

Y:\901137758-ReSubParcel\FIDWG\37758-901V-PLATSUBD.dwg | Plotted on 7/14/2016 10:35 AM | by Charles Davison

SUBDIVISION CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "RESUBDIVISION OF LOT 1-A1, LOT 1-A2 & LOT 1-B PARCEL F, STONY POINT SECTION C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS 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
C. Walton Makepeace
C. WALTON MAKEPEACE, VICE PRESIDENT

By: HIGHWOODS PROPERTIES, INC.,
A MARYLAND CORPORATION, ITS SOLE GENERAL PARTNER

UNIVERSITY HEALTH SERVICES, INC
A VIRGINIA NONSTOCK CORPORATION
C. Gattuso
(SIGN)

CARL GATTUSO, CEO
(PRINT NAME & TITLE)

IN WITNESS WHEREOF, THE OWNER AFFIXED ITS SIGNATURE AND SEAL AS OF THIS 15th DAY OF July, 2016

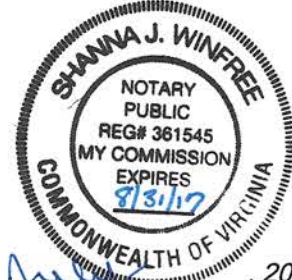
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Henrico, TO WIT:

I, Shanna J. Winfree, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT

C. Walton Makepeace WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS 15th DAY OF July, 2016.

Shanna J. Winfree
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8/31/17

IN WITNESS WHEREOF, THE OWNER AFFIXED ITS SIGNATURE AND SEAL AS OF THIS 28th DAY OF July, 2016

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Richmond, TO WIT:

I, Alethea White-Paris, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT

Carl Gattuso WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS 28th DAY OF July, 2016.

Alethea White-Paris
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/30/17

PLAT APPROVAL:

SOURCE OF TITLE:

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO UNIVERSITY HEALTH SERVICES, INC. A VIRGINIA NONSTOCK CORPORATION BY DEED DATED SEPTEMBER 23, 2015, RECORDED SEPTEMBER 23, 2015 AS INSTRUMENT #150018255 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA.

CHARLES F. DAVISON III, LS 2980 COMMONWEALTH OF VIRGINIA

NOTES:

USE: MIXED USE

ZONING: THE PROPERTY IS IN ZONING DISTRICT R-2 RESIDENTIAL (SINGLE FAMILY). ZONING INFORMATION OBTAINED FROM CITY OF RICHMOND PARCEL MAPPER. THE PROPERTY IS ALSO INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY UNIT PLAN (CUP) FOR STONY POINT - NORTHERN PORTION AND THE C.U.P. DEVELOPMENT PLAN AND THE DEVELOPMENT SUMMARY.

USE: OFFICE / MEDICAL USE

ADDRESS: 9101 & 9109 STONY POINT DRIVE

TAX MAP REFERENCE NO.: C0010757065 & C0010757087

WATER: PUBLIC - CITY OF RICHMOND

SEWERS: PUBLIC - CITY OF RICHMOND

DRAINAGE: CURB AND GUTTER

PUBLIC UTILITIES: UNDERGROUND

LOT 1-B OWNER: HIGHWOODS REALTY LIMITED PARTNERSHIP

LOT 1-A1 AND LOT 1-A2 OWNER: UNIVERSITY HEALTH SERVICES, INC.

DEVELOPER: HIGHWOODS REALTY LIMITED PARTNERSHIP

AREA IN ROADS: 0 ACRES

AREA IN LOTS: 14.380 ACRES

AREA OF LAND DEDICATED FOR PUBLIC PURPOSES: 0 ACRES (NO NEW DEDICATIONS)

TOTAL AREA: 14.380 ACRES

NUMBER OF LOTS: 3

LOT 1-A(1) AND LOT 1-A(2)] SHALL BE DEVELOPED ACCORDING TO THE FINAL COMMUNITY UNIT PLAN APPROVED BY THE PLANNING COMMISSION ON JUNE 1, 2015 FOR BUILDING C, PHASE II, MAP SECTION F OF THE NORTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN AND WILL NOT BE CONVEYED SEPARATELY.

PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN CHESAPEAKE BAY PRESERVATION AREAS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 32 OF THE CITY CODE OF 1993.

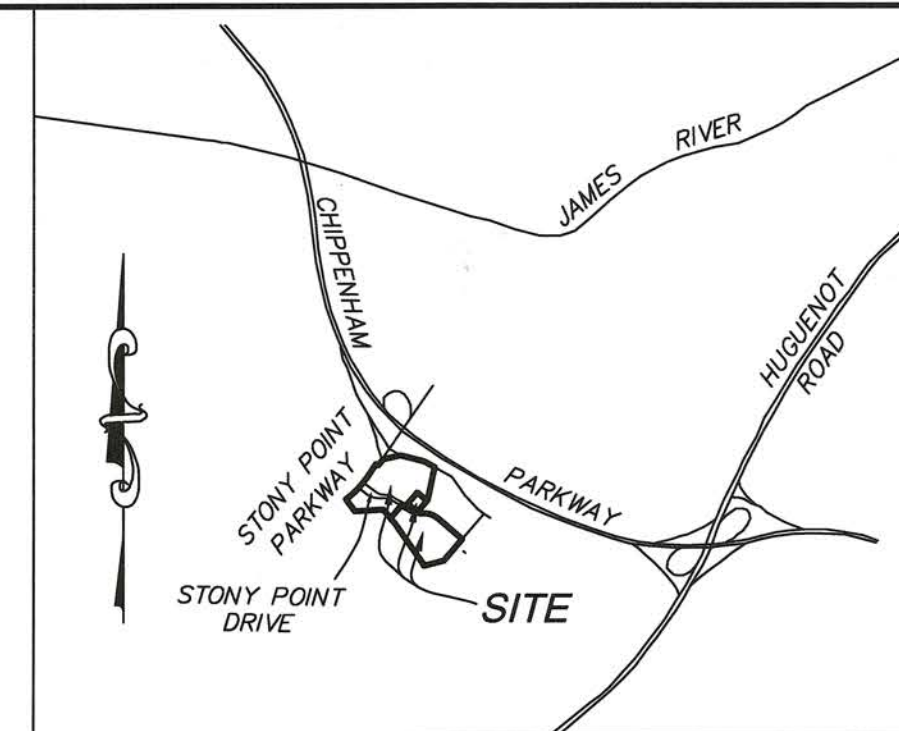
PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X" AS SHOWN FOR THE CITY OF RICHMOND ON FLOOD INSURANCE RATE MAP NUMBER 5101290012D, REVISED APRIL 2, 2009.

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS, ETC., DATED MARCH 10, 1988, IN D.B.163 PG.2101, AUGUST 23, 1991 IN D.B.280 PG.1197, DECEMBER 22, 1995, IN INSTRUMENT NO. 96-1708, MARCH 30, 1992, IN INSTRUMENT NO. 98-1832, JANUARY 7, 1998, IN INSTRUMENT NO. 98-1836, JANUARY 9, 1998, IN INSTRUMENT NO. 98-1839 AND FEBRUARY 17, 2005 IN INSTRUMENT NO. 06-30523, RE-RECORDED IN INSTRUMENT NO. 06-31585. ALL IN THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA.

SOURCE OF TITLE:

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO HIGHWOODS/FORSYTH LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP, (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) 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.

Charles F. Davison III
CHARLES F. DAVISON III, LS 2980 COMMONWEALTH OF VIRGINIA

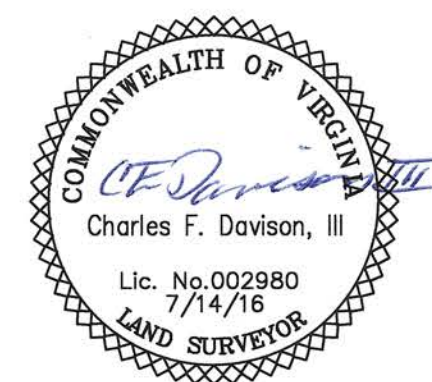


VICINITY MAP
SCALE: 1" = 2000'

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 WILL BE SET BY NOVEMBER 29, 2016.

Charles F. Davison III
CHARLES F. DAVISON III, LS 2980 COMMONWEALTH OF VIRGINIA



RESUBDIVISION OF
LOT 1-A1, LOT 1-A2 & LOT 1-B
PARCEL 'F'
STONY POINT SECTION C
CITY OF RICHMOND, VIRGINIA

Date: MAY 31, 2016	Scale: 1"=100'
Sheet: 1 of 2	J.N.: 37758
Drawn by: C.F.D.	Checked by:
Rev.: 7/14/16 New Boundary Alignment Lot 1-A(2)	

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

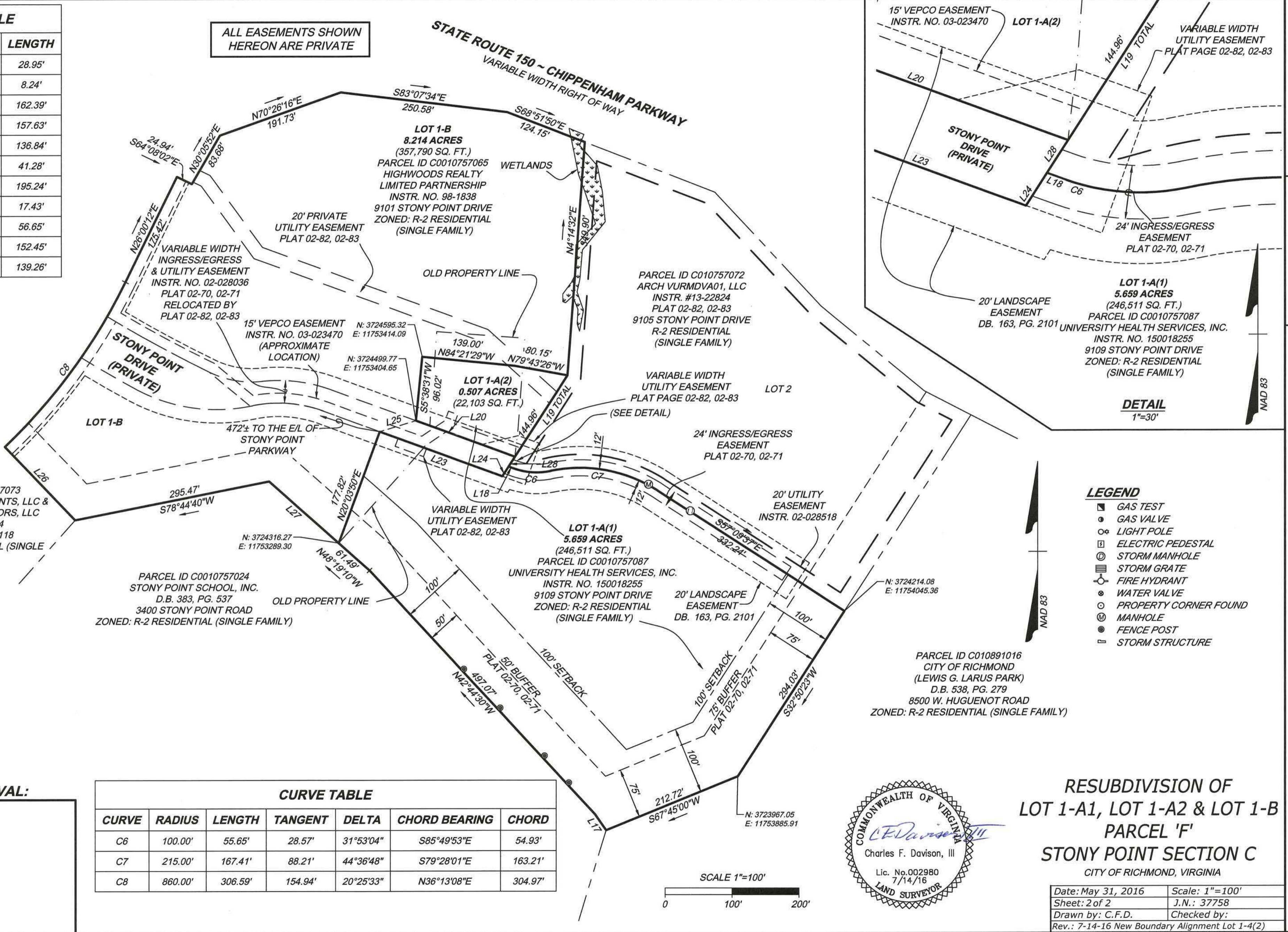
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LINE TABLE		
LINE	BEARING	LENGTH
L17	N34°37'20"W	28.95'
L18	S69°53'21"E	8.24'
L19	N32°50'23"E	162.39'
L20	N69°53'20"W	157.63'
L21	S4°14'32"W	136.84'
L22	S6°26'10"W	41.28'
L23	S69°53'19"E	195.24'
L24	N32°55'11"E	17.43'
L25	N73°13'48"E	56.65'
L26	N43°34'14"W	152.45'
L27	N48°19'10"W	139.26'

ALL EASEMENTS SHOWN
HEREON ARE PRIVATE



PARCEL ID C0010757073
CREEK'S EDGE APARTMENTS, LLC &
CREEK'S EDGE INVESTORS, LLC
INSTR. #07-27704
PLAT 04-115 to 04-118
ZONED: R-2 RESIDENTIAL (SINGLE FAMILY)

PARCEL ID C0010757024
STONY POINT SCHOOL, INC.
D.B. 383, PG. 537
3400 STONY POINT ROAD
ZONED: R-2 RESIDENTIAL (SINGLE FAMILY)

LOT 1-A(2)
0.507 ACRES
(22,103 SQ. FT.)
WETLANDS

LOT 1-A(1)
5.659 ACRES
(246,511 SQ. FT.)
PARCEL ID C0010757087
UNIVERSITY HEALTH SERVICES, INC.
INSTR. NO. 150018255
9109 STONY POINT DRIVE
ZONED: R-2 RESIDENTIAL (SINGLE FAMILY)

PARCEL ID C010757072
ARCH VURMDVA01, LLC
INSTR. #13-22824
PLAT 02-82, 02-83
9105 STONY POINT DRIVE
R-2 RESIDENTIAL (SINGLE FAMILY)

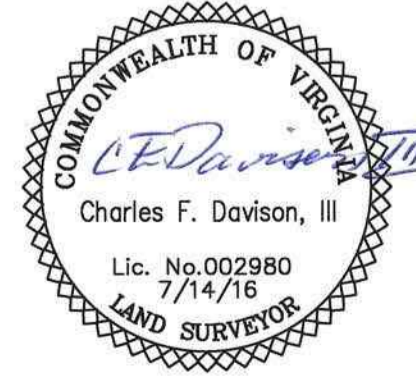
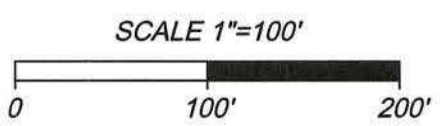
LOT 1-A(1)
5.659 ACRES
(246,511 SQ. FT.)
PARCEL ID C0010757087
UNIVERSITY HEALTH SERVICES, INC.
INSTR. NO. 150018255
9109 STONY POINT DRIVE
ZONED: R-2 RESIDENTIAL (SINGLE FAMILY)

PARCEL ID C010891016
CITY OF RICHMOND
(LEWIS G. LARUS PARK)
D.B. 538, PG. 279
8500 W. HUGUENOT ROAD
ZONED: R-2 RESIDENTIAL (SINGLE FAMILY)

- LEGEND**
- GAS TEST
 - GAS VALVE
 - ⊗ LIGHT POLE
 - ⊕ ELECTRIC PEDESTAL
 - ⊖ STORM MANHOLE
 - ⊞ STORM GRATE
 - ⊙ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊙ PROPERTY CORNER FOUND
 - ⊙ MANHOLE
 - ⊙ FENCE POST
 - ⊞ STORM STRUCTURE

PLAT APPROVAL:

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C6	100.00'	55.65'	28.57'	31°53'04"	S85°49'53"E	54.93'
C7	215.00'	167.41'	88.21'	44°36'48"	S79°28'01"E	163.21'
C8	860.00'	306.59'	154.94'	20°25'33"	N36°13'08"E	304.97'



RESUBDIVISION OF
LOT 1-A1, LOT 1-A2 & LOT 1-B
PARCEL 'F'
STONY POINT SECTION C
CITY OF RICHMOND, VIRGINIA

Date: May 31, 2016	Scale: 1"=100'
Sheet: 2 of 2	J.N.: 37758
Drawn by: C.F.D.	Checked by:
Rev.: 7-14-16 New Boundary Alignment Lot 1-4(2)	

TIMMONS GROUP

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