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BOOK 4863 PAGE 816

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Prepared by Martin & McDaniel
Tax Map No. 698660884100000 & 696663552100000(part)

CIRCUIT COURT CLERK
CHESTERFIELD CO. VA.

**DECLARATION OF INGRESS AND EGRESS EASEMENT
FOR JOINT DRIVEWAY**

THIS DECLARATION is made this 13th day of January, 2003, by
NEW DAWN PROPERTIES, INC., a Virginia corporation;

WITNESSETH:

WHEREAS, New Dawn Properties, Inc. is the owner of certain adjoining parcels of real property described as all those lots or parcels of land, located in the County of Chesterfield, Virginia with improvements thereon and appurtenances thereto belonging, designated as Parcels 1 through 12, on a plat of survey dated October 10, 2002, revised January 8, 2003, entitled "Residential Parcel Subdivision, Parcel Identification No.: 6986608841 & 696663552100000, Matoaca District, Chesterfield County, Virginia ("the Plat"), a copy of which is recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 131, page 51, and being the real property acquired by it by deed recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Deed Book 4842, page 54, and

WHEREAS, New Dawn Properties, Inc. desires to declare joint driveways easements within the areas denoted as "30' x 30' Joint Access Easement" on the Plat to benefit and encumber as to each such easement the Parcels on which each easement is situated.

NOW THEREFORE, New Dawn Properties, Inc. hereby declares and establishes non-exclusive perpetual easements and rights of way for pedestrian and vehicular ingress and egress across each of the Parcels shown on the Plat on which is situated an area denoted as "30' x 30'

Joint Access Easement" for the use and benefit of the owners of the
Parcels encumbered by each such easement. These easements shall run
with the land.

This declaration is made subject to restrictive covenants,
conditions, and easements of record to the extent that they may be
applicable to the properties hereby conveyed.

WITNESS the following signature:

NEW DAWN PROPERTIES, INC.

By Matthew J. Hamilton, Jr. PRES.
Matthew J. Hamilton, Jr.
President

STATE OF VIRGINIA
COUNTY OF CHESTERFIELD, to-wit:

The foregoing instrument was acknowledged before me this 13
day of Jan, 2003, by Matthew J. Hamilton, Jr., President of New
Dawn Properties, Inc.

David C. Martin
Notary Public

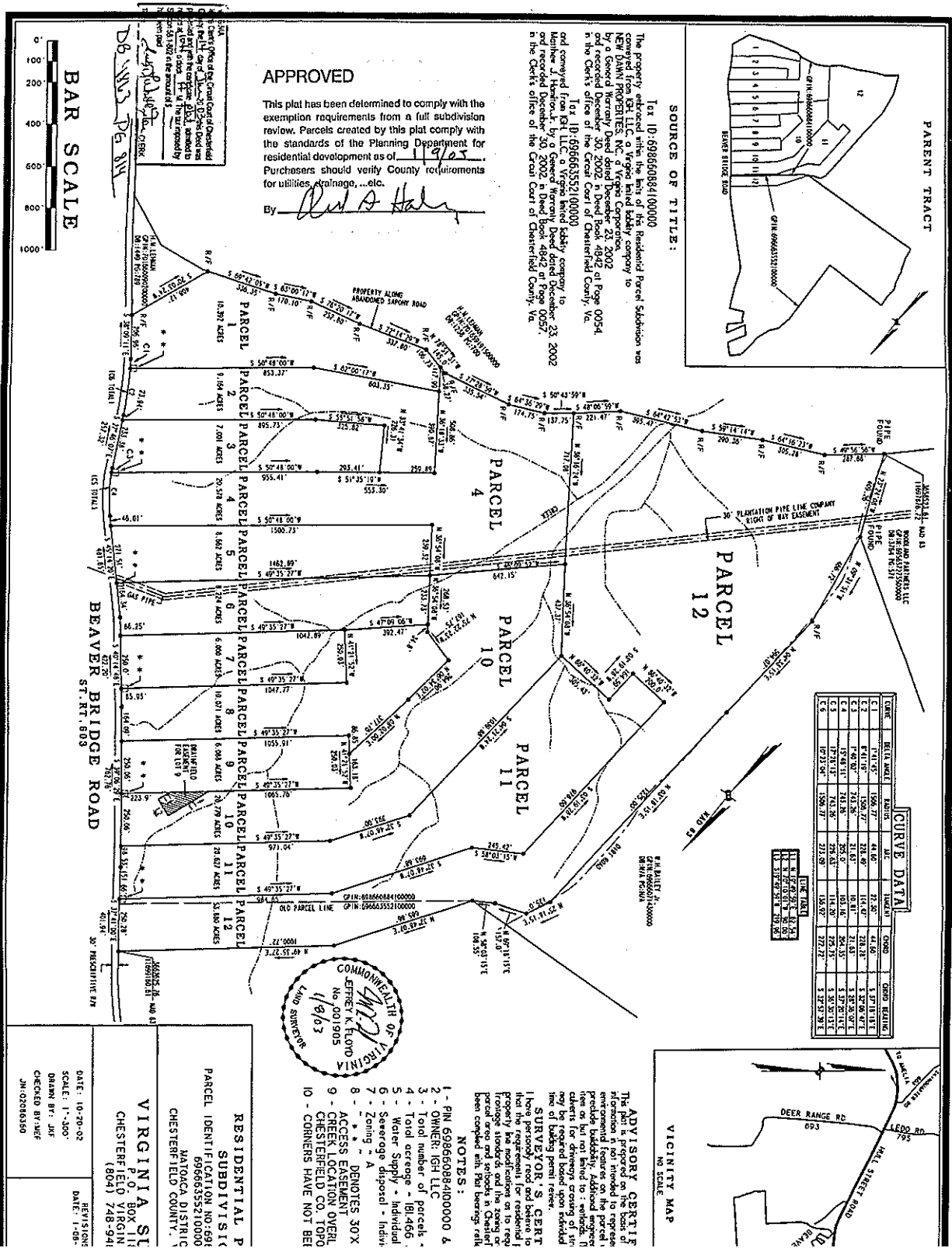
My commission expires: 3/31/05

VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF CHESTERFIELD COUNTY, THE 14 DAY
OF JAN 2003, THIS DEED WAS PRESENTED
AND WITH THE CERTIFICATE.....ADMITTED TO
RECORD AT 10:44 O'CLOCK. THE TAX IMPOSED
BY SECTION 58.1-802 IN THE AMOUNT OF
\$.00 HAS BEEN PAID.

TESTE: JUDY L. WORTHINGTON, CLERK

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APPROVED

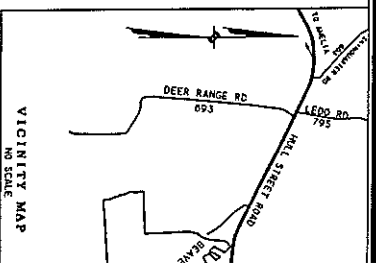
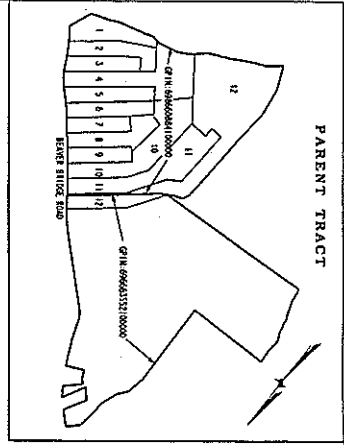
This plat has been determined to comply with the exemption requirements from a full subdivision review. Parcels created by this plat comply with the standards of the Planning Department for residential development as of 1/9/05. Purchasers should verify County requirements for utilities, drainage, etc.

By *[Signature]*

SOURCE OF TITLE:

1. The property returned with the title of the Parent Parcel Subdivision was conveyed from GSI, LLC, a Virginia limited liability company, to the County of Chesterfield, Virginia, by a General Warranty Deed dated and recorded December 23, 2002, in Book 4942 at Page 005-4 in the Clerk's Office of the Circuit Court of Chesterfield County, VA.

2. The property returned with the title of the Parent Parcel Subdivision was conveyed from GSI, LLC, a Virginia limited liability company, to the County of Chesterfield, Virginia, by a General Warranty Deed dated and recorded December 23, 2002, in Book 4942 at Page 005-4 in the Clerk's Office of the Circuit Court of Chesterfield County, VA.



VIRGINIA SUBDIVISION

PARCEL IDENTIFICATION NO. 691

69666555210000

CHESTERFIELD COUNTY

RESIDENTIAL P

ADVISORY CERTIFICATE

This plat is prepared on the basis of information furnished to the Surveyor by the owner and is not intended to represent any other information. The Surveyor does not warrant the accuracy of the information furnished to him, nor does he warrant that the plat is correct in all particulars. The Surveyor's liability is limited to the preparation of the plat and the recording of the same. The Surveyor is not responsible for the accuracy of the information furnished to him, nor does he warrant that the plat is correct in all particulars. The Surveyor's liability is limited to the preparation of the plat and the recording of the same.

NOTES:

- 1 - PIN 696665552100000 &
- 2 - OWNER: GSI, LLC
- 3 - Total number of parcels - 12
- 4 - Total acreage - 181.466
- 5 - Water Supply - Individual
- 6 - Sewerage disposal - Individual
- 7 - Zoning - A
- 8 - DENOTES 30X
- 9 - ACCESS EASEMENT OVERLIES CHESTERFIELD CO. 1000
- 10 - CORNERS HAVE NOT BEEN