

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS
STONEY GLEN SOUTH ~ SECTION FIVE

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THERE IS NOT A MORTGAGE ON THIS PROPERTY. ALL EASEMENTS, AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY OF CHESTERFIELD FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF EASEMENTS TO THE COUNTY OF CHESTERFIELD INCLUDES 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. GIVEN UNDER OUR HANDS AND SEALS

THIS 9TH DAY OF JANUARY, 2004.

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

SURVEYOR'S CERTIFICATE

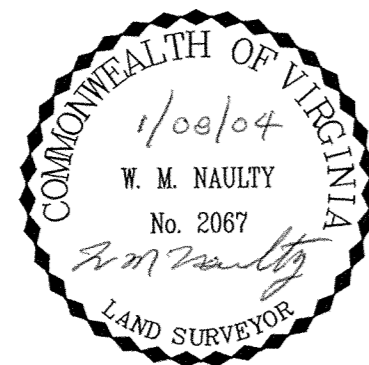
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN CHESTERFIELD COUNTY, VIRGINIA, HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY JUNE, 2004.

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
1-29-04	<i>Thomas E. Jacobs</i> DIRECTOR OF PLANNING
1/28/04	<i>Richard M. McElford</i> DEPT. OF ENVIRONMENTAL ENGINEERING
1/14/04	<i>Oliver S. Hines</i> PLANNING DEPARTMENT

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: 50
 GPIN: PT. OF 787643943900000
 AREA IN LOTS: 26.364 ACRES
 AREA IN ROADS: 3.502 ACRES
 AREA IN OPEN SPACE: 0.000 ACRES
 TOTAL AREA: 29.866 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 RESRICTIVE COVENANTS RECORDED IN DEED BOOK 4087, PAGE 201.

COMMONWEALTH OF VIRGINIA } TO WIT
 OF CHESTERFIELD }

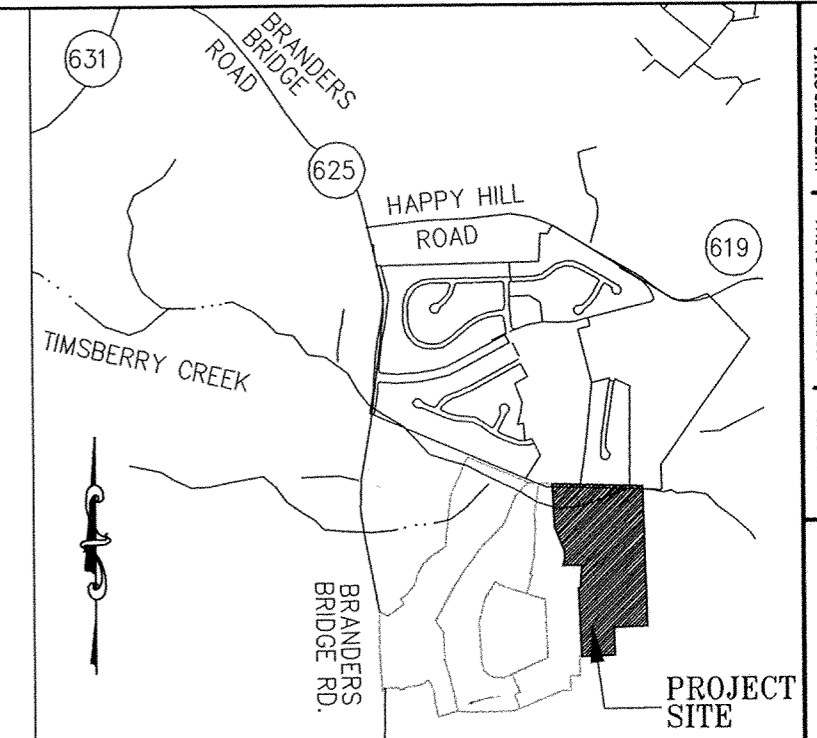
I, *Marie J. Perry* A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA,
 DO HEREBY CERTIFY THAT *EUGENE C. AUTRY*

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 9th DAY OF January, 2004

Marie J. Perry NOTARY PUBLIC 6-30-06 MY COMMISSION EXPIRES



VICINITY MAP 1" = 2000'

STONEY GLEN SOUTH
SECTION FIVE
 BERMUDA DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SUBDIVISION ID NO. 000-0407-05

DATE: JAN 8, 2004	SCALE: 1"=100'
SHEET 1 OF 2	J.N.: 19300 -S5
DRAWN BY: A HANSON	CHECK BY: M NAULTY

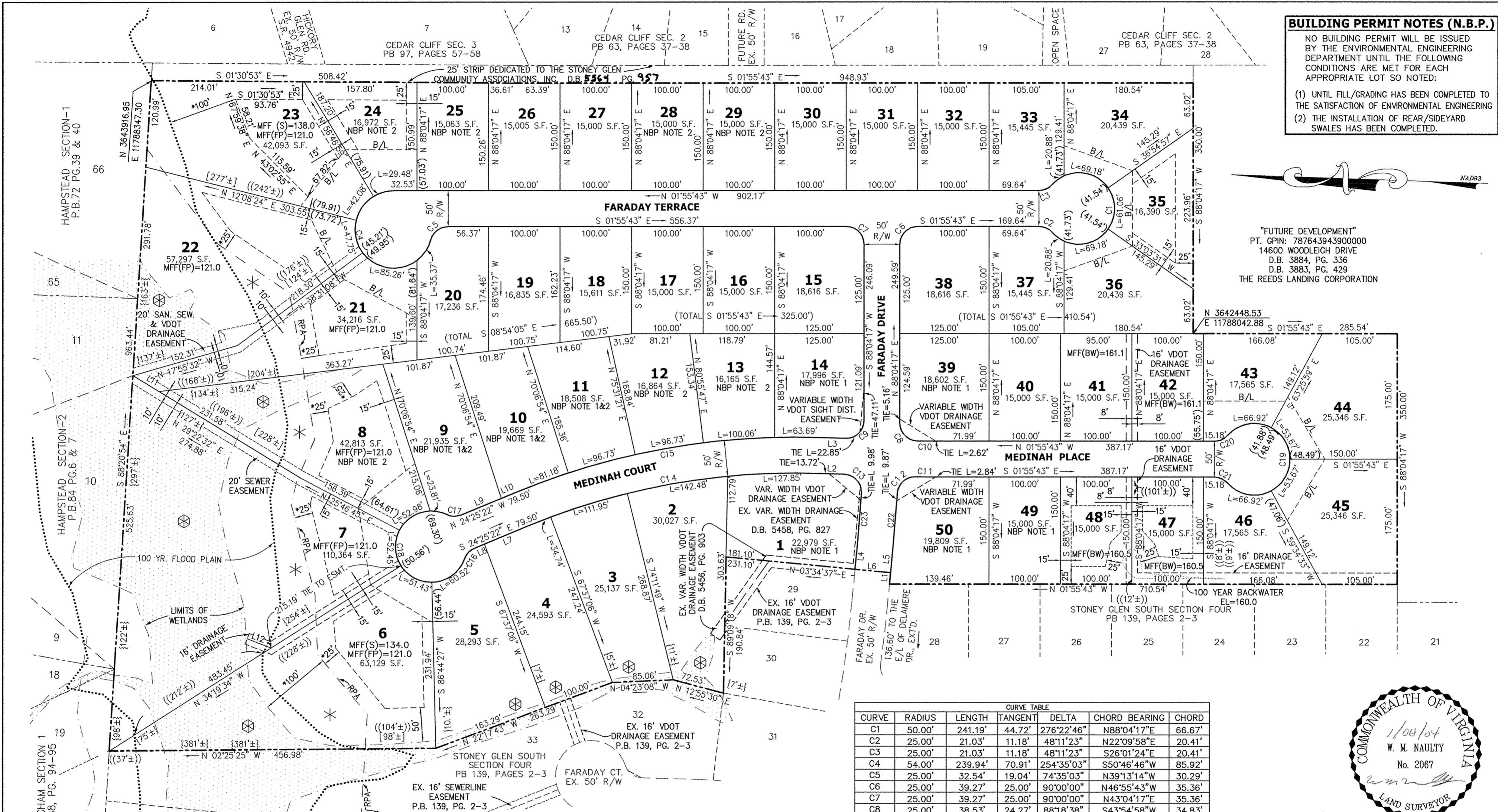
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TIMMONS GROUP

1-29-04

Pg. 140 R. 78

1500 P. 0037

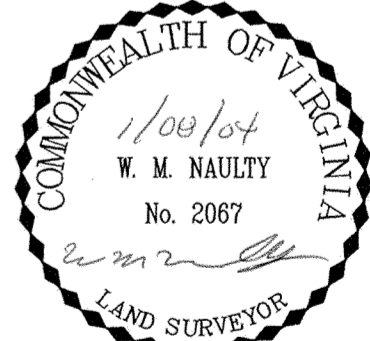


BUILDING PERMIT NOTES (N.B.P.)

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.

"FUTURE DEVELOPMENT"
 PT. GPIN: 787643943900000
 14600 WOODLEIGH DRIVE
 D.B. 3884, PG. 336
 D.B. 3883, PG. 429
 THE REEDS LANDING CORPORATION



STONEY GLEN SOUTH SECTION FIVE
 BERMUDA DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SUBDIVISION ID NO. 000-0407-05

DATE: 1-29-04
 APPROVED CHESTERFIELD COUNTY
 DIRECTOR OF PLANNING

* DENOTES CONSERVATION AREA TO REMAIN IN ITS NATURAL STATE, NO STRUCTURES TO BE LOCATED WITHIN THE RPA.
 ⊗ DENOTES U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS NOT TO BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE CORPS.
 ((#±)) DENOTES TIE TO BACKWATER
 (#±) DENOTES TIE TO BUILDING LINE
 [#±] DENOTES TIE TO R.P.A.
 {#±} DENOTES TIE TO WETLANDS
 [##±] DENOTES TIE TO 100 YEAR FLOOD PLAIN
 *# DENOTES SETBACK FROM WETLANDS

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S86°25'23"E	16.44'
L2	S00°04'58"W	35.38'
L3	S00°04'58"W	35.46'
L4	S86°25'23"E	36.89'
L5	S86°25'23"E	36.89'
L6	S03°34'37"W	50.00'
L7	S24°25'22"E	65.31'
L8	S24°25'22"E	14.18'
L9	S24°25'22"E	60.53'
L10	S24°25'22"E	18.96'
L11	N29°22'32"E	43.30'
L12	S19°15'07"W	35.79'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	50.00'	241.19'	44.72'	276°22'46"	N88°04'17"E	66.67'
C2	25.00'	21.03'	11.18'	48°11'23"	N22°09'58"E	20.41'
C3	25.00'	21.03'	11.18'	48°11'23"	S26°01'24"E	20.41'
C4	54.00'	239.94'	70.91'	254°35'03"	S50°46'46"W	85.92'
C5	25.00'	32.54'	19.04'	74°35'03"	N39°13'14"W	30.29'
C6	25.00'	39.27'	25.00'	90°00'00"	N46°55'43"W	35.36'
C7	25.00'	39.27'	25.00'	90°00'00"	N43°04'17"E	35.36'
C8	25.00'	38.53'	24.27'	88°18'38"	S43°54'58"W	34.83'
C9	25.00'	40.15'	25.89'	92°00'41"	S45°55'22"E	35.97'
C10	975.00'	28.75'	14.38'	1°41'22"	S01°05'02"E	28.75'
C11	1025.00'	30.89'	15.44'	1°43'36"	S01°03'55"E	30.89'
C12	25.00'	38.54'	24.28'	88°19'04"	N44°21'40"W	34.83'
C13	25.00'	39.91'	25.65'	91°28'09"	N45°49'03"E	35.81'
C14	975.00'	417.01'	211.74'	24°30'20"	N12°10'12"W	413.84'
C15	1025.00'	438.40'	222.60'	24°30'21"	N12°10'12"W	435.06'
C16	25.00'	21.03'	11.18'	48°11'23"	N48°31'04"W	20.41'
C17	25.00'	21.03'	11.18'	48°11'23"	S00°19'41"E	20.41'
C18	50.00'	241.19'	44.72'	276°22'46"	S65°34'38"W	66.67'
C19	50.00'	241.19'	44.72'	276°22'46"	N88°04'17"E	66.67'
C20	25.00'	21.03'	11.18'	48°11'23"	S26°01'24"E	20.41'
C21	25.00'	21.03'	11.18'	48°11'23"	N22°09'58"E	20.41'
C22	2025.00'	74.11'	37.06'	2°05'48"	S87°28'18"E	74.10'
C23	1975.00'	69.79'	34.90'	2°01'29"	S87°26'08"E	69.79'

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1-22-04

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