

SUBDIVISION CERTIFICATE

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

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

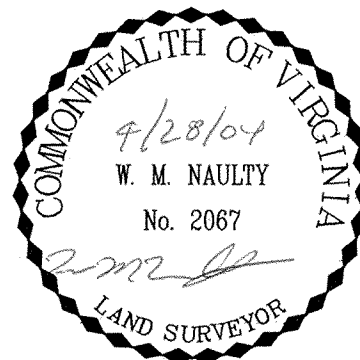
TO THE BEST OF MY KNOWLEDGE AND BELIEF BY MAKING THE CORRECTION TO THE STATE GRID COORDINATES ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET IN ACCORDANCE WITH THE DATES ON THE INITIAL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

Timmons Group
 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.

Timmons Group
 TIMMONS GROUP



GENERAL NOTES

USE: SINGLE FAMILY RESIDENTIAL
 ZONING: R-15 CASE NO. 00SN0240
 DRAINAGE: CURB & GUTTER
 SEWER: COUNTY SYSTEM
 WATER: COUNTY SYSTEM
 TOTAL NUMBER OF LOTS: 36
 GPIN: PT. OF 787642568800000
 AREA IN LOTS: 15.839 ACRES
 AREA IN ROADS: 2.891 ACRES
 AREA IN OPEN SPACE: 0.000 ACRES
 TOTAL AREA: 18.730 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.
- * NOTE: SUBDIVISION RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 4087, PAGE 201.

COMMONWEALTH OF VIRGINIA } TO WIT
 OF }

I, *Marie J. Perry* A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA,
 DO HEREBY CERTIFY THAT

Eugene C. Autry

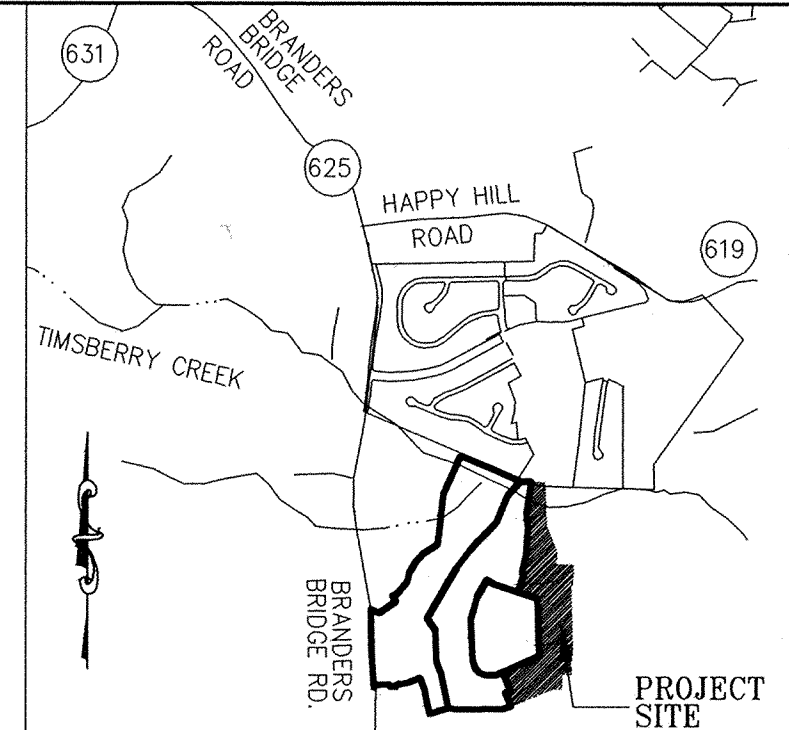
WHOSE NAMES ARE SIGNED TO THE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME

IN MY Presence AND COMMONWEALTH AFORESAID GIVEN UNDER MY HAND AND SEAL

THIS 28th DAY OF July, 2004

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

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'

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

**AMENDED
 STONEY GLEN SOUTH
 SECTION FOUR**

BERMUDA DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SUBDIVISION ID NO. 000-0407-74

DATE: APRIL 28, 2004	SCALE: 1" = 100'
SHEET 1 OF 2	J.N.: 19300
DRAWN BY: A HANSON	CHECK BY: M NAULTY

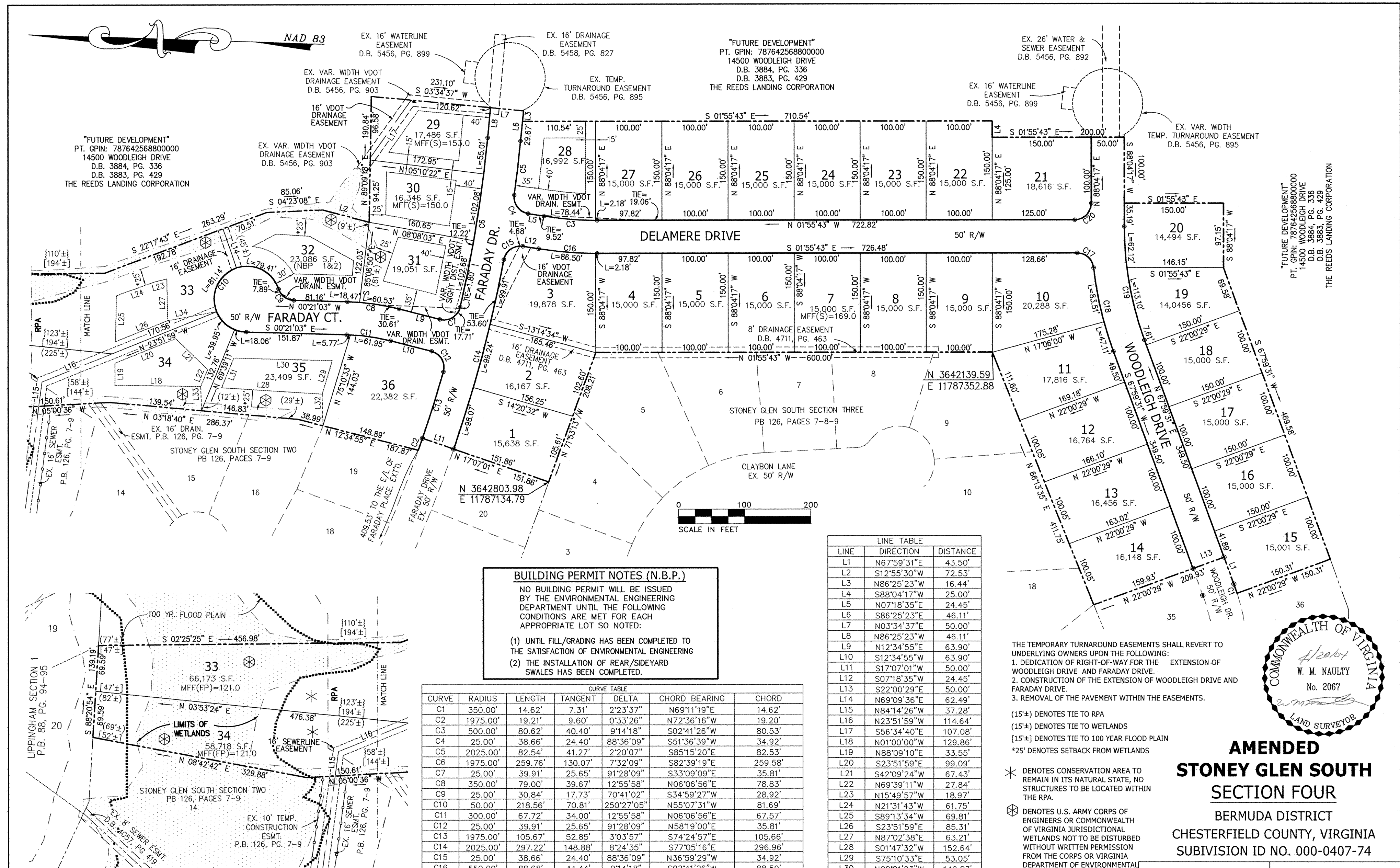
DATE	APPROVED	CHESTERFIELD COUNTY
8-20-04	<i>Richard A. De...</i>	DIRECTOR OF PLANNING
8/20/04	<i>Richard M. McEll...</i>	DEPT. OF ENVIRONMENTAL ENGINEERING
8/19/04	<i>...</i>	PLANNING DEPARTMENT

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
 THIS DRAWING PREPARED BY THE
 PRINCE GEORGE OFFICE
 4260 Crossings Blvd | Prince George, VA 23875
 TEL 804.541.6600 FAX 804.751.0798 www.timmons.com
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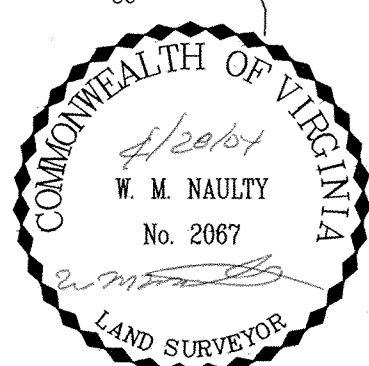
BUILDING PERMIT NOTES (N.B.P.)

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.

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	350.00'	14.62'	7.31'	2°23'37"	N69°11'19"E	14.62'
C2	1975.00'	19.21'	9.60'	0°33'26"	N72°36'16"W	19.20'
C3	500.00'	80.62'	40.40'	9°14'18"	S02°41'26"W	80.53'
C4	25.00'	38.66'	24.40'	88°36'09"	S51°36'39"W	34.92'
C5	2025.00'	82.54'	41.27'	2°20'07"	S85°15'20"E	82.53'
C6	1975.00'	259.76'	130.07'	7°32'09"	S82°39'19"E	259.58'
C7	25.00'	39.91'	25.65'	91°28'09"	S33°09'09"E	35.81'
C8	350.00'	79.00'	39.67'	12°55'58"	N06°06'56"E	78.83'
C9	25.00'	30.84'	17.73'	70°41'02"	S34°59'27"W	28.92'
C10	50.00'	218.56'	70.81'	25°27'05"	N55°07'31"W	81.69'
C11	300.00'	67.72'	34.00'	12°55'58"	N06°06'56"E	67.57'
C12	25.00'	39.91'	25.65'	91°28'09"	N58°19'00"E	35.81'
C13	1975.00'	105.67'	52.85'	3°03'57"	S74°24'57"E	105.66'
C14	2025.00'	297.22'	148.88'	8°24'35"	S77°05'16"E	296.96'
C15	25.00'	38.66'	24.40'	88°36'09"	N36°59'29"W	34.92'
C16	550.00'	88.68'	44.44'	9°14'18"	S02°41'26"W	88.59'
C17	25.00'	36.45'	22.32'	83°31'41"	N39°50'08"E	33.30'
C18	550.00'	130.62'	65.62'	13°36'28"	S74°47'45"W	130.32'
C19	500.00'	175.23'	88.52'	20°04'46"	S78°01'54"W	174.33'
C20	25.00'	39.27'	25.00'	90°00'00"	S46°55'43"E	35.36'

LINE	DIRECTION	DISTANCE
L1	N67°59'31"E	43.50'
L2	S12°55'30"W	72.53'
L3	N86°25'23"W	16.44'
L4	S88°04'17"W	25.00'
L5	N07°18'35"E	24.45'
L6	S86°25'23"E	46.11'
L7	N03°34'37"E	50.00'
L8	N86°25'23"W	46.11'
L9	N12°34'55"E	63.90'
L10	S12°34'55"W	63.90'
L11	S17°07'01"W	50.00'
L12	S07°18'35"W	24.45'
L13	S22°00'29"E	50.00'
L14	N69°09'36"E	62.49'
L15	N84°14'26"W	37.28'
L16	N23°51'59"W	114.64'
L17	S56°34'40"E	107.08'
L18	N01°00'00"W	129.86'
L19	N88°09'10"E	33.55'
L20	S23°51'59"E	99.09'
L21	S42°09'24"W	67.43'
L22	N69°39'11"W	27.84'
L23	N15°49'57"W	18.97'
L24	N01°31'43"W	61.75'
L25	S89°13'34"W	69.81'
L26	S23°51'59"E	85.31'
L27	N87°02'38"E	63.21'
L28	S01°47'32"W	152.64'
L29	S75°10'33"E	53.05'
L30	N00°21'03"W	149.23'
L31	N69°39'11"W	48.63'
L32	S86°35'19"W	47.93'
L33	S86°11'00"W	36.64'
L34	N12°22'40"W	75.31'



THE TEMPORARY TURNAROUND EASEMENTS SHALL REVERT TO UNDERLYING OWNERS UPON THE FOLLOWING:
 1. DEDICATION OF RIGHT-OF-WAY FOR THE EXTENSION OF WOODLEIGH DRIVE AND FARADAY DRIVE.
 2. CONSTRUCTION OF THE EXTENSION OF WOODLEIGH DRIVE AND FARADAY DRIVE.
 3. REMOVAL OF THE PAVEMENT WITHIN THE EASEMENTS.

- (15±) DENOTES TIE TO RPA
- (15±) DENOTES TIE TO WETLANDS
- [15±] DENOTES TIE TO 100 YEAR FLOOD PLAIN
- *25' DENOTES SETBACK FROM WETLANDS

- * DENOTES CONSERVATION AREA TO REMAIN IN ITS NATURAL STATE, NO STRUCTURES TO BE LOCATED WITHIN THE RPA.
- ⊗ DENOTES U.S. ARMY CORPS OF ENGINEERS OR COMMONWEALTH OF VIRGINIA JURISDICTIONAL WETLANDS NOT TO BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE CORPS OR VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.

AMENDED
STONEY GLEN SOUTH
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DATE: 8-20-04	APPROVED: <i>K. G. O'Neil</i> DIRECTOR OF PLANNING
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