

COMMONWEALTH OF VIRGINIA

OF _____ } TO WIT

I, _____ NOTARY PUBLIC IN AND FOR THE _____

(PRINT)

OF _____ COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

(PRINT)

WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED

THE SAME BEFORE ME IN MY _____ AND COMMONWEALTH AFDRESAID

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

REGISTRATION NUMBER _____

COMMONWEALTH OF VIRGINIA

OF _____ } TO WIT

I, _____ NOTARY PUBLIC IN AND FOR THE _____

(PRINT)

OF _____ COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

(PRINT)

WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED

THE SAME BEFORE ME IN MY _____ AND COMMONWEALTH AFDRESAID

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

REGISTRATION NUMBER _____

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SM RICHMOND, LLC FROM LABURNUM PROPERTIES, INC. BY DEED DATED THE 26TH DAY OF JULY 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF RICHMOND, VIRGINIA ON THE 6TH DAY OF AUGUST 2019 WITH INSTRUMENT NUMBER 190015864.

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 ALL SUBDIVISIONS FOR RECORDATION IN CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY JUNE 30, 2020

BY: YOUNGBLOOD, TYLER & ASSOCIATES, P.C.

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS:

STONY POINT COMMONS

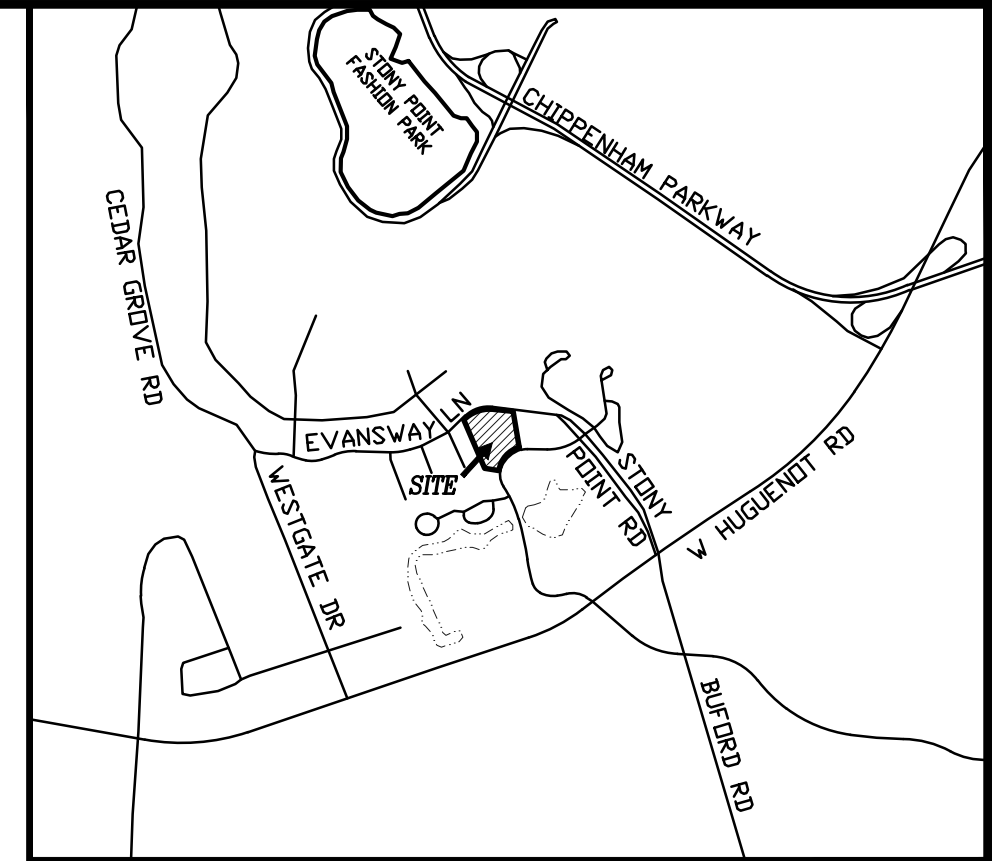
IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, MORTGAGEES AND TRUSTEES THEREOF.

THERE IS A MORTGAGE ON THIS PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HEREON AND ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS, EXCEPT AS NOTED ON THIS PLAT AT THE TIME OF RECORDATION. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND UTILITIES, UNLESS NOTED OTHERWISE. ALL UNRESTRICTED EASEMENT ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH ALLEYS ON SAID EASEMENTS AT A FUTURE TIME WITHOUT THE COST OF THE PROPERTY INVOLVED. THE DEDICATION OF EASEMENTS TO THE CITY INCLUDES 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 DEDICATION OF LAND ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH STREETS, ALLEYS, OR EASEMENTS ON SUCH PROPERTY AT A FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED.

IN WITNESS, WHEREOF, THE OWNERS, MORTGAGEES, AND TRUSTEES HAVE /HAS AFFIXED THEIR SIGNATURE AND SEAL.

NAME _____

NAME _____



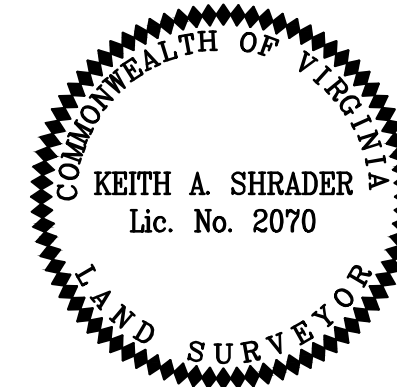
VICINITY MAP
SCALE: 1" = 2000'

SITE STATISTICS

ZONING	R-2 (W/ CUP)
CUP ORDINANCE No.	75-309-302
PROPOSED USE	RESIDENTIAL
NUMBER OF LOTS	59
PARCEL No.	C0011016001
WATER	CITY
SEWER	CITY
AREA IN RIGHT-OF-WAY	0.000 ACRES
AREA IN LOTS	2.705 ACRES
AREA IN COMMON AREA	2.947 ACRES
TOTAL AREA	5.652 ACRES

OWNER/DEVELOPER

SM RICHMOND, LLC.
5030 SADLER PLACE SUITE 101
GLEN ALLEN, VA 23060



STONY POINT COMMONS

FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

MAY 24, 2019 SHEET 1 OF 4 SCALE: AS SHOWN

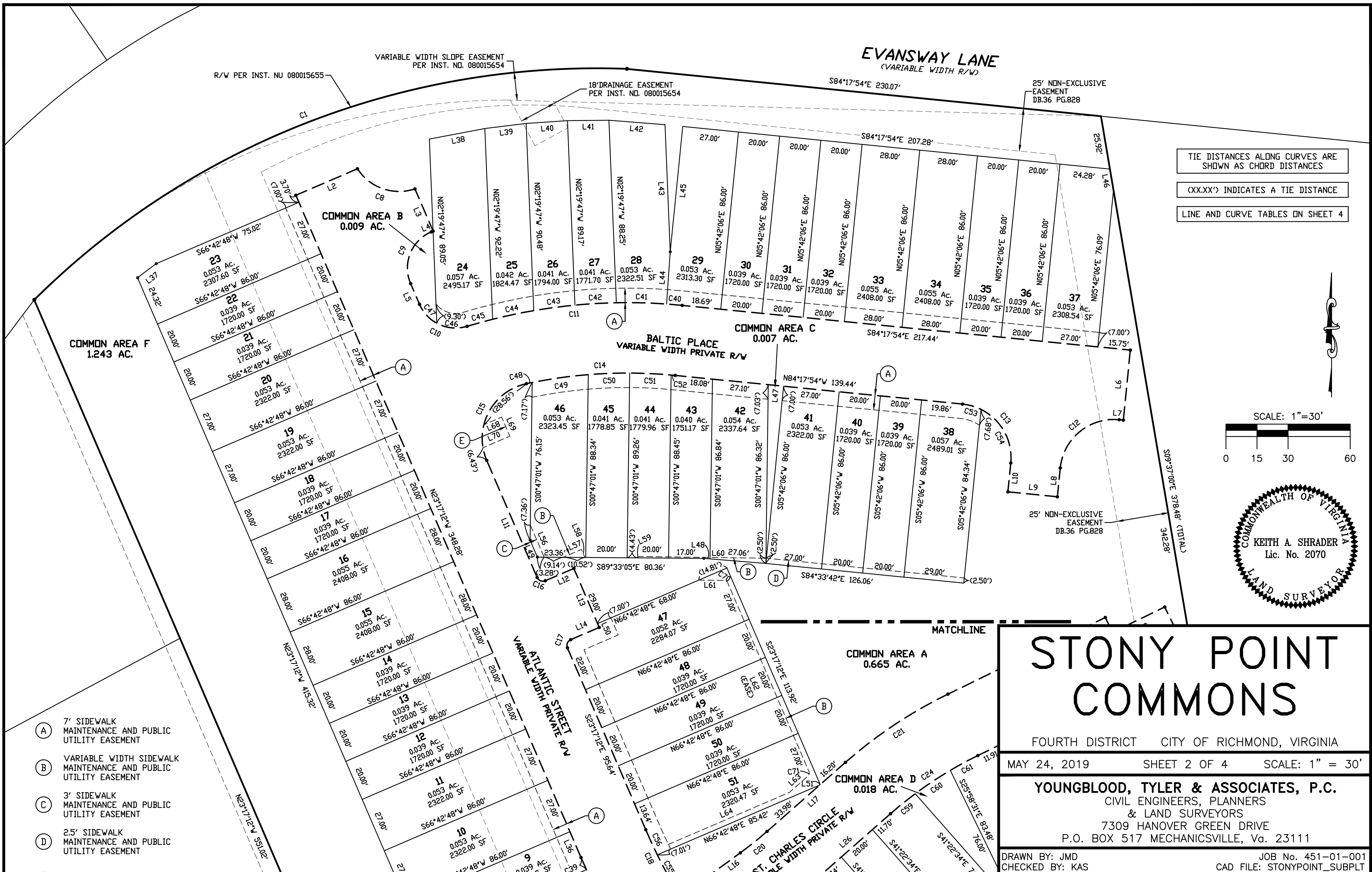
YOUNGBLOOD, TYLER & ASSOCIATES, P.C.

CIVIL ENGINEERS, PLANNERS
& LAND SURVEYORS

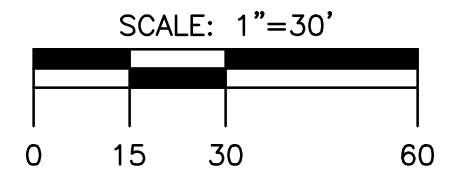
7309 HANOVER GREEN DRIVE
P.O. BOX 517 MECHANICSVILLE, Va. 23111

DRAWN BY: JMD
CHECKED BY: KAS

JOB No. 451-01-001
CAD FILE: STONYPOINT_SUBPLT



TIE DISTANCES ALONG CURVES ARE SHOWN AS CHORD DISTANCES
 (XX.XX') INDICATES A TIE DISTANCE
 LINE AND CURVE TABLES ON SHEET 4



STONY POINT COMMONS

FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

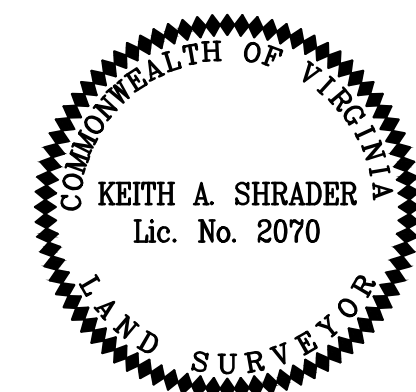
MAY 24, 2019 SHEET 2 OF 4 SCALE: 1" = 30'

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
 CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
 7309 HANOVER GREEN DRIVE
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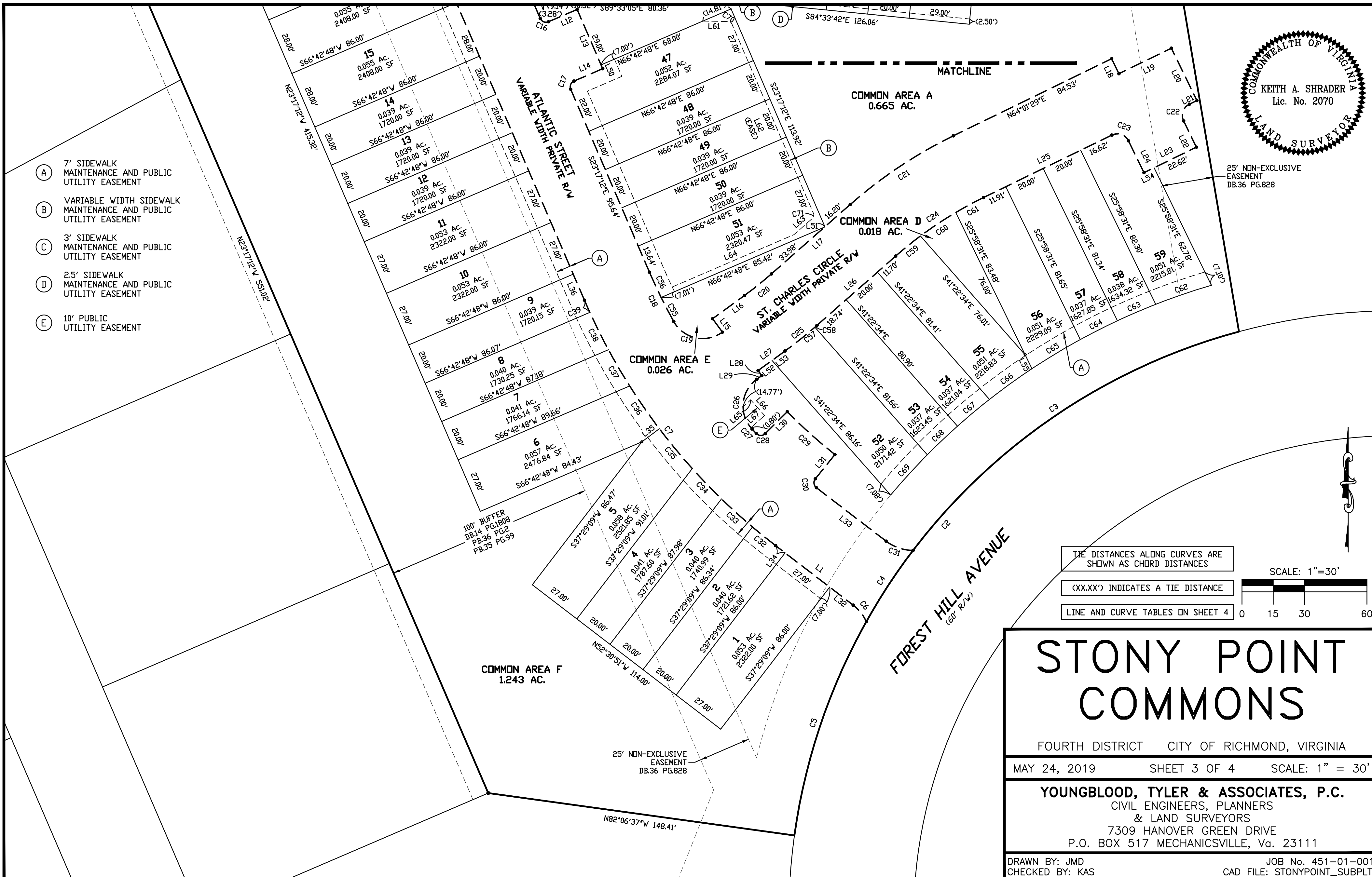
- (A) 7' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (B) VARIABLE WIDTH SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (C) 3' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (D) 2.5' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT

RECORDED DATE: _____ PB. _____ PG. _____

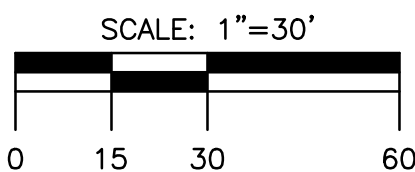


25' NON-EXCLUSIVE EASEMENT DB.36 PG.828

- (A) 7' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (B) VARIABLE WIDTH SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (C) 3' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (D) 2.5' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (E) 10' PUBLIC UTILITY EASEMENT



TIE DISTANCES ALONG CURVES ARE SHOWN AS CHORD DISTANCES
 <XX.XX'> INDICATES A TIE DISTANCE
 LINE AND CURVE TABLES ON SHEET 4



STONY POINT COMMONS

FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

MAY 24, 2019 SHEET 3 OF 4 SCALE: 1" = 30'

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	46°55'09"	385.70'	315.85'	167.38'	307.10'	N68°42'29"E
C2	67°02'56"	292.13'	341.86'	193.54'	322.68'	S41°24'51"W
C3	37°38'37"	292.13'	191.93'	99.57'	188.50'	S56°07'00"W
C4	8°01'38"	292.13'	40.93'	20.50'	40.89'	S33°16'53"W
C5	21°22'41"	292.13'	109.00'	55.14'	108.37'	S18°34'43"W
C6	27°52'13"	21.00'	10.21'	5.21'	10.11'	N38°34'45"W
C7	29°13'39"	296.00'	150.99'	77.18'	149.36'	N37°54'02"W
C8	75°37'33"	24.00'	31.68'	18.62'	29.43'	S70°41'37"E
C9	90°00'00"	19.00'	29.85'	19.00'	26.87'	S21°42'48"W
C10	83°33'22"	19.00'	27.71'	16.97'	25.32'	S65°03'53"E
C11	22°32'40"	267.00'	105.06'	53.22'	104.38'	N84°25'46"E
C12	90°00'00"	26.00'	40.84'	26.00'	36.77'	S50°42'06"W
C13	90°00'00"	26.00'	40.84'	26.00'	36.77'	N39°17'54"W
C14	17°45'51"	233.00'	72.24'	36.41'	71.95'	S86°49'10"W
C15	101°13'27"	27.00'	47.70'	32.88'	41.73'	S27°19'31"W
C16	90°00'00"	3.00'	4.71'	3.00'	4.24'	S68°17'12"E
C17	90°00'00"	3.00'	4.71'	3.00'	4.24'	S21°42'48"W
C18	5°45'47"	262.00'	26.35'	13.19'	26.34'	S26°10'06"E
C19	97°00'17"	16.00'	27.09'	18.09'	23.97'	S77°33'08"E
C20	5°19'17"	178.00'	16.53'	8.27'	16.53'	N51°17'05"E
C21	15°24'03"	222.00'	59.67'	30.02'	59.49'	N56°19'28"E
C22	90°00'00"	6.00'	9.42'	6.00'	8.49'	S19°01'29"W
C23	90°00'00"	6.00'	9.42'	6.00'	8.49'	N70°58'31"W
C24	15°24'03"	189.00'	50.80'	25.56'	50.65'	S56°19'28"W
C25	5°19'17"	211.00'	19.60'	9.81'	19.59'	S51°17'05"W
C26	97°00'17"	16.00'	27.09'	18.09'	23.97'	S05°26'35"W
C27	0°39'25"	262.00'	3.00'	1.50'	3.00'	S43°23'16"E
C28	91°06'22"	3.00'	4.77'	3.06'	4.28'	S89°16'10"E
C29	7°13'40"	244.00'	30.78'	15.41'	30.76'	S47°58'00"E
C30	91°24'12"	3.00'	4.79'	3.07'	4.29'	S06°48'45"E
C31	37°05'11"	21.50'	13.92'	7.21'	13.67'	S71°03'27"E
C32	2°45'14"	296.00'	14.23'	7.11'	14.23'	S51°08'15"E
C33	3°53'06"	296.00'	20.07'	10.04'	20.07'	S47°49'04"E
C34	3°54'58"	296.00'	20.23'	10.12'	20.23'	S43°55'02"E
C35	4°48'44"	296.00'	24.86'	12.44'	24.85'	S39°33'11"E
C36	4°50'15"	296.00'	24.99'	12.50'	24.98'	S34°43'42"E
C37	3°54'06"	296.00'	20.16'	10.08'	20.15'	S30°21'31"E
C38	3°52'41"	296.00'	20.03'	10.02'	20.03'	S26°28'08"E
C39	1°14'35"	296.00'	6.42'	3.21'	6.42'	S23°54'30"E
C40	1°37'43"	267.00'	7.59'	3.80'	7.59'	N85°06'46"W
C41	5°12'12"	267.00'	24.25'	12.13'	24.24'	N88°31'43"W
C42	4°17'36"	267.00'	20.01'	10.01'	20.00'	S86°43'23"W
C43	4°18'39"	267.00'	20.09'	10.05'	20.08'	S82°25'15"W
C44	4°21'13"	267.00'	20.29'	10.15'	20.28'	S78°05'19"W
C45	2°45'17"	267.00'	12.84'	6.42'	12.84'	S74°32'04"W
C46	45°20'51"	19.00'	15.04'	7.94'	14.65'	N84°10'09"W
C47	38°12'31"	19.00'	12.67'	6.58'	12.44'	N42°23'27"W
C48	0°42'14"	233.00'	2.86'	1.43'	2.86'	N78°17'22"E
C49	6°43'20"	233.00'	27.34'	13.68'	27.32'	N82°00'08"E
C50	4°55'34"	233.00'	20.03'	10.02'	20.03'	N87°49'35"E
C51	4°55'21"	233.00'	20.02'	10.02'	20.01'	S87°14'57"E
C52	0°29'23"	233.00'	1.99'	1.00'	1.99'	S84°32'35"E
C53	20°35'13"	26.00'	9.34'	4.72'	9.29'	S74°00'18"E
C54	69°24'47"	26.00'	31.50'	18.01'	29.61'	S29°00'18"E
C55	2°50'24"	262.00'	12.99'	6.49'	12.99'	N27°37'47"W
C56	2°55'23"	262.00'	13.37'	6.68'	13.37'	N24°44'54"W
C57	4°58'43"	211.00'	18.33'	9.17'	18.33'	N51°27'22"E
C58	0°20'34"	211.00'	1.26'	0.63'	1.26'	N48°47'43"E
C59	4°38'39"	189.00'	15.32'	7.66'	15.32'	N50°56'46"E
C60	6°10'40"	189.00'	20.38'	10.20'	20.37'	N56°21'26"E
C61	4°34'44"	189.00'	15.10'	7.56'	15.10'	N61°44'08"E
C62	5°05'58"	317.13'	28.23'	14.12'	28.22'	S71°07'07"W
C63	3°37'05"	317.13'	20.03'	10.02'	20.02'	S66°45'35"W
C64	3°36'52"	317.13'	20.01'	10.01'	20.00'	S63°08'36"W
C65	4°53'57"	317.13'	27.12'	13.57'	27.11'	S58°53'12"W
C66	4°32'31"	317.13'	25.14'	12.58'	25.13'	S54°09'58"W
C67	3°36'55"	317.13'	20.01'	10.01'	20.01'	S50°05'15"W
C68	3°37'00"	317.13'	20.02'	10.01'	20.01'	S46°28'18"W
C69	4°43'39"	317.13'	26.17'	13.09'	26.16'	S42°17'59"W
C70	65°55'47"	2.00'	2.30'	1.30'	2.18'	S56°15'05"E
C71	71°54'38"	2.00'	2.51'	1.45'	2.35'	S12°40'07"W

LINE	BEARING	DISTANCE
L1	N52°30'51"W	46.99'
L2	N66°42'48"E	32.34'
L3	S23°17'12"E	22.17'
L4	S66°42'48"W	1.00'
L5	S23°17'12"E	10.87'
L6	S05°42'06"W	34.00'
L7	N84°17'54"W	2.00'
L8	S05°42'06"W	14.00'
L9	N84°17'54"W	24.00'
L10	N05°42'06"E	14.00'
L11	S23°17'12"E	61.55'
L12	N66°42'48"E	15.00'
L13	S23°17'12"E	31.00'
L14	S66°42'48"W	15.00'
L15	N36°03'16"W	8.00'
L16	N53°56'44"E	18.99'
L17	N48°37'26"E	50.43'
L18	S25°58'31"E	8.00'
L19	N64°01'29"E	28.00'
L20	S25°58'31"E	28.00'
L21	S64°01'29"W	4.00'
L22	S25°58'31"E	14.00'
L23	S64°01'29"W	28.00'
L24	N25°58'31"W	17.00'
L25	S64°01'29"W	68.53'
L26	S48°37'26"W	50.43'
L27	S53°56'44"W	15.99'
L28	S36°03'16"E	3.00'
L29	S53°56'44"W	3.00'
L30	N45°10'39"E	14.96'
L31	S38°53'21"W	14.96'
L32	N52°30'51"W	14.21'
L33	S52°30'51"E	42.19'
L34	S52°30'51"E	5.78'
L35	N52°51'11"E	10.49'
L36	S23°17'12"E	13.58'
L37	N52°58'31"E	11.30'
L38	N79°13'42"E	27.30'
L39	N82°59'26"E	20.07'
L40	N86°10'26"E	20.01'
L41	N89°21'09"E	20.01'
L42	S85°22'25"E	27.20'
L43	S02°19'47"E	61.48'
L44	S04°04'23"W	25.24'
L45	N05°42'06"E	60.88'
L46	S09°37'00"E	10.28'
L47	S84°17'54"E	7.40'
L48	N85°24'08"W	3.01'
L49	N23°17'12"W	8.93'
L50	N23°17'12"W	2.00'
L51	S48°37'26"W	0.25'
L52	N53°56'44"E	8.26'
L53	N53°56'44"E	7.73'
L54	N64°01'29"E	5.38'
L55	S25°58'31"E	7.47'
L56	S23°17'12"E	16.97'
L57	N66°42'48"E	9.63'
L58	S23°17'12"E	4.23'
L59	N65°31'27"E	1.62'
L60	S89°12'59"E	61.11'
L61	S89°12'59"E	12.19'
L62	S23°17'12"E	99.13'
L63	S48°37'26"W	11.84'
L64	S66°42'48"W	63.64'
L65	N48°12'37"E	4.96'
L66	S41°47'23"E	10.00'
L67	S48°12'37"W	8.83'
L68	N66°42'48"E	9.36'
L69	S23°17'12"E	10.00'
L70	S66°42'48"W	14.13'

- (A) 7' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (B) VARIABLE WIDTH SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (C) 3' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (D) 2.5' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (E) 10' PUBLIC UTILITY EASEMENT

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FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

MAY 24, 2019 SHEET 4 OF 4 SCALE: 1" = 30'

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