: 46 Pg: 421
Hanover Co VA
12/22/2021 10:26:15 AM
OPM



HICKORY HILL

SECTION 8 AND A RESUBDIVISION OF COMMON OPEN SPACE 1, HICKORY HILL SECTION 7

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 08-16-2021
SCALE: 1" = 200'
JOB: 54200463.00
DRAWN BY: BCH
CHECKED BY: CMF

SHEET 02 OF 07

BALZER & ASSOCIATES

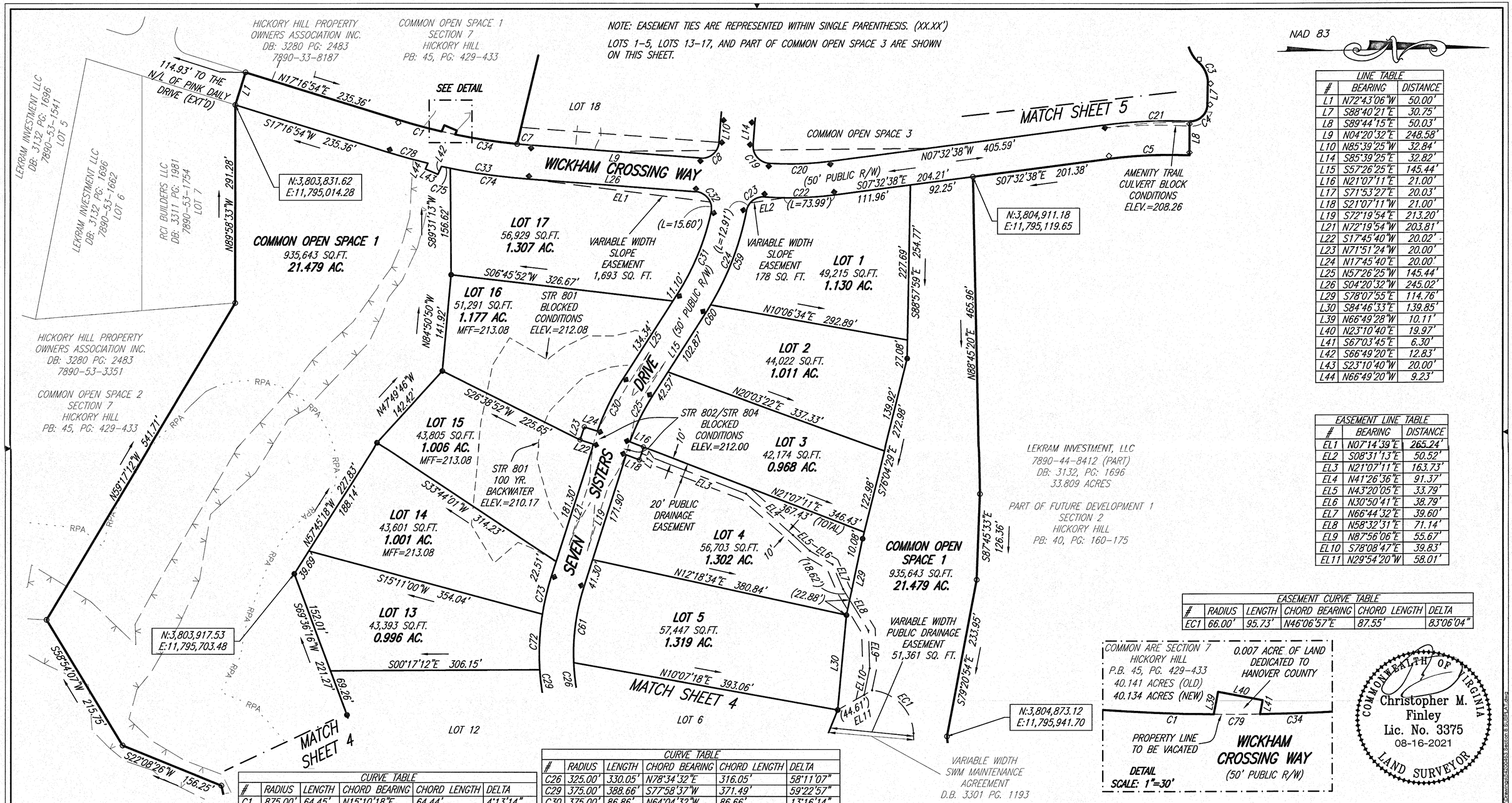
J:\Projects\54200463.00 Hickory Hill Section 8 Subdivision\Drawings\54200463 Section 8 SUBDIVISION.dwg

20211222000264050 3 / 7
Bk: 46 Pg: 422
Hanover Co VA
12/22/2021 10:26:15 AM
OPM

NOTE: EASEMENT TIES ARE REPRESENTED WITHIN SINGLE PARENTHESIS. (XX.XX')

LOTS 1–5, LOTS 13–17, AND PART OF COMMON OPEN SPACE 3 ARE SHOWN ON THIS SHEET.

NAD 83



LINE TABLE		
#	BEARING	DISTANCE
L1	N72°43'06"W	50.00'
L7	S88°40'21"E	30.75'
L8	S89°44'15"E	50.03'
L9	N04°20'32"E	248.58'
L10	N85°39'25"W	32.84'
L14	S85°39'25"E	32.82'
L15	S57°26'25"E	145.44'
L16	N21°07'11"E	21.00'
L17	S71°53'27"E	20.03'
L18	S21°07'11"W	21.00'
L19	S72°19'54"E	213.20'
L21	N72°19'54"W	203.81'
L22	S17°45'40"W	20.02'
L23	N71°51'24"W	20.00'
L24	N17°45'40"E	20.00'
L25	N57°26'25"W	145.44'
L26	S04°20'32"W	245.02'
L29	S78°07'55"E	114.76'
L30	S84°46'33"E	139.85'
L39	N66°49'28"W	10.11'
L40	N23°10'40"E	19.97'
L41	S67°03'45"E	6.30'
L42	S66°49'20"E	12.83'
L43	S23°10'40"W	20.00'
L44	N66°49'20"W	9.23'

EASEMENT LINE TABLE		
#	BEARING	DISTANCE
EL1	N07°14'39"E	265.24'
EL2	S08°31'13"E	50.52'
EL3	N21°07'11"E	163.73'
EL4	N41°26'36"E	91.37'
EL5	N43°20'05"E	33.79'
EL6	N30°50'41"E	38.79'
EL7	N66°44'32"E	39.60'
EL8	N58°32'31"E	71.14'
EL9	N87°56'06"E	55.67'
EL10	S78°08'47"E	39.83'
EL11	N29°54'20"W	58.01'

EASEMENT CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
EC1	66.00'	95.73'	N46°06'57"E	87.55'	83°06'04"

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	875.00'	64.45'	N15°10'18"E	64.44'	4°13'14"
C3	41.42'	37.58'	N64°51'27"E	36.31'	51°59'08"
C4	25.00'	39.70'	S43°10'39"E	35.66'	90°59'21"
C5	675.01'	117.96'	S02°32'14"E	117.81'	10°00'47"
C7	875.00'	20.98'	N05°01'44"E	20.98'	1°22'25"
C8	25.00'	39.27'	N40°39'26"W	35.36'	89°59'56"
C19	25.00'	39.52'	N49°03'34"E	35.53'	90°34'02"
C20	453.67'	89.63'	N01°53'02"W	89.49'	11°19'11"
C21	725.00'	124.78'	N02°36'48"W	124.62'	9°51'39"
C22	503.67'	103.09'	S01°40'49"E	102.91'	11°43'37"
C23	25.00'	36.43'	S37°33'39"E	33.29'	83°29'17"
C24	425.83'	162.50'	S68°22'21"E	161.52'	21°51'52"
C25	325.00'	74.46'	S64°00'13"E	74.30'	13°07'37"

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C26	325.00'	330.05'	N78°34'32"E	316.05'	58°11'07"
C29	375.00'	388.66'	S77°58'37"W	371.49'	59°22'57"
C30	375.00'	86.86'	N64°04'32"W	86.66'	13°16'14"
C31	375.83'	131.47'	N67°27'41"W	130.80'	20°02'32"
C32	25.00'	42.84'	S53°25'47"W	37.79'	98°10'31"
C33	925.00'	129.36'	S08°20'54"W	129.25'	8°00'45"
C34	875.00'	91.82'	N08°43'19"E	91.78'	6°00'45"
C59	425.83'	148.52'	S69°18'48"E	147.76'	19°58'58"
C60	425.83'	13.99'	S58°22'52"E	13.98'	1°52'54"
C61	325.00'	113.62'	S82°20'49"E	113.04'	20°01'48"
C73	375.00'	57.49'	S76°43'25"E	57.43'	8°47'02"
C74	925.00'	116.17'	S07°56'25"W	116.10'	7°11'46"
C75	925.00'	13.18'	S11°56'47"W	13.18'	0°48'59"
C78	925.00'	59.22'	S15°26'51"W	59.21'	3°40'06"
C79	875.00'	20.36'	S12°23'41"W	20.36'	1°19'59"

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
08-16-2021
LAND SURVEYOR

HICKORY HILL

SECTION 8 AND A RESUBDIVISION OF COMMON OPEN SPACE 1, HICKORY HILL SECTION 7

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

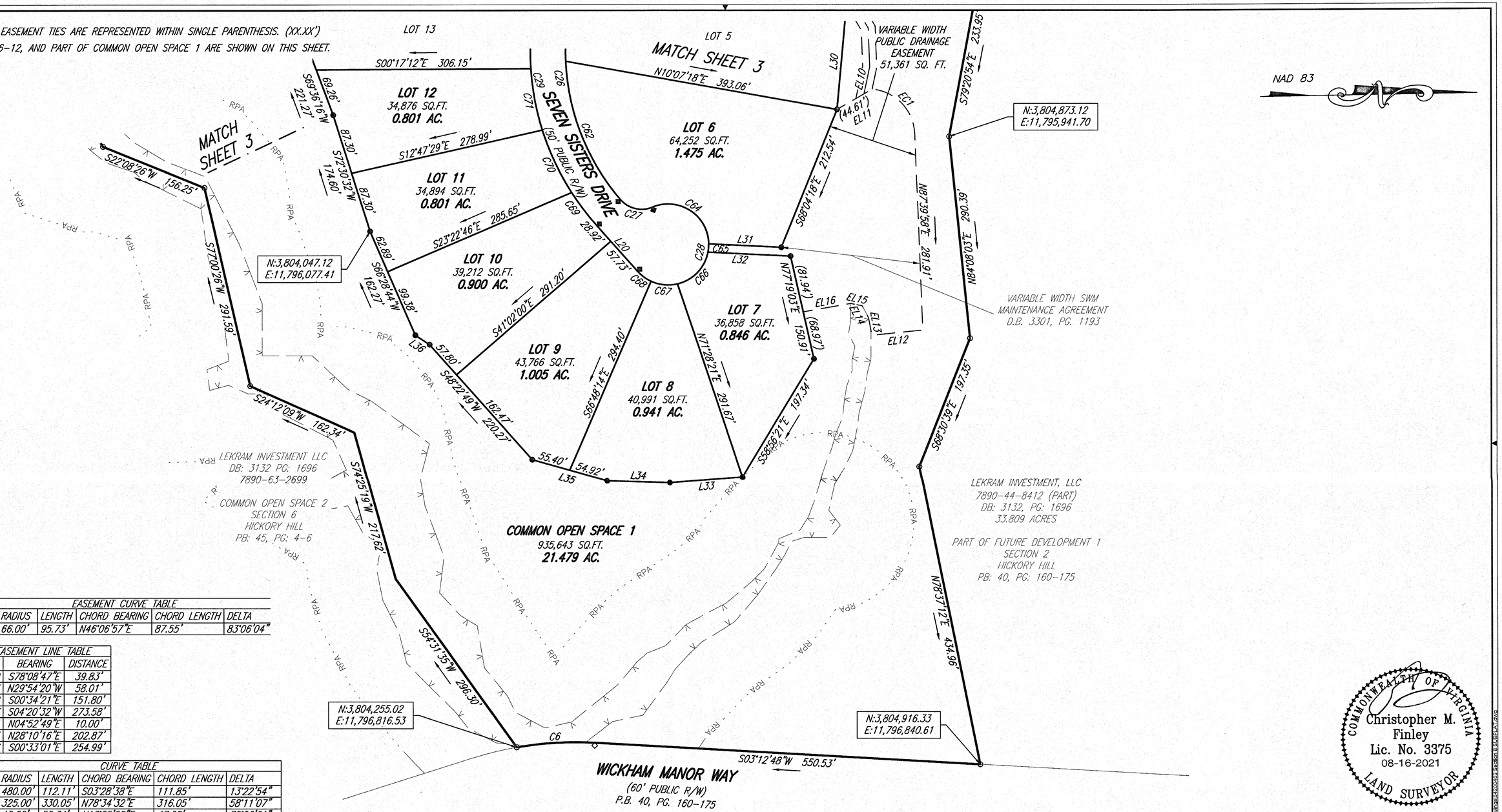
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 08-16-2021
SCALE: 1" = 100'
JOB: 54200463.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 03 OF 07

BALZER & ASSOCIATES

202112220002640 50 4 / 7
Bk: 46 Pg: 423
Hanover Co VA
12/22/2021 10:26:15 AM
OPM

NOTE: EASEMENT TIES ARE REPRESENTED WITHIN SINGLE PARENTHESIS. (XX.XX')
LOTS 6-12, AND PART OF COMMON OPEN SPACE 1 ARE SHOWN ON THIS SHEET.



EASEMENT CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
EC1	66.00'	95.73'	N46°06'57"E	87.55'	83°06'04"

EASEMENT LINE TABLE		
#	BEARING	DISTANCE
EL10	S78°08'47"E	39.83'
EL11	N29°54'20"W	58.01'
EL12	S00°34'21"E	151.80'
EL13	S04°20'32"W	273.58'
EL14	N04°52'49"E	10.00'
EL15	N28°10'16"E	202.87'
EL16	S00°33'01"E	254.99'

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C6	480.00'	112.11'	S03°28'38"E	111.85'	13°22'54"
C26	325.00'	330.05'	N78°34'32"E	316.05'	58°11'07"
C27	40.00'	50.34'	N13°25'58"E	47.08'	72°06'01"
C28	58.00'	253.99'	S77°09'57"E	94.49'	250°54'11"
C29	375.00'	388.66'	S77°58'37"W	371.49'	59°22'57"
C62	325.00'	216.43'	S68°33'38"W	212.45'	38°09'19"
C65	58.00'	12.03'	S84°59'24"E	12.01'	11°53'06"
C66	58.00'	66.22'	S46°20'23"E	62.68'	65°24'56"
C67	58.00'	38.79'	S05°31'38"W	38.07'	38°19'05"
C68	58.00'	23.89'	N36°29'10"E	23.72'	23°35'58"
C69	375.00'	60.69'	N52°55'20"E	60.63'	9°16'23"
C70	375.00'	98.78'	N65°06'19"E	98.50'	15°05'35"
C71	375.00'	89.66'	N79°30'05"E	89.45'	13°41'56"
C72	375.00'	82.03'	S87°22'57"E	81.87'	12°32'01"

LINE TABLE		
#	BEARING	DISTANCE
L20	S48°17'09"W	86.65'
L30	S84°46'33"E	139.85'
L31	S02°43'49"W	103.94'
L32	N02°43'49"E	118.23'
L33	S04°22'30"E	104.53'
L34	S01°38'26"W	89.52'
L35	S15°53'26"W	110.32'
L36	S33°33'05"W	24.32'

0' 100' 200'
SCALE: 1"=100'

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
08-16-2021
LAND SURVEYOR

HICKORY HILL
SECTION 8 AND A RESUBDIVISION OF COMMON OPEN SPACE 1, HICKORY HILL SECTION 7

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 08-16-2021
SCALE: 1" = 100'
JOB: 54200463.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 04 OF 07

BALZER & ASSOCIATES

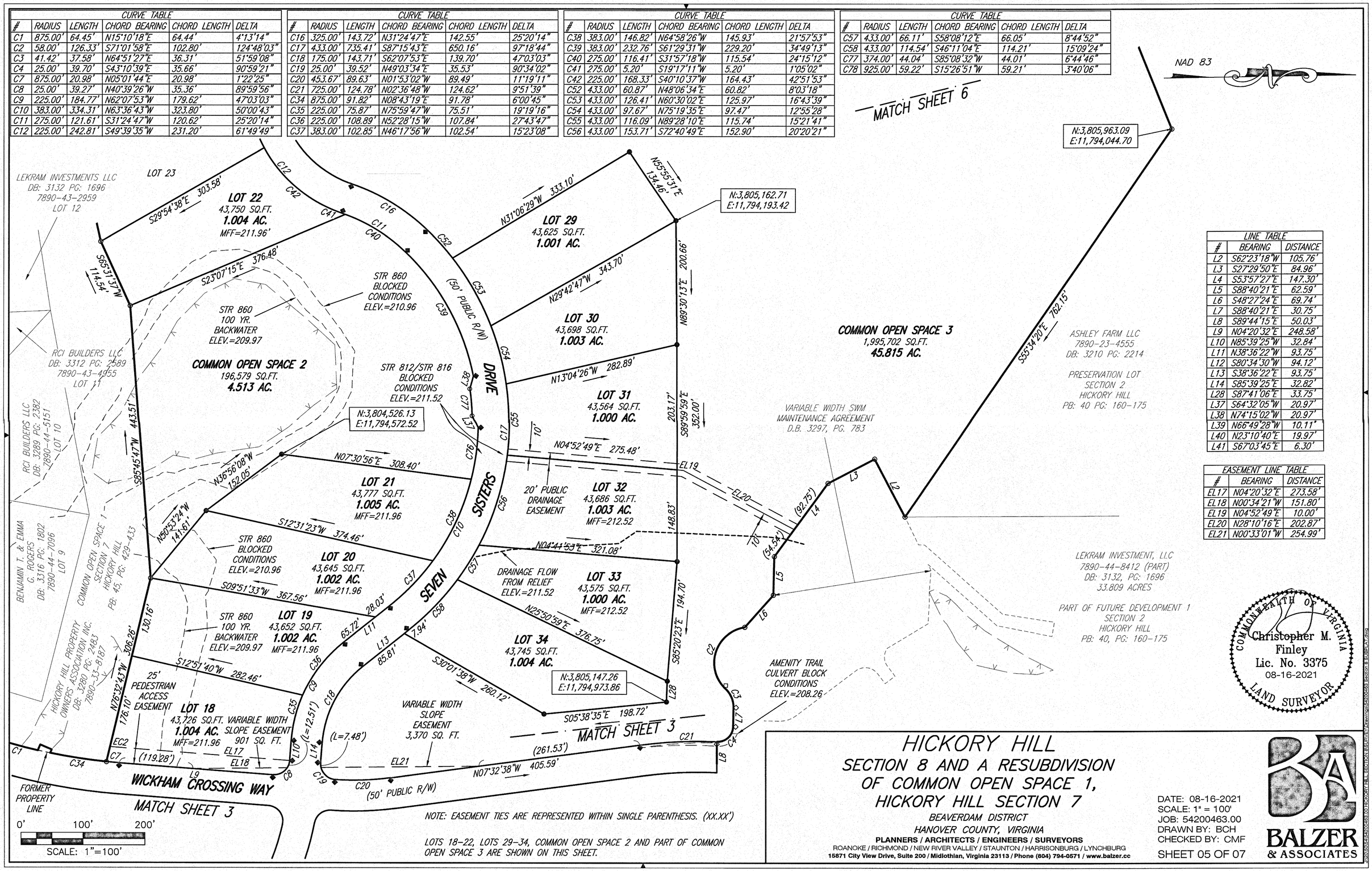
20211222000264050 5 / 7
Bk: 46 Pg: 424
Hanover Co VA
12/22/2021 10:26:15 AM
OPM

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	875.00'	64.45'	N15°10'18"E	64.44'	4°13'14"
C2	58.00'	126.33'	S71°01'58"E	102.80'	124°48'03"
C3	41.42'	37.58'	N64°51'27"E	36.31'	51°59'08"
C4	25.00'	39.70'	S43°10'39"E	35.66'	90°59'21"
C7	875.00'	20.98'	N05°01'44"E	20.98'	1°22'25"
C8	25.00'	39.27'	N40°39'26"W	35.36'	89°59'56"
C9	225.00'	184.77'	N62°07'53"W	179.62'	47°03'03"
C10	383.00'	334.31'	N63°36'43"W	323.80'	50°00'43"
C11	275.00'	121.61'	S31°24'47"W	120.62'	25°20'14"
C12	225.00'	242.81'	S49°39'35"W	231.20'	61°49'49"

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C16	325.00'	143.72'	N31°24'47"E	142.55'	25°20'14"
C17	433.00'	735.41'	S87°15'43"E	650.16'	97°18'44"
C18	175.00'	143.71'	S62°07'53"E	139.70'	47°03'03"
C19	25.00'	39.52'	N49°03'34"E	35.53'	90°34'02"
C20	453.67'	89.63'	N01°53'02"W	89.49'	11°19'11"
C21	725.00'	124.78'	N02°36'48"W	124.62'	9°51'39"
C34	875.00'	91.82'	N08°43'19"E	91.78'	6°00'45"
C35	225.00'	75.87'	N75°59'47"W	75.51'	19°19'16"
C36	225.00'	108.89'	N52°28'15"W	107.84'	27°43'47"
C37	383.00'	102.85'	N46°17'56"W	102.54'	15°23'08"

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C38	383.00'	146.82'	N64°58'26"W	145.93'	21°57'53"
C39	383.00'	232.76'	S61°29'31"W	229.20'	34°49'13"
C40	275.00'	116.41'	S31°57'18"W	115.54'	24°15'12"
C41	275.00'	5.20'	S19°17'11"W	5.20'	1°05'02"
C42	225.00'	168.33'	S40°10'37"W	164.43'	42°51'53"
C52	433.00'	60.87'	N48°06'34"E	60.82'	8°03'18"
C53	433.00'	126.41'	N60°30'02"E	125.97'	16°43'39"
C54	433.00'	97.67'	N75°19'35"E	97.47'	12°55'28"
C55	433.00'	116.09'	N89°28'10"E	115.74'	15°21'41"
C56	433.00'	153.71'	S72°40'49"E	152.90'	20°20'21"

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C57	433.00'	66.11'	S58°08'12"E	66.05'	8°44'52"
C58	433.00'	114.54'	S46°11'04"E	114.21'	15°09'24"
C77	374.00'	44.04'	S85°08'32"W	44.01'	6°44'46"
C78	925.00'	59.22'	S15°26'51"W	59.21'	3°40'06"



LINE TABLE		
#	BEARING	DISTANCE
L2	S62°23'18"W	105.76'
L3	S27°29'50"E	84.96'
L4	S53°57'27"E	147.30'
L5	S88°40'21"E	62.59'
L6	S48°27'24"E	69.74'
L7	S88°40'21"E	30.75'
L8	S89°44'15"E	50.03'
L9	N04°20'32"E	248.58'
L10	N85°39'25"W	32.84'
L11	N38°36'22"W	93.75'
L12	S80°34'30"W	94.12'
L13	S38°36'22"E	93.75'
L14	S85°39'25"E	32.82'
L28	S87°41'06"E	33.75'
L37	S64°32'05"W	20.97'
L38	N74°15'02"W	20.97'
L39	N66°49'28"W	10.11'
L40	N23°10'40"E	19.97'
L41	S67°03'45"E	6.30'

EASEMENT LINE TABLE		
#	BEARING	DISTANCE
EL17	N04°20'32"E	273.58'
EL18	N00°34'21"W	151.80'
EL19	N04°52'49"E	10.00'
EL20	N28°10'16"E	202.87'
EL21	N00°33'01"W	254.99'

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
08-16-2021
LAND SURVEYOR

NOTE: EASEMENT TIES ARE REPRESENTED WITHIN SINGLE PARENTHESIS. (XX.XX')

LOTS 18–22, LOTS 29–34, COMMON OPEN SPACE 2 AND PART OF COMMON OPEN SPACE 3 ARE SHOWN ON THIS SHEET.

HICKORY HILL
SECTION 8 AND A RESUBDIVISION OF COMMON OPEN SPACE 1, HICKORY HILL SECTION 7

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 08-16-2021
SCALE: 1" = 100'
JOB: 54200463.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 05 OF 07

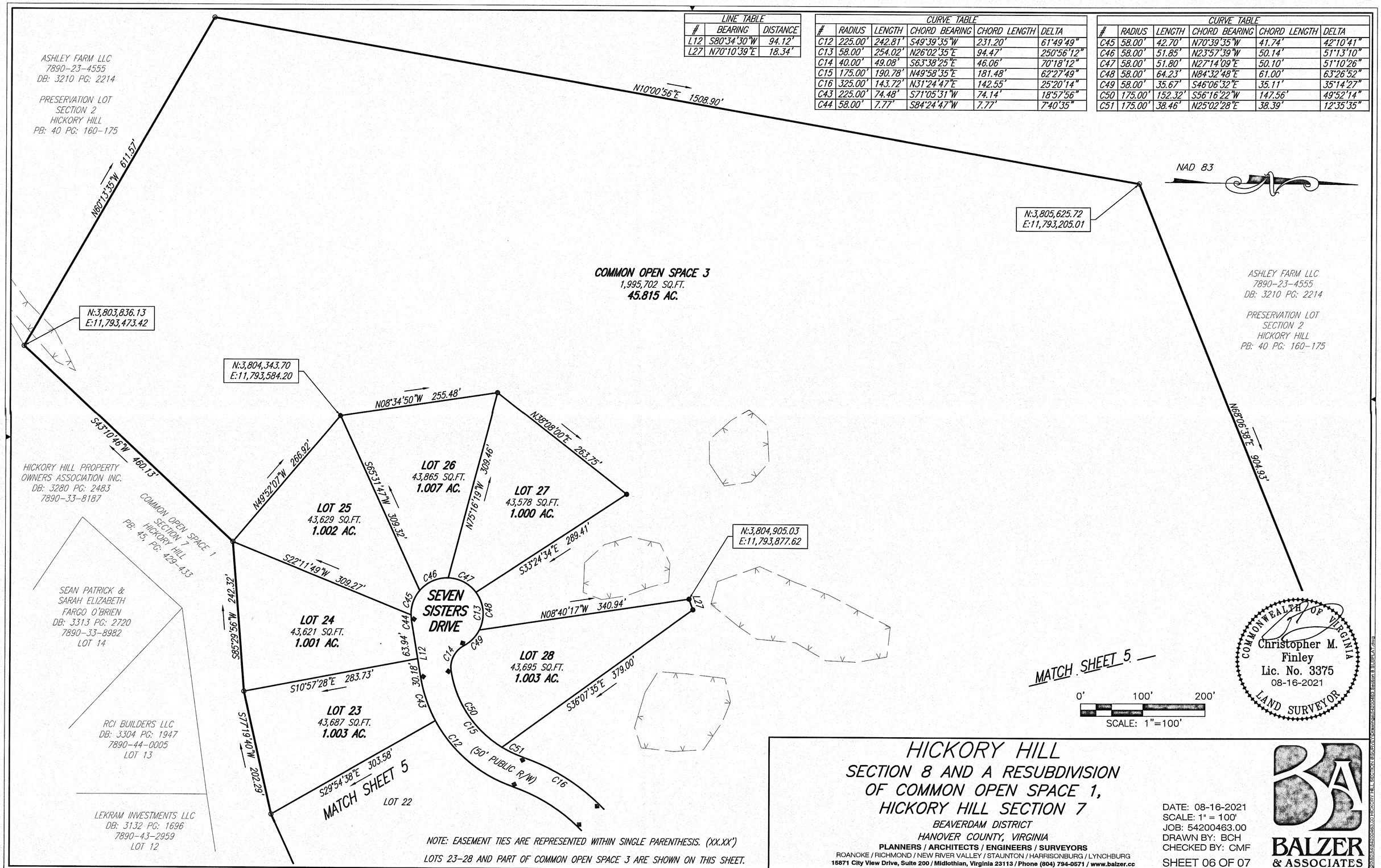
BALZER & ASSOCIATES

20211222000264050 6 / 7
Bk: 46 Pg: 425
Hanover Co VA
12/22/2021 10:26:15 AM
OPM

LINE TABLE		
#	BEARING	DISTANCE
L12	S80°34'30"W	94.12'
L27	N70°10'39"E	18.34'

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C12	225.00'	242.81'	S49°39'35"W	231.20'	61°49'49"
C13	58.00'	254.02'	N26°02'35"E	94.47'	250°56'12"
C14	40.00'	49.08'	S63°38'25"E	46.06'	70°18'12"
C15	175.00'	190.78'	N49°58'35"E	181.48'	62°27'49"
C16	325.00'	143.72'	N31°24'47"E	142.55'	25°20'14"
C43	225.00'	74.48'	S71°05'31"W	74.14'	18°57'56"
C44	58.00'	7.77'	S84°24'47"W	7.77'	7°40'35"

CURVE TABLE					
#	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C45	58.00'	42.70'	N70°39'35"W	41.74'	42°10'41"
C46	58.00'	51.85'	N23°57'39"W	50.14'	51°13'10"
C47	58.00'	51.80'	N27°14'09"E	50.10'	51°10'26"
C48	58.00'	64.23'	N84°32'48"E	61.00'	63°26'52"
C49	58.00'	35.67'	S46°06'32"E	35.11'	35°14'27"
C50	175.00'	152.32'	S56°16'22"W	147.56'	49°52'14"
C51	175.00'	38.46'	N25°02'28"E	38.39'	12°35'35"



NOTE: EASEMENT TIES ARE REPRESENTED WITHIN SINGLE PARENTHESIS. (XX.XX')

LOTS 23-28 AND PART OF COMMON OPEN SPACE 3 ARE SHOWN ON THIS SHEET.

HICKORY HILL
SECTION 8 AND A RESUBDIVISION OF COMMON OPEN SPACE 1, HICKORY HILL SECTION 7

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 08-16-2021
SCALE: 1" = 100'
JOB: 54200463.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 06 OF 07

BALZER & ASSOCIATES

J:\0054200463\CADD\SUB\HICKORY HILL SECTION 8\SURVEY\Final\HICKORY HILL SECTION 8 SUBPLA.dwg

20211222000264050 7 / 7
Bk: 46 Pg: 426
Hanover Co VA
12/22/2021 10:26:15 AM
OPM

20211222000264050
HANOVER CO CLERK'S OFFICE
12/22/2021 10:26:15 AM
SEC 58.1-802 GRANTOR'S
TAX PD. $.00
FRANK D.HARGROVE,JR,CLERK
BY: LTAYLOR2

ORDINANCE C-39-05(c), AM. 2-13

OWNER OF RECORD: ROYAL DOMINION HOMES

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of APPROVAL of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 26th day of February, 2014, and advertised in the Hanover Herald-Progress once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by amending the proffers approved with rezoning request C-39-05(c), Hickory Hill, L.L.C., of the property described as GPINs 7890-61-3804 and 7890-52-7082, located on the north line of East Patrick Henry Road (State Route 54) approximately 2,000 feet east of its intersection with Goddins Hill Road (State Route 798) (a detailed description is filed with the Board's papers), zoned RC(c), Rural Conservation District with conditions, subject to the following conditions which were proffered by the Applicant on November 1, 2013, and accepted by the Board:

1. Cash Proffers. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County, prior to the issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Five Hundred Seventy-Four and 00/100 ($2,574.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

2. Dwelling Size. The minimum dwelling size shall be 2,000 square feet for a one-story dwelling and 2,500 for a one and one-half or two story dwelling. Minimum floor area shall not include garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure.

3. Tree Preservation. The required rear and side yard area of each lot, as required by the Zoning Ordinance, along with a minimum of 50 feet front setback shall be selectively cut with no cutting of trees of 5-inch caliper or greater to be allowed. Additional clearing may be allowed (i) when said areas may be used for driveways, wells, drainfields,
drainage and utility easement when necessary for dwelling or all other outbuilding construction and/or (ii) when required by the County of Hanover, and then only to the minimum extent necessary, except when cutting is permitted in accordance with approved grading plans, issued by the Public Works Department. The foregoing shall not prohibit the removal of dead or diseased trees. In addition, trees may be cut wherever necessary to establish required storm water detention, or drainage facilities.

4. Homeowners Association. Prior to the conveyance of the first lot, the Property Owner shall cause to be formed a Homeowners Association in which membership will be required of all lot owners. The Homeowners Association shall be charged with maintenance of the common areas, the street lights, the signage, the sidewalks, and the pedestrian trails. Control of the Homeowners Association shall be relinquished by the Property Owner when 75 percent of the lots are developed and owner occupied, but nothing contained herein shall prevent the Property Owner from retaining architectural control until all lots are developed. All common areas shall be conveyed by the Property Owner, subject to the further provisions hereof, to the Homeowners Association upon its formation. The Property Owner may reserve the right to enter upon the common areas to install utilities and to complete the improvements contemplated by these proffers.

5. Architectural Control. An architectural control committee shall be created by restrictive covenants applicable to the Property which shall be filed by the Property Owner prior to recordation of the subdivision plat. House plans shall be approved by the architectural control committee prior to the issuance of a building permit by Hanover County, and all
applications for building permits shall be accompanied by verification by the architectural control committee or its representative that the requested structure has been approved.

6. Cemeteries.

   A. Should a grave or cemetery, not reflected on the Conceptual Plan, be discovered at any point in the development of the subject Property that cannot remain in its current location and must be relocated, the Property Owner shall remove and relocate the human remains from the cemetery through the permit procedure administered by the Virginia Department of Historic Resources. The Property Owner shall be responsible for all costs and expenses associated with the cemetery removal or relocation.

   B. The Property Owner agrees to grant ingress and egress easements for the purpose of accessing the cemeteries located on the Property to the families of those interred in said cemeteries.

   C. The Property Owner agrees to employ an Archeologist to study the Slave Cemetery shown on the Conceptual Plan to determine the boundaries of the cemetery. The Property Owner agrees to build a fence around the boundary of the cemetery and place a suitable marker identifying the cemetery.

7. Dedication of Right-of-Way - Patrick Henry Road (State Route 54). The Owner agrees to dedicate 50 feet of right-of-way from the centerline of Patrick Henry Road (State Route 54) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.

8. Dedication of Right-of-Way - Providence Church Road. The Owner agrees to dedicate 25 feet of right-of-way from the centerline of Providence Church Road to the property for future road widening, free of cost to the County, upon request of the County or VDOT.

9. Transportation Improvements. Transportation improvements to be constructed in accordance with VDOT standards and specifications:

   A. SR54/West Access Driveway (Plantation Way). The southbound access driveway shall be configured to include at least one inbound and one outbound lane. The southbound approach shall be STOP controlled and constructed in accordance with VDOT Road Design Manual: Appendix B, Subdivision Design Guide and the Minimum Standards of Entrances to State Highways. A left turn land shall be provided with 200 feet of storage length and 200 feet of taper.

   B. SR54/East Site Driveway (Wickham's Crossing). The east access driveway shall be configured to include a shared left/right-turn lane. The configuration shall be configured to include at least one inbound and one outbound lane. The southbound approach shall be STOP controlled and constructed in accordance with VDOT Road Design Manual: Appendix B, Subdivision Design Guide and the Minimum Standards of Entrances to State Highways. A left turn land shall be provided with 200 feet of storage length and 200 feet of taper.

   C. I-95 Southbound Off-Ramp/SR54. A left turn lane shall be provided for westbound SR 54 to southbound I-95 with 150 feet of storage length and 75 feet of taper.

10. Manor House, Preservation.

   A. The current historic structures including the manor house and associated dependencies including approximately 50 acres as shown on the Conceptual Plan will be sold as a subdivision lot to a person or entity that exhibits the desire to preserve and or restore the historic structures, subject to subparagraph B below.

   B. An open-space preservation easement that conforms to the standards designated by the Virginia Board of Historic Resources shall be recorded to preserve the historic, architectural, archaeological and cultural resources located on the portion of the Property comprising approximately 50 acres including the manor house, family cemetery and the majority of the historic outbuildings. This lot is depicted on the Conceptual Plan. The timing of the recordation of this easement shall not be dependent on the approval of recordation of any subdivision plat.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of Mr. Stanley, seconded by Mr. Hazzard, the members of the Board of Supervisors voted to approve Ordinance C-39-05(c), Arn. 2-13, Royal Dominion Homes, as follows:

Vote:

Sean M. Davis Wayne T. Hazzard Angela Kelly-Wiecek
W. Canova Peterson, IV Aubrey M. Stanley
G. E. Via, III Elton J. Wade, Sr.

Public Hearings:
Planning CommissionJanuary 16, 2014 Board of Supervisors February 26, 2014 Adopted February 26, 2014

This is to certify that the above is a true copy of C-39-05(c), Am.2-13, adopted by the Hanover County Board of Supervisors on February 26, 2014.

Dated: _____ Cecil R. Harris, Jr.
County Administrator/ Clerk Hanover County Board of Supervisors

COMMONWEALTH OF VIRGINIA
Christopher M. Finley
Lic. No. 3375
08-16-2021
LAND SURVEYOR

HICKORY HILL
SECTION 8 AND A RESUBDIVISION OF COMMON OPEN SPACE 1, HICKORY HILL SECTION 7

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 08-16-2021
SCALE: AS SHOWN
JOB: 54200463.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 07 OF 07

BALZER & ASSOCIATES

J:\54200463.00\DESIGN\HICKORY HILL SECTION 8 SUBDIVISION\drawings\54200463 Section 8 SUBD-FAP.dwg