

**SUBDIVISION CERTIFICATE**

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

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 16<sup>TH</sup> DAY OF MARCH, 2005.

*Eugene C. Autry*  
 REEDS 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 JANUARY, 2005.

*Alison W. Hanson*  
 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.

*Alison W. Hanson*  
 TIMMONS GROUP



**GENERAL NOTES**

USE: SINGLE FAMILY RESIDENTIAL  
 ZONING: R-15 CASE NO. 00SN0240  
 DRAINAGE: CURB & GUTTER  
 SEWER: COUNTY SYSTEM  
 WATER: COUNTY SYSTEM  
 TOTAL No. OF LOTS: 37  
 GPIN: PT. OF 787641361300000  
 AREA IN LOTS: 14.725 ACRES  
 AREA IN ROADS: 2.741 ACRES  
 AREA IN OPEN SPACE: 1.488 ACRES  
 TOTAL AREA: 18.954 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, Kristy Evans A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA,  
 DO HEREBY CERTIFY THAT

EUGENE CAUTRY

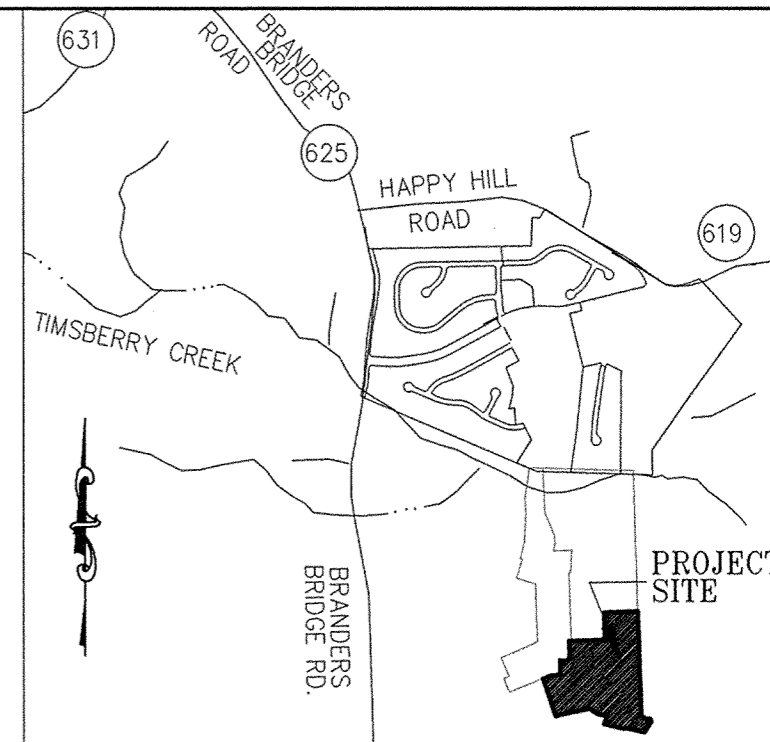
WHOSE NAMES ARE SIGNED TO THE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME

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

THIS 16<sup>th</sup> DAY OF March, 2005

Kristy C Evans  
 NOTARY PUBLIC

July 31, 2006  
 MY COMMISSION EXPIRES



VICINITY MAP 1"= 2000'

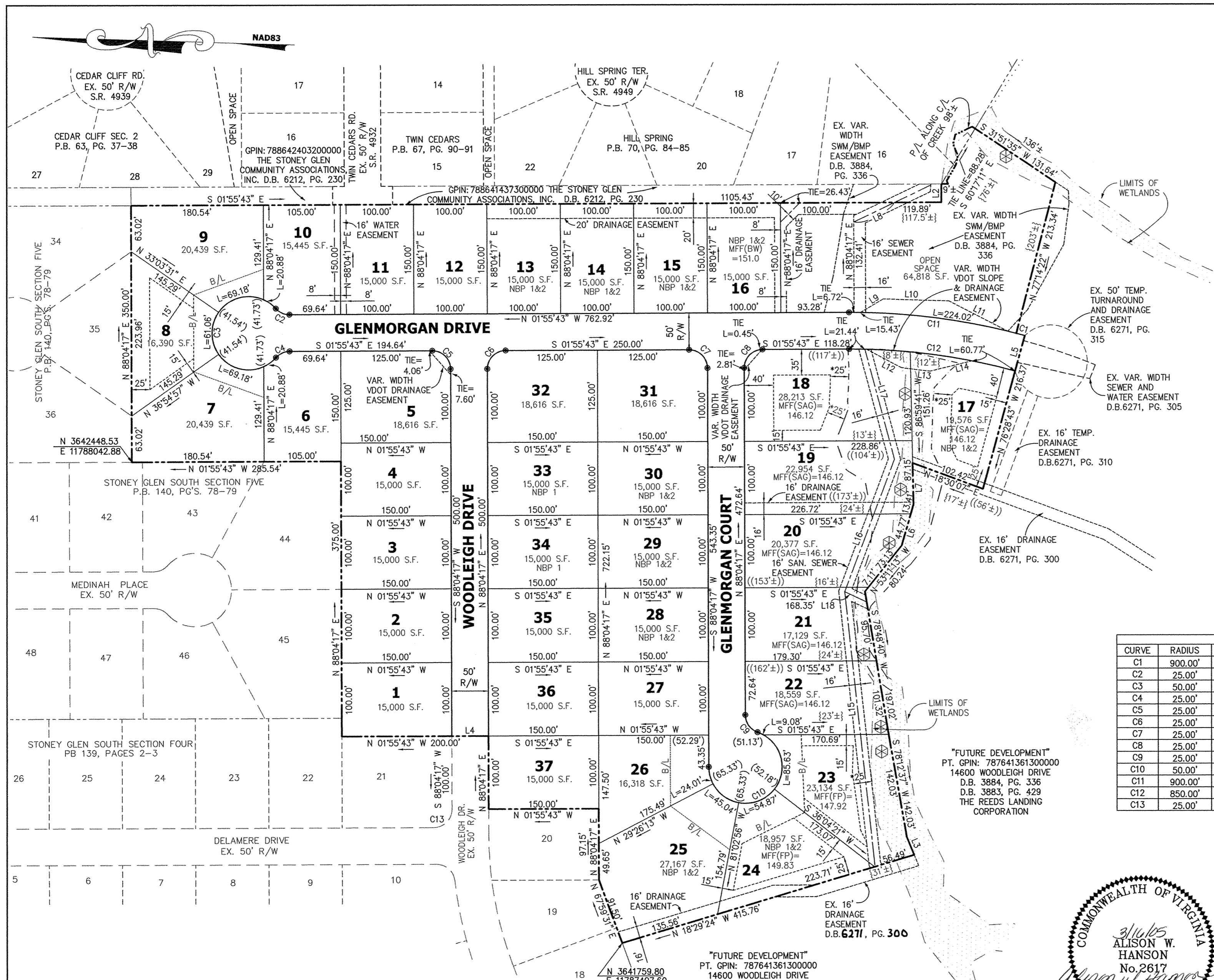
VIRGINIA | NORTH CAROLINA | WEST VIRGINIA  
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 TEL 804.541.6600 FAX 804.751.0798 www.timmons.com  
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 Site Development Residential Infrastructure Technology

**TIMMONS GROUP**  
 3-29-05  
 152 R 62  
 05RP0060

**STONEY GLEN SOUTH SECTION SIX**  
 BERMUDA DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA  
 SUBDIVISION ID NO. 000-0407-06

DATE	APPROVED CHESTERFIELD COUNTY
3-28-05	<i>[Signature]</i> DIRECTOR OF PLANNING
3/25/05	<i>[Signature]</i> DEPT. OF ENVIRONMENTAL ENGINEERING
3/17/05	<i>[Signature]</i> PLANNING DEPARTMENT

DATE: MARCH 16, 2005	SCALE: 1"=100'
SHEET 1 OF 2	J.N.:19300-903_6RM
DRAWN BY: A HANSON	CHECK BY: M NAULTY



**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.

\* 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.  
 ((#±)) 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
L2	S 88°04'17" W	25.00'
L3	S 65°59'30" W	26.61'
L4	S 01°55'43" E	50.00'
L5	S 76°28'43" E	50.00'
L6	N 75°34'34" W	58.18'
L7	S 86°59'41" W	56.82'
L8	S 27°22'58" E	61.59'
L9	S 32°20'00" E	35.95'
L10	S 00°02'11" W	89.61'
L11	N 25°23'01" E	90.67'
L12	S 26°02'37" W	53.73'
L13	S 05°15'22" W	39.32'
L14	N 15°29'12" W	58.92'
L15	S 81°55'30" W	374.31'
L16	N 71°09'33" W	193.37'
L17	S 73°07'03" W	155.06'
L18	N 23°20'25" E	33.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	900.00'	11.95'	5.98'	0°45'39"	N 13°08'28" E	11.95'
C2	25.00'	21.03'	11.18'	48°11'23"	S 22°09'58" W	20.41'
C3	50.00'	241.19'	44.72'	276°22'46"	S 88°04'17" W	66.67'
C4	25.00'	21.03'	11.18'	48°11'23"	N 26°01'24" W	20.41'
C5	25.00'	39.27'	25.00'	90°00'00"	N 43°04'17" E	35.36'
C6	25.00'	39.27'	25.00'	90°00'00"	N 46°55'43" W	35.36'
C7	25.00'	39.27'	25.00'	90°00'00"	N 43°04'17" E	35.36'
C8	25.00'	39.27'	25.00'	90°00'00"	N 46°55'43" W	35.36'
C9	25.00'	30.77'	17.68'	70°31'44"	S 52°48'25" W	28.87'
C10	50.00'	218.63'	70.71'	250°31'44"	S 37°11'35" E	81.65'
C11	900.00'	242.69'	122.08'	15°27'00"	N 05°47'47" E	241.95'
C12	850.00'	229.21'	115.30'	15°27'00"	N 05°47'47" E	228.51'
C13	25.00'	39.27'	25.00'	90°00'00"	S 46°55'43" E	35.36'

**STONEY GLEN SOUTH SECTION SIX**  
 BERMUDA DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA  
 SUBDIVISION ID NO. 000-0407-06



DATE: MARCH 16, 2005 SCALE: 1"=100'  
 SHEET 2 OF 2 J.N.:19300-903\_6RM  
 DRAWN BY: A HANSON CHECK BY: M NAULTY

DATE: 3-28-05 APPROVED CHESTERFIELD COUNTY  
 [Signature] DIRECTOR OF PLANNING

3-28-05  
 R.152 R.63  
 05 R.P. 00 60  
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 RECORDED ON \_\_\_\_\_ IN P.B. \_\_\_\_\_, PG'S. \_\_\_\_\_