

**Subdivision Certificate**

The subdivision of land shown hereon, designated *Stony Point Green Subdivision* is with the free consent and in accordance with the desires of the undersigned owners, mortgagees and trustees thereof. There are 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 and overhead 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.

IN WITNESS WHEREOF, the Owners, Mortgagees, and Trustees have affixed their signature and seal as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Owners: \_\_\_\_\_ Mortgagee/Trustee: \_\_\_\_\_  
 Robert L.T. Larus, Jr. \_\_\_\_\_  
 Marjorie B. Larus \_\_\_\_\_

**Source of Title**

The property embraced within the limits of this subdivision is that property conveyed to The Robert L. T. Larus, Jr. Family Partnership from *Stony Point Limited Partnership* by deed dated the 28th day of Jan. 1988 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 29th day of Feb. 1988 in Book 157 on Page 1814 shown as Lot 3, Block A, Chestnut Oaks; and that property conveyed to Robert L. T. Larus, Jr. and Marjorie B. Larus from *Stony Point Limited Partnership II*, by deed dated the 11th day of December 2003 and recorded at the Clerk's Office in the Circuit Court of the City of Richmond, Virginia on the 17th day of December 2003 as Instrument No. 03-048279 on Page 272.

\_\_\_\_\_  
 E.D. Lewis & Associates P.C. by Charles S. Gittings, L.S.

**Surveyor's Certificate**

This is to certify that this plat represents and is based on a survey made under my direction and supervision; that all monuments shown hereon are actually in place or will be put in place before March 31, 2015. To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving of plats of subdivision in the City of Richmond, Virginia have been complied with.

\_\_\_\_\_  
 E.D. Lewis & Associates P.C. by Charles S. Gittings, L.S.

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF \_\_\_\_\_, To-Wit:

I, \_\_\_\_\_, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that \_\_\_\_\_, who known to me and whose name is signed to the instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ (SEAL)

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF \_\_\_\_\_, To-Wit:

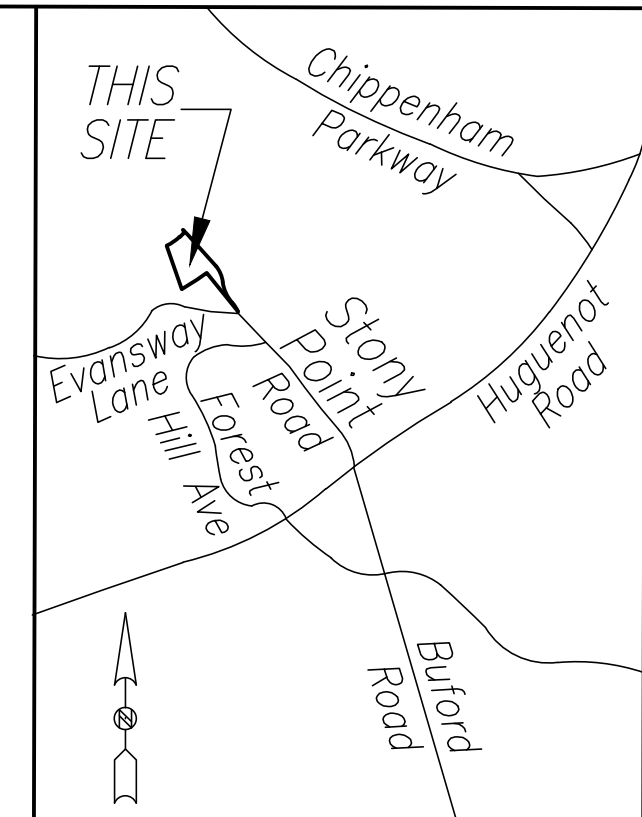
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Notary Public \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ (SEAL)



Vicinity Map  
 1"=2000'

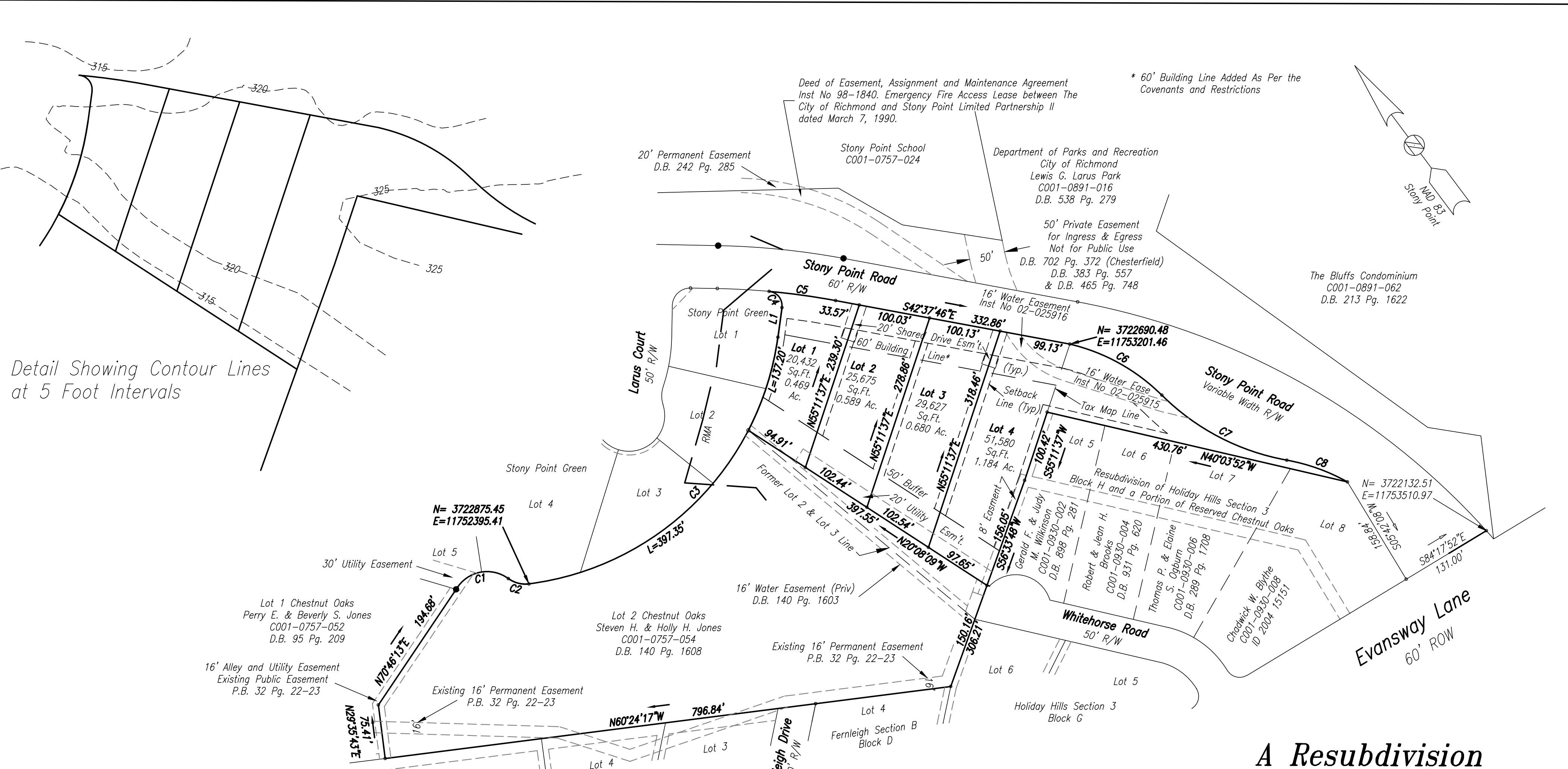
**Notes:**

1. Use: Single Family
2. Zoning: R-2 CUP Ordinance 2013-214-207
3. Parcel No.: C001-0757/056 and C001-0930/010
4. Water: Public-City of Richmond, Virginia
5. Sewer: Public-City of Richmond, Virginia
6. Drainage: City Standard Curb and Gutter
7. Public Utilities: Underground
8. Owners: Robert L.T. Larus, Jr. and Marjorie B. Larus (C001-0930/010)  
 Robert L.T. Larus, Jr. Family Partnership (Lot 3) (C001-0757/056)
9. Developer: Same as Owner
10. Area in Roads: N/A
11. Area in Proposed Lots: 126,740 S.F. (2.909 Acs.)
12. Number of Proposed Lots: 4
13. Minimum Lot Size: 20,432 Sq. Ft.
14. Maximum Lot Size: 51,580 Sq. Ft.
15. Average Lot Size: 31,828 Sq. Ft.
16. Each Lot to have at least two off-street parking spaces
17. Shared Driveways will be required. (Lot 1 & 2 Shared and Lot 3 & 4 Shared)
18. Setbacks: Front = 35' Side = 10' Rear = 10'
19. Property within the limits of this subdivision is located in Flood Zone X as shown on Flood Insurance Rate Map Community-Panel No. 5101290012D for the City of Richmond, dated April 2, 2009.
20. Property within the limits of this subdivision is located in Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 50 of the City Code of 2004. The approximate limits of the Chesapeake Bay Resource Management Area is denoted by dash-dash lines.
21. The property embraced within the limits of this subdivision is subject to Declaration of Covenants and Restrictions recorded simultaneously herewith.
22. The 60' Setback Line shown is determined by the Covenants and Restrictions.

**A Resubdivision  
 of Lot 3 of  
 Chestnut Oaks  
 Stony Point CUP Map Section A-1  
 City of Richmond, Virginia**

June 16, 2014



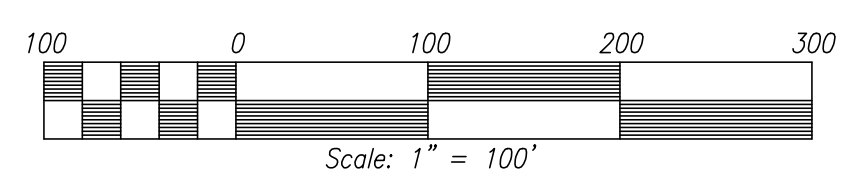
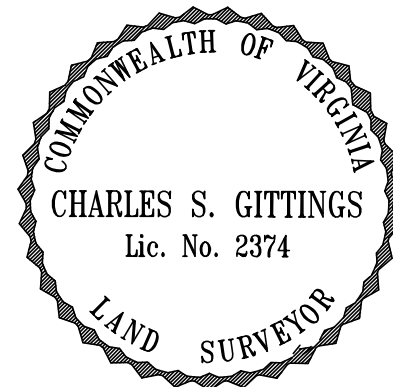


Line Data Table

No.	DIRECTION	DISTANCE
L1	N44°38'53"E	41.97'

Curve Data Table

NUMBER	Delta	R=(ft)	L=(ft)	Chd=(ft)	Chd Brg
C1	96°24'26"	50.00'	84.13'	74.55'	S64°51'50"E
C2	43°45'40"	40.00'	30.55'	29.81'	S38°32'27"E
C3	74°55'50"	402.67'	526.61'	489.87'	N82°06'48"E
C4	92°36'20"	20.00'	32.33'	28.92'	N1°39'17"W
C5	5°19'41"	1010.00'	93.92'	93.89'	S45°17'36"E
C6	31°37'51"	270.00'	149.06'	147.17'	S24°07'10"E
C7	34°42'14"	330.00'	199.88'	196.84'	S25°39'21"E
C8	19°11'32"	270.00'	90.44'	90.02'	S33°24'43"E



# A Resubdivision of Lot 3 of Chestnut Oaks

Stony Point CUP Map Section A-1  
City of Richmond, Virginia

Scale: 1"=100' June 16, 2014

E.D. Consulting Engineers · Land Surveyors & Planners

**LEWIS & ASSOCIATE S** P.C.

2116 Spencer Road · Richmond, VA 23230

Phone 804.285.3948