

SUBDIVISION CERTIFICATE

This subdivision of land shown hereon designated as Timsbury Pointe is with the free consent and in accordance with the desires of the undersigned owner. There is no mortgage on this property. All easements and roads are of the width and extent shown hereon and are dedicated to the County of Chesterfield free and unrestricted by any previous agreements or easements except as noted on this plat as of the time of recordation. The dedication of the easements to the County of Chesterfield includes granting the right to make reasonable use of the adjoining land for construction and maintenance of public facilities within the boundaries of the easements shown hereon. All easements are for surface and underground drainage and underground utilities except as restricted in use as shown on this plat.

Given under our hands and seals this 2nd day of December 2009.

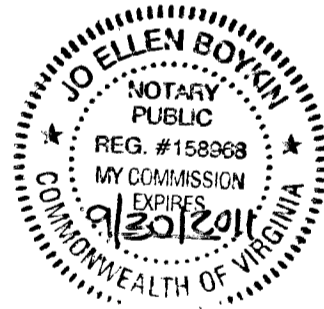
J. K. Timmons
 Reed's Landing Corporation
 Executive Vice-President
 Eugene G. Autry

C. R. O.

COMMONWEALTH OF VIRGINIA
 County of Chesterfield TO WIT:
 I, Jo Ellen Boykin
 a Notary Public in and for the County
 of Kolontan Commonwealth of
 Virginia, do hereby certify that J. K. Timmons

whose names are signed to the Subdivision Certificate, have acknowledged the same before me in my County and Commonwealth aforesaid. Given under my hand and seal this 2nd day of December 2009.

Jo Ellen Boykin
 Notary Public
 My commission expires 9/30/2011



SOURCE OF TITLE

The property embraced within the limits of this subdivision was conveyed to THE REEDS LANDING CORPORATION, A Virginia Corporation by deed from THE THOMAS COMPANY, L.L.C., a Virginia Limited Liability Company, dated August 11, 2000, and recorded August 11, 2000, in Deed Book 3884 page 336 in the Clerk's Office of the Circuit Court, Chesterfield County, Virginia.

Mark B. Beall
 Balzer and Associates, Inc.

LEGEND:

- () Denotes Tie to Easement or Building Line.
- [] Denotes Tie to Building Line.
- <> Denotes Tie to Wetlands.
- (()) Denotes Tie to Flood Plain.
- [[]] Denotes Tie to Creek.
- MFF_{SWR} = Minimum Finished Floor Sewer
- MFF_{FLPL} = Minimum Finished Floor Flood Plain
- (NBP) = No building permit will be released until grading is complete

▲ U.S. Army Corps of Engineers jurisdictional wetlands not to be disturbed without written permission from the Corps or Virginia Department of Environmental Quality.

* Buffers are exclusive of easements and setbacks. Buffer shall not be disturbed and no access is permitted through the buffer.

** Conservation Area to remain in its natural state, no structure to be located in the RPA (Resource Protection Area) without permission from Chesterfield County Director of Engineering.

NOTES:

The developer shall permit no masonry embellished entrance structure over six (6) inches above the top of curb/edge of pavement within the ten (10) foot VDOT clear zone measured from the top of curb/edge of pavement. Structures of six (6) inches and less in height may be no closer than three (3) feet from the edge of pavement/back of curb.

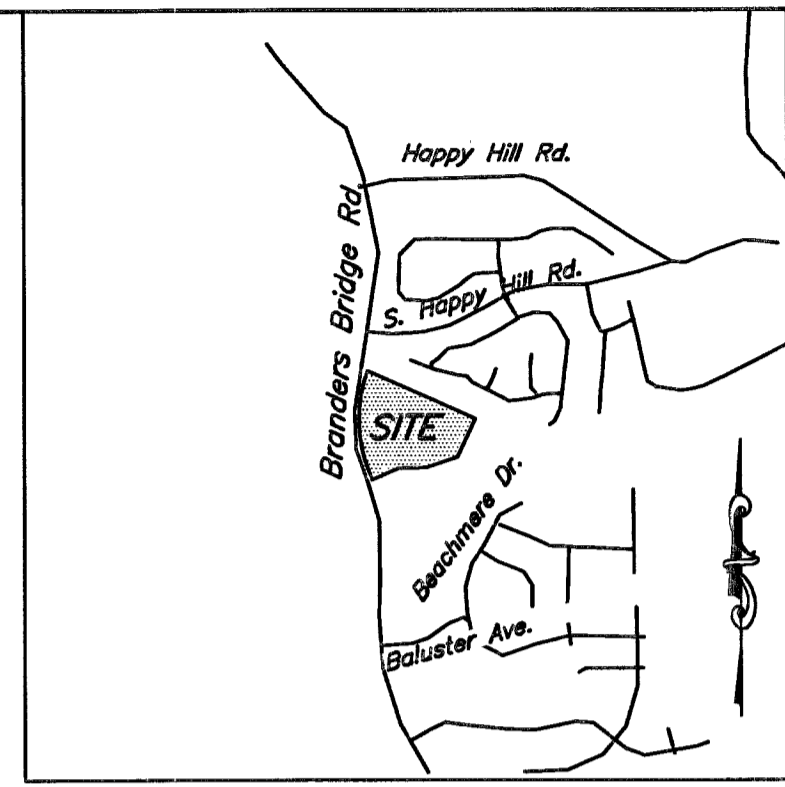
This property is in FEMA flood zone "C" per Community-Panel Number 510035-0156-B, effective March 16, 1983.

A 25' Building Setback is required from all flood plains and/or backwater.

CBPA compliance is achieved by an average lot size not exceeding the 16% default imperviousness

PROFFERED CONDITIONS

1. A maximum of 450 residential lots shall be permitted
2. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield prior to the issuance of building permits for infrastructure improvements within the services district for the property:
 - a. \$6,200 per dwelling unit, if paid prior to July 1, 2000; or
 - b. The amount approved by the Board of Supervisors not to exceed \$6,200 per dwelling unit adjusted upward by any increase in the Marshall and Swift Building cost Index between July 1, 1999, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2000.
4. Direct access to Branders Bridge Road shall be limited to three (3) accesses. These accesses shall generally be located: 1) towards the northern property line; 2) midway of the Branders Bridge Road frontage; and 3) towards the southern property line. The exact location of these accesses shall be approved by the Transportation Department.
8. The foundations of all dwelling units shall be faced with brick.
9. A maximum of fifty (50) single family building permits shall be issued per year until January 1, 2005.
10. There shall be no road connections or individual lot access to Cedar Cliff or Twin Cedars Subdivisions.
11. All dwelling units shall have a minimum gross floor area of 2,000 square feet. Gross floor area shall be defined as the sum of the horizontal area of all floors of a building measured from the exterior faces of the exterior walls, but not including outside storage areas, attached garages or carports, and enclosed porches.



VICINITY MAP SCALE: 1" = 2000'

NOTES:

Use: Single Family Residential (Tentative Case No. 05TS0308)
 Zoned: R-15 (Zoning Case No. 00SN0240 & Allowance of 15' easements in buffer along Branders Bridge Rd per Alternative Case No. 08TW0419)
 GPIN: 785-643-8696-00000
 Water: County system
 Sewer: County system
 Drainage: Curb & Gutter
 Number of lots: 20
 Area in lots: 18.570 Acres
 Area in roads: 1.193 Acres
 Total area: 19.763 Acres

SETBACKS (R-15)
 Front: 40'
 Side: 15'
 Rear: 25'
 Corner Side:
 Back to Back - 20'
 Back to Side - 35'

Bylaws and Restrictive Covenants recorded in D.B. 7033 Pg. 227

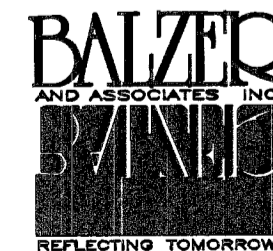
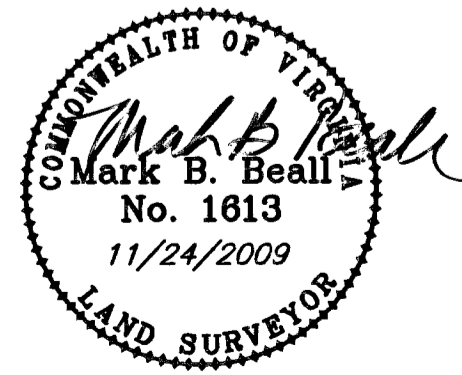
APPROVED BY CHESTERFIELD COUNTY	
3-23-10	<u>[Signature]</u>
DATE	DIRECTOR OF PLANNING
3/5/10	<u>[Signature]</u>
DATE	PLANNING DEPARTMENT
3/22/10	<u>[Signature]</u>
DATE	DEPT. OF ENVIRONMENTAL ENG'R.

CALC CHECK:	BCH
SURVEYS:	JAB
UTILITIES:	FTC
DWG. BY:	SCZ

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 Chesterfield County, Virginia, have been complied with. All monuments will be set by November 2010.

Mark B. Beall
 Balzer and Associates, Inc.



PLANNERS * ARCHITECTS
 ENGINEERS * SURVEYORS
 15871 City View Drive
 Suite 200
 Midlothian, Virginia 23113
 Phone: 804/794-0571
 FAX: 804/794-2635

**TIMSBURY
 POINTE**

SUBDIVISION IDENTIFICATION NO. 000-0579-01
 BERMUDA DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 DATE: NOVEMBER 24, 2009 SCALE: 1"=50'

File name: J:\C2005\C0500018 STONEY GLEN SOUTH SURVEY C0500018.dwg

3-24-10

R202 Pg. 26

10RPO003

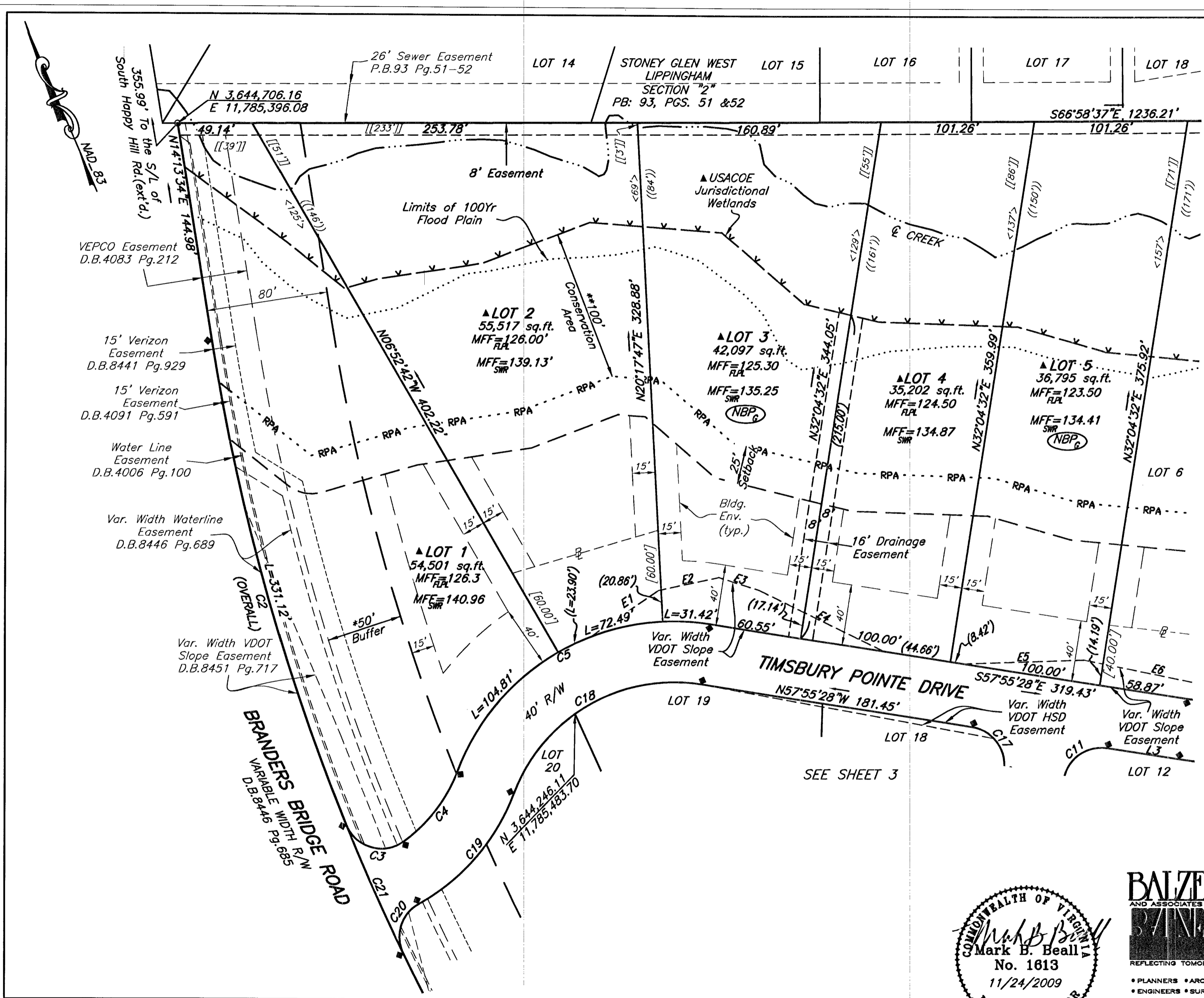
3-24-10

PA 202 R. 27

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°20'22"E	24.13'
L2	N88°20'22"W	24.13'
L3	N57°55'28"W	47.98'

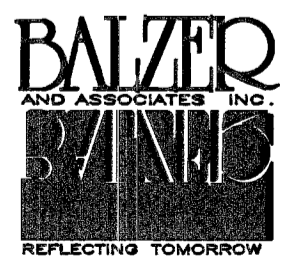
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	15.85'	1555.00'	7.92'	N25°15'53"W	15.85'	0°35'02"
C2	1003.33'	1445.00'	522.84'	N05°39'55"W	983.30'	39°47'00"
C3	45.13'	25.00'	31.67'	S50°36'53"E	39.25'	103°25'26"
C4	59.07'	100.00'	30.43'	N80°45'03"E	58.22'	33°50'41"
C5	208.72'	152.83'	124.31'	S82°57'07"W	192.87'	78°14'50"
C6	48.53'	267.00'	24.33'	S63°07'55"E	48.47'	10°24'54"
C7	33.64'	40.00'	17.89'	N87°33'57"E	32.66'	48°11'23"
C8	241.19'	50.00'	44.72'	S21°39'38"W	66.67'	276°22'46"
C9	33.64'	40.00'	17.89'	N44°14'40"W	32.66'	48°11'23"
C10	55.81'	307.00'	27.98'	N63°07'55"W	55.73'	10°24'54"
C11	39.27'	25.00'	25.00'	S77°04'32"W	35.36'	90°00'00"
C12	91.47'	145.00'	47.31'	S50°08'51"W	89.96'	36°08'37"
C13	27.73'	40.00'	14.45'	S48°21'45"W	27.17'	39°42'49"
C14	239.04'	50.00'	46.69'	N14°32'08"W	68.25'	273°55'03"
C15	47.47'	40.00'	26.98'	N88°25'34"E	44.73'	67°59'38"
C16	40.97'	105.00'	20.75'	N43°15'09"E	40.71'	22°21'13"
C17	39.27'	25.00'	25.00'	N12°55'28"W	35.36'	90°00'00"
C18	154.09'	112.83'	91.77'	S82°57'07"W	142.39'	78°14'50"
C19	98.22'	140.00'	51.23'	S63°55'35"W	96.21'	40°11'44"
C20	37.78'	25.00'	23.56'	S40°43'39"W	34.29'	86°35'35"
C21	92.45'	1445.00'	46.24'	N00°44'09"W	92.44'	3°39'57"

EASEMENT TABLE		
LINE	BEARING	LENGTH
E1	N78°49'10"E	54.10'
E2	S78°58'01"E	40.65'
E3	S49°17'13"E	28.15'
E4	S40°42'53"E	91.19'
E5	S68°35'40"E	80.13'
E6	S55°03'52"E	101.69'
E7	S69°49'06"E	68.15'
E8	N88°18'20"E	176.81'
E9	N88°18'20"E	166.32'
E10	N56°25'57"W	196.67'



File name: J:\2005\C0500018 STONEY GLEN SOUTH SURVEY C0500018.00.dwg | C0500018.R.DWG

APPROVED BY CHESTERFIELD COUNTY
 3.23.10 DATE
 [Signature]
 DIRECTOR OF PLANNING



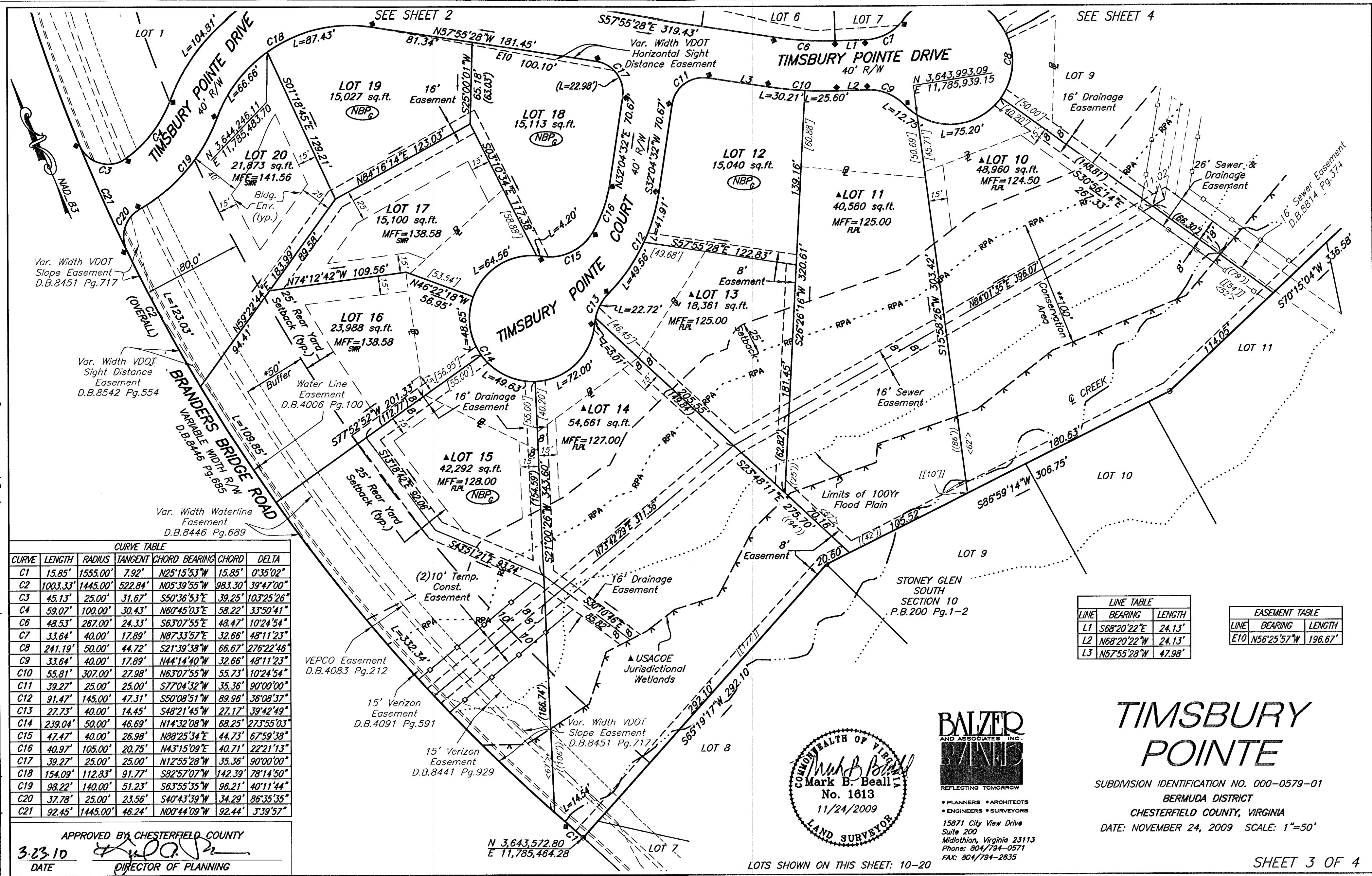
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TIMSBURY POINTE

SUBDIVISION IDENTIFICATION NO. 000-0579-01
 BERMUDA DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 DATE: NOVEMBER 24, 2009 SCALE: 1"=50'

LOTS SHOWN ON THIS SHEET: 1-5

SHEET 2 OF 4



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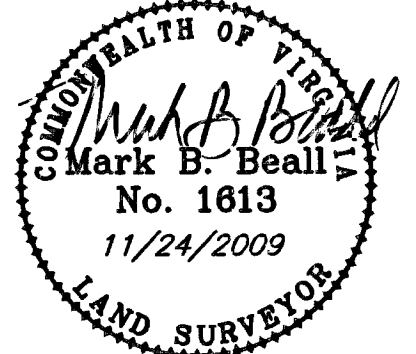
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