

SUBDIVISION CERTIFICATE

THE ORIGINAL PLATTING AND DEDICATION OF THE FOLLOWING DESCRIBED LAND
STONEY GLEN SOUTH ~ SECTION THREE

WAS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, AND IS NOT ALTERED BY THIS AMENDED PLAT. ALL EASEMENTS AND STREETS ARE OF THE WIDTH AND EXTENT SHOWN AND HAVE BEEN DEDICATED TO THE COUNTY OF CHESTERFIELD FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OF EASEMENTS EXCEPT AS NOTED ON THE PLAT AT THE TIME OF ORIGINAL RECORDATION. THE DEDICATION OF EASEMENTS TO THE COUNTY OF CHESTERFIELD INCLUDED GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN HEREON. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS RESTRICTED IN USE ON THIS PLAT. NOTHING ON THIS AMENDED PLAT ALTERS ANY OF THESE REQUIREMENTS.

GIVEN UNDER OUR HANDS AND SEALS THIS 28 DAY OF July, 2004.

Eugene C. Autry
 REED'S LANDING CORPORATION
 EXECUTIVE VICE-PRESIDENT
 EUGENE C. AUTRY

SURVEYOR'S CERTIFICATE

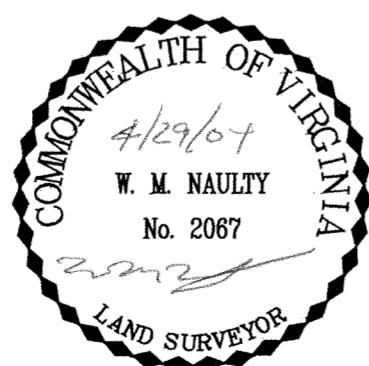
TO THE BEST OF MY KNOWLEDGE AND BELIEF BY MAKING THE CORRECTION TO THE STATE GRID COORDINATES ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET IN ACCORDANCE WITH THE DATES ON THE INITIAL RECORDED PLATS.

W. M. Naulty
 TIMMONS GROUP

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, IN DEED BOOK 3883, PAGE 429 DATED AUGUST 8, 2000, AND RECORDED ON AUGUST 10, 2000. AND A DEED OF CORRECTION IN DEED BOOK 3884, PAGE 336 DATED AUGUST 11, 2000, AND RECORDED AUGUST 11, 2000 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, CHESTERFIELD COUNTY, VIRGINIA.

W. M. Naulty
 TIMMONS GROUP



DATE	APPROVED	CHESTERFIELD COUNTY
8/20/04	<i>[Signature]</i>	DIRECTOR OF PLANNING
8/20/04	<i>[Signature]</i>	DEPT. OF ENVIRONMENTAL ENGINEERING
8/19/04	<i>[Signature]</i>	PLANNING DEPARTMENT

GENERAL NOTES

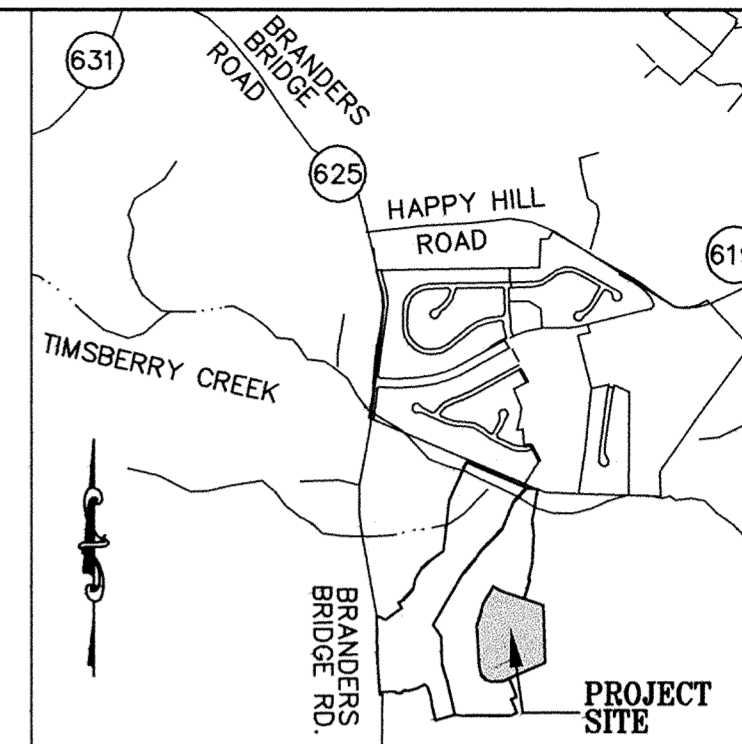
USE: SINGLE FAMILY RESIDENTIAL
 ZONING: R-15
 DRAINAGE: CURB & GUTTER
 SEWER: COUNTY SYSTEM
 WATER: COUNTY SYSTEM
 TOTAL NUMBER OF LOTS: 25
 GPIN: 787642635900000
 AREA IN LOTS: 10.937 ACRES
 AREA IN ROADS: 1.803 ACRES
 AREA IN OPEN SPACE: 0.000 ACRES
 TOTAL AREA: 12.740 ACRES

- * NOTE: SETBACKS TO CONFORM WITH CHESTERFIELD COUNTY REQUIREMENTS,
- * NOTE: CBPA COMPLIANCE HAS BEEN SATISFIED BY CONSTRUCTION OF THE FOLLOWING: PARTIAL OPT-OUT ANALYSIS FOR OVERALL PROJECT PREPARED BY TIMMONS DATED 7-28-00 DEVELOPED IMPERVIOUSNESS AREA FOR SECTION ONE IS LESS THAN 16% BY THE RECORDATION OF A TEMPORARY REDUCED IMPERVIOUSNESS EASEMENT RECORDED IN DEED BOOK 4057, PAGE 426, AND THE BMP DESIGN WAS APPROVED AS PART OF THE STONEY GLEN SOUTH SECTION 2 CONSTRUCTION PLANS.
- * NOTE: FOUNDATIONS OF ALL DWELLING UNITS SHALL BE FACED WITH BRICK.
- * NOTE: ALL DWELLING UNITS SHALL HAVE A MINIMUM GROSS FLOOR AREA OF 2,000 S.F.. 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.
- * NOTE: THE SUBDIVIDER SHALL PERMIT NO MASONRY EMBELLISHED ENTRANCE STRUCTURE OVER 6" ABOVE THE TOP OF CURB/EDGE OF PAVEMENT WITHIN THE 10' VDOT CLEAR ZONE MEASURED FROM THE TOP OF CURB/EDGE OF PAVEMENT. A STRUCTURE OF 6" AND LESS IN HEIGHT MAYBE NO CLOSER THAN 2' FROM THE EDGE OF PAVEMENT/BACK OF CURB.

LINE	BEARING	DISTANCE
L1	N 71°46'14" W	72.22
L2	N 44°16'37" W	72.12
L3	N 59°43'11" W	34.92
L4	S 59°43'11" E	34.92

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	475.00'	100.87'	12°10'02"	50.62'	S 65°48'12" E	100.68'
C2	525.00'	89.85'	9°48'22"	45.04'	S 64°37'22" E	89.74'
C3	25.00'	38.24'	87°38'21"	23.99'	N 25°42'23" W	34.62'
C4	325.00'	120.75'	21°17'17"	61.08'	S 07°28'09" W	120.06'
C5	275.00'	102.18'	21°17'17"	51.68'	S 07°28'09" W	101.59'
C6	25.00'	21.03'	48°11'23"	11.18'	N 20°55'12" E	20.41'
C7	25.00'	21.03'	48°11'23"	11.18'	S 27°16'11" E	20.41'
C8	50.00'	241.19'	276°22'46"	44.72'	N 86°49'30" E	66.67'
C9	25.00'	39.27'	90°00'00"	25.00'	S 63°06'47" W	35.36'
C10	175.00'	204.11'	66°49'38"	115.45'	N 38°28'24" W	192.74'
C11	225.00'	262.43'	66°49'38"	148.44'	N 38°28'24" W	247.81'
C12	25.00'	22.14'	50°44'05"	11.85'	S 30°25'37" E	21.42'
C13	25.00'	22.14'	50°44'05"	11.85'	N 20°18'28" E	21.42'
C14	54.00'	265.28'	281°28'10"	44.14'	N 84°56'26" E	68.35'

AN EXCEPTION WAS GIVEN BY THE COUNTY TO LISTING ALL CURRENT OWNERS BECAUSE THE AMENDMENT OF THE STATE GRID COORDINATES DOES NOT CHANGE ANY DESCRIPTIVE ELEMENT OF THEIR PROPERTY.



VICINITY MAP 1" = 2000'

COMMONWEALTH OF VIRGINIA } TO WIT
 OF }

I, Marian J. Perry A NOTARY PUBLIC IN AND FOR THE County OF Prince George COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT
 EUGENE C. AUTRY

WHOSE NAMES ARE SIGNED TO THE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY Presence AND COMMONWEALTH AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF July, 2004.

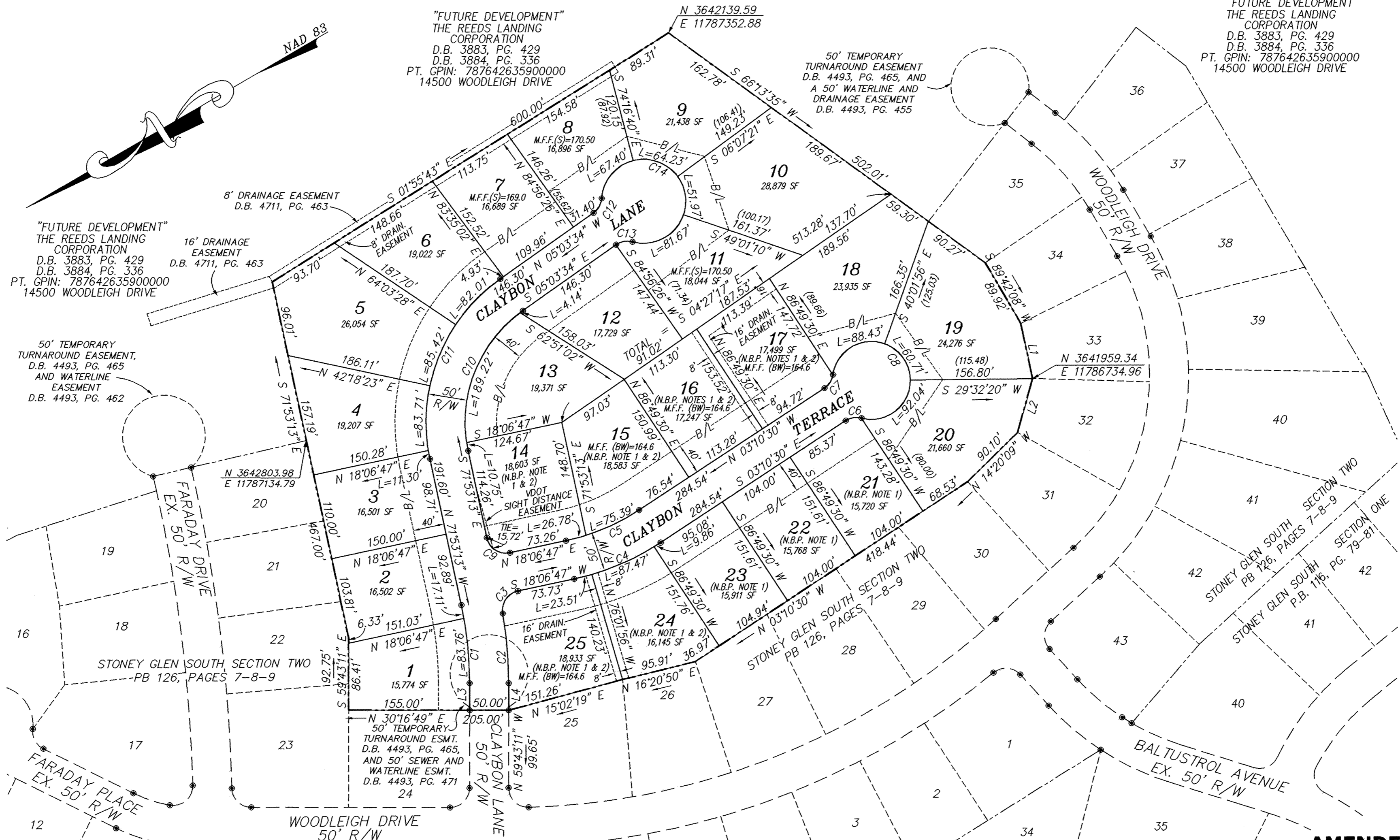
Marian J. Perry NOTARY PUBLIC MY COMMISSION EXPIRES 6-30-2006

THE ONLY GRAPHICAL CHANGE MADE TO THIS PLAT WAS THE CORRECTION OF THE STATE GRID COORDINATES.

AMENDED
STONEY GLEN SOUTH
SECTION THREE
 BERMUDA DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SUBDIVISION ID NO. 000-0407-73

DATE: APRIL 29, 2004	SCALE: 1" = 100'
SHEET 1 OF 2	J.N.: 19300
DRAWN BY: A HANSON	CHECK BY: M NAULTY

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
 THIS DRAWING PREPARED AT THE
PRINCE GEORGE OFFICE
 4260 Crossings Blvd | Prince George, VA 23875
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 Site Development Residential Infrastructure Technology
TIMMONS GROUP
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"FUTURE DEVELOPMENT"
THE REEDS LANDING
CORPORATION
D.B. 3883, PG. 429
D.B. 3884, PG. 336
PT. GPIN: 787642635900000
14500 WOODLEIGH DRIVE

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50' TEMPORARY
TURNAROUND EASEMENT,
D.B. 4493, PG. 465
AND WATERLINE
EASEMENT
D.B. 4493, PG. 462

8' DRAINAGE EASEMENT
D.B. 4711, PG. 463

16' DRAINAGE
EASEMENT
D.B. 4711, PG. 463

50' TEMPORARY
TURNAROUND EASEMENT
D.B. 4493, PG. 465, AND
A 50' WATERLINE AND
DRAINAGE EASEMENT
D.B. 4493, PG. 455

STONEY GLEN SOUTH SECTION TWO
-PB 126, PAGES 7-8-9

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BALTUSTROL AVENUE
EX. 50' R/W

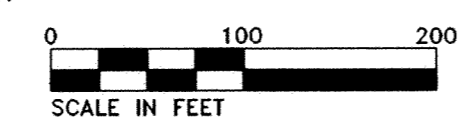
FARADAY PLACE
EX. 50' R/W

FARADAY DRIVE
EX. 50' R/W

WOODLEIGH DRIVE
50' R/W

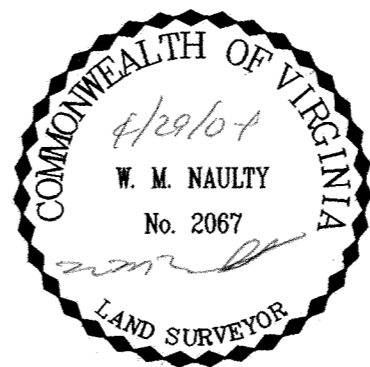
CLAYBON LANE
50' R/W

STONEY GLEN SOUTH SECTION TWO
-PB 126, PAGES 7-8-9



BUILDING PERMIT NOTES (N.B.P.)
NO BUILDING PERMIT WILL BE ISSUED
BY THE ENVIRONMENTAL ENGINEERING
DEPARTMENT UNTIL THE FOLLOWING
CONDITIONS ARE MET FOR EACH
APPROPRIATE LOT SO NOTED:
(1) UNTIL FILL/GRADING HAS BEEN COMPLETED TO
THE SATISFACTION OF ENVIRONMENTAL ENGINEERING
(2) THE INSTALLATION OF REAR/SIDEYARD
SWALES HAS BEEN COMPLETED.

NOTE: (15.22') DENOTES BLDG. LINE TIE
THE TEMPORARY TURNAROUND EASEMENT
SHALL REVERT TO UNDERLYING OWNERS
UPON THE FOLLOWING:
1. DEDICATION OF RIGHT-OF-WAY FOR THE
EXTENSION OF CLAYBON LANE.
2. CONSTRUCTION OF THE EXTENSION OF
CLAYBON LANE.
3. REMOVAL OF THE PAVEMENT WITHIN
THE EASEMENT.



**AMENDED
STONEY GLEN SOUTH
SECTION THREE**
BERMUDA DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
SUBDIVISION ID NO. 000-0407-73

DATE: APRIL 29, 2004	SCALE: 1"=100'
SHEET 2 OF 2	J.N.: 19300
DRAWN BY: A HANSON	CHECK BY: M NAULTY

DATE: 8-20-04	APPROVED: [Signature]	CHESTERFIELD COUNTY
	DIRECTOR OF PLANNING	

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 R.147 R.2
 05RPool3