

Y:\1901134803-Stony\_Pt-Boy\_ScoutIDWG\34803V-SUBD\_PLAT.dwg | Plotted on 2/9/2015 11:01 AM | by Randy Herx

**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 the City of Richmond, Virginia have been complied with. All monuments have previously been set.

William R. Herx, LS 2947, Commonwealth of Virginia.

**Notes:**

Use: Mixed Use

Zoning: Community Unit Plan - Ordinance No. 2013-214-207, Adopted November 25, 2013.

Water: Public - City of Richmond

Sewers: Public - City of Richmond

Drainage: Curb and Gutter

Public Utilities: Underground

Owner: Highwoods Realty Limited Partnership

Developer: Highwoods Realty Limited Partnership

Area in Roads: 0 Acres

Area in Lots: 31.306 Acres

Area of Land Dedicated for Public Purposes: 0 Acres

Total Area: 31.306 acres

Number of Lots: 3

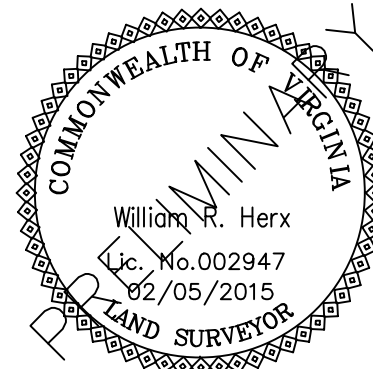
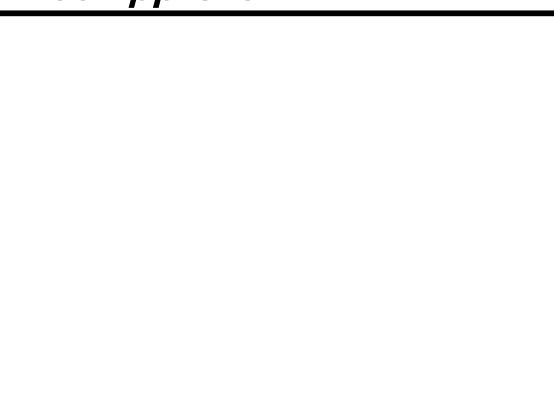
City Tax Map Nos. C0010757064 & C0010757004.

Property within the limits of this subdivision is located in Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 32 of the City Code of 1993. The approximate limits of the Chesapeake Bay Resource Management Area is denoted by dashed-dot lines.

Property within the limits of this subdivision contain wetlands as identified by a WMS (Web Map Service) connection to the U.S. Fish and Wildlife Service National Wetlands Inventory Map on December 3, 2014 and being identified as a freshwater pond.

Property within the limits of this subdivision are located in Flood Zone "X" and "AE" as identified by a WMS (Web Map Service) connection to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer on December 3, 2014.

**Plat Approval:**



**Source of Title:**

The property embraced with in the limits of this subdivision was conveyed to Highwoods/Forsyth Limited Partnership by deed dated January 9, 1998, recorded January 21, 1998 as instrument #980001838 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

A portion of the property was conveyed to HRLP, LLC by deed dated June 30, 2005, recorded July 14, 2005 as instrument number 050023138 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia. HRLP is now known as HRLP NC-VA, L.P. by a Certificate of Conversion dated December 3, 2009, recorded December 30, 2009 as instrument number 090028425 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

HRLP NC-VA, L.P. is now known as Highwoods Realty Limited Partnership by North Carolina Articles of Merger (C201327500361), filed on October 7, 2013, effective on December 31, 2013. Highwoods/Forsyth Limited Partnership is now known as Highwoods Realty Limited Partnership by a North Carolina Amendment to Certificate of Domestic Limited Partnership (Certificate #95830813-1), filed on June 10, 1998.

William R. Herx, LS 2947, Commonwealth of Virginia.

**Subdivision Certificate:**

The subdivision of land shown hereon, designated "Resubdivison of Lot D-1 & Lot D-2, Section B, The Park at Stony Point" is with the free consent and in accordance with the desires of the undersigned owners, mortgages and trustees thereof. There are no Deeds of Trust or Mortgages 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 easements are subject to the right of the City of Richmond, Virginia to establish alleys on said easements at a future time without 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 dedications 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.

Highwoods Realty Limited Partnership,  
a North Carolina Limited Partnership

By: Highwoods Properties, Inc.,  
a Maryland corporation, its sole general partner

C. Walton Makepeace, Vice President

IN WITNESS WHEREOF, the owners affixed their signature and seal as of this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF \_\_\_\_\_, To wit:

I, \_\_\_\_\_, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that

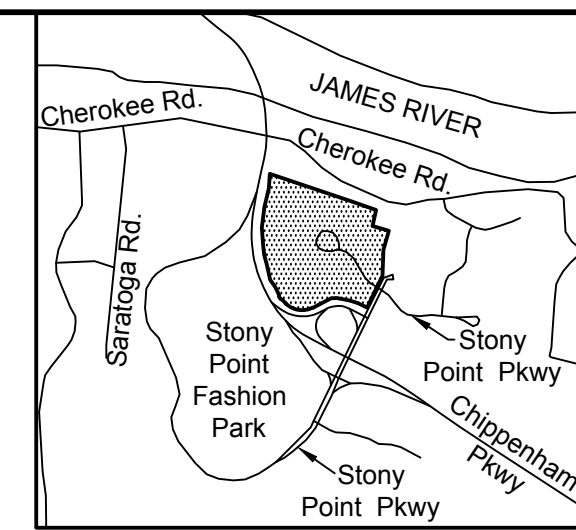
\_\_\_\_\_ who are known to me and whose name is signed to the foregoing instrument personally appeared before me and have acknowledged the same before me in the jurisdiction aforesaid this

\_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	240.00'	300.57'	173.59'	71°45'25"	N81°28'56"W	281.31'
C2	272.50'	195.00'	101.88'	41°00'00"	N43°29'48"W	190.86'
C3	452.99'	201.59'	102.49'	25°29'53"	S33°06'08"W	199.93'
C4	124.50'	257.27'	208.85'	118°23'57"	S78°11'51"E	213.88'
C5	24.50'	39.56'	25.60'	92°30'52"	N88°51'37"E	35.40'
C6	134.50'	35.75'	17.98'	15°13'38"	S56°00'10"E	35.64'



Vicinity Map (1" = 2000')

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°31'05"E	85.62'
L2	S19°17'30"W	60.71'
L3	S73°41'24"W	36.92'
L4	N70°40'06"W	47.35'
L5	N89°59'34"W	52.74'
L6	S67°00'12"W	26.41'
L7	N22°59'48"W	52.21'
L8	N63°59'48"W	21.35'
L9	N20°47'12"W	23.39'
L10	S48°09'11"E	13.54'
L11	S58°10'05"E	94.16'

Resubdivision of Lot D-1 & Lot D-2,  
Section B, The Park at Stony Point

City of Richmond, Virginia

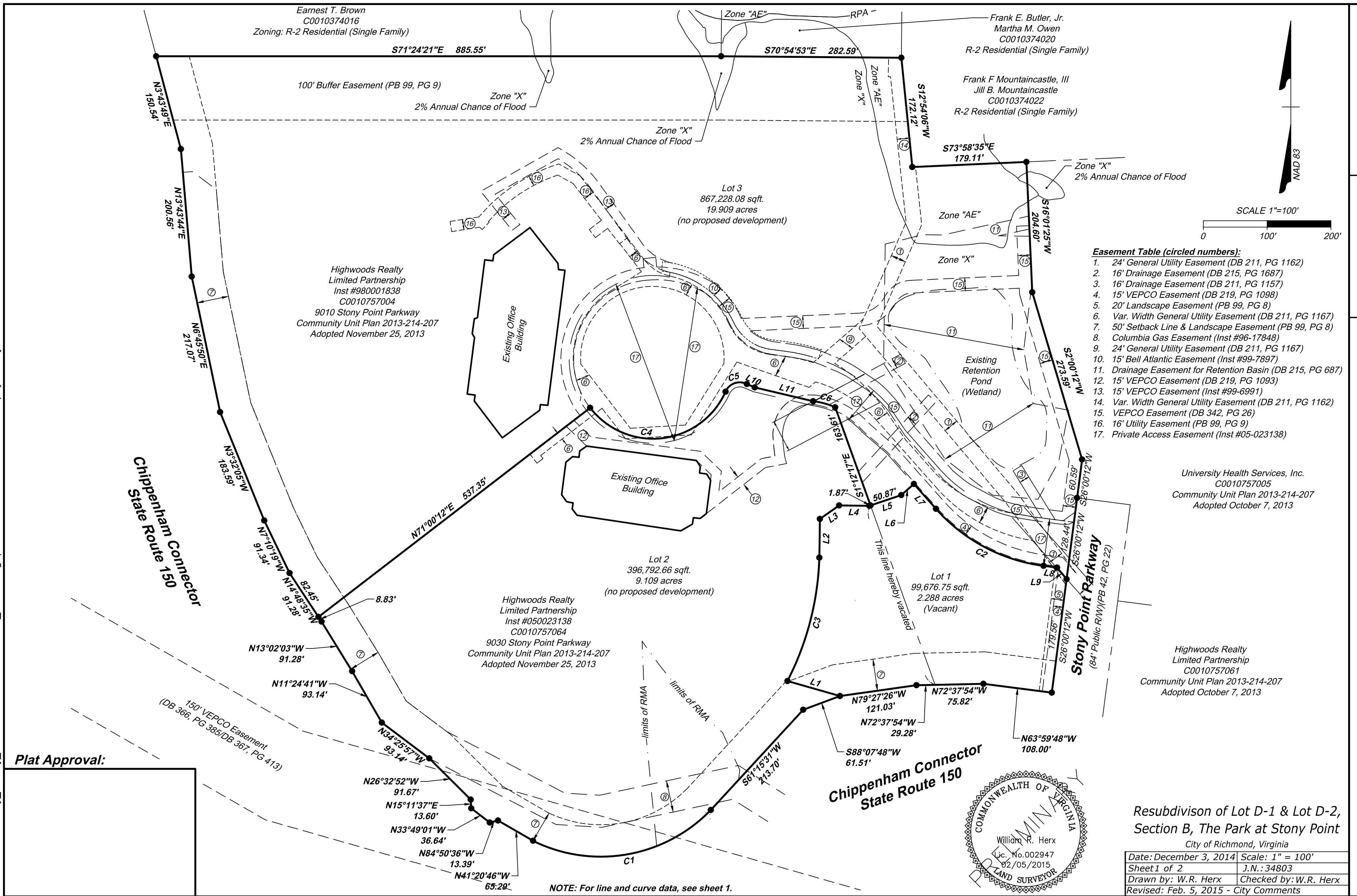
Date: December 3, 2014	Scale:
Sheet 1 of 2	J.N.: 34803
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised: Feb. 5, 2015 - City Comments	

THIS DRAWING PREPARED AT THE OFFICE OF JONATHAN TIMMONS, INC. 1001 Builders Park, Suite 300, Richmond, VA 23225 TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

**TIMMONS GROUP**

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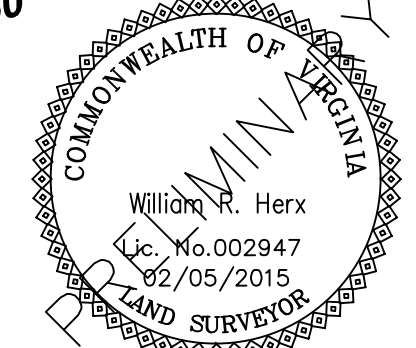
**Easement Table (circled numbers):**

- 24' General Utility Easement (DB 211, PG 1162)
- 16' Drainage Easement (DB 215, PG 1687)
- 16' Drainage Easement (DB 211, PG 1157)
- 15' VEPCO Easement (DB 219, PG 1098)
- 20' Landscape Easement (PB 99, PG 8)
- Var. Width General Utility Easement (DB 211, PG 1167)
- 50' Setback Line & Landscape Easement (PB 99, PG 8)
- Columbia Gas Easement (Inst #96-17848)
- 24' General Utility Easement (DB 211, PG 1167)
- 15' Bell Atlantic Easement (Inst #99-7897)
- Drainage Easement for Retention Basin (DB 215, PG 687)
- 15' VEPCO Easement (DB 219, PG 1093)
- 15' VEPCO Easement (Inst #99-6991)
- Var. Width General Utility Easement (DB 211, PG 1162)
- VEPCO Easement (DB 342, PG 26)
- 16' Utility Easement (PB 99, PG 9)
- Private Access Easement (Inst #05-023138)

Plat Approval:



NOTE: For line and curve data, see sheet 1.



Resubdivision of Lot D-1 & Lot D-2,  
Section B, The Park at Stony Point  
City of Richmond, Virginia

Date: December 3, 2014	Scale: 1" = 100'
Sheet 1 of 2	J.N.: 34803
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised: Feb. 5, 2015 - City Comments	

THIS DRAWING PREPARED AT THE OFFICE OF  
WILLIAM R. HERX, LAND SURVEYOR  
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