

Y:\1901199901-StonyPoint\Parcel\FIDWG\99901V-PLAT SUBDIVISION.dwg | Plotted on 6/30/2015 8:57 AM | by Charles Davison

**SUBDIVISION CERTIFICATE:**

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "RESUBDIVISION OF LOT 1, 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

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

C. WALTON MAKEPEACE, VICE PRESIDENT

IN WITNESS WHEREOF, THE OWNER AFFIXED IT'S 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 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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**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, 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 STONY POINT DRIVE

TAX MAP REFERENCE NO.: C0010757065

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: 14.830 ACRES

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

TOTAL AREA: 14.380 ACRES

NUMBER OF LOTS: 2

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.

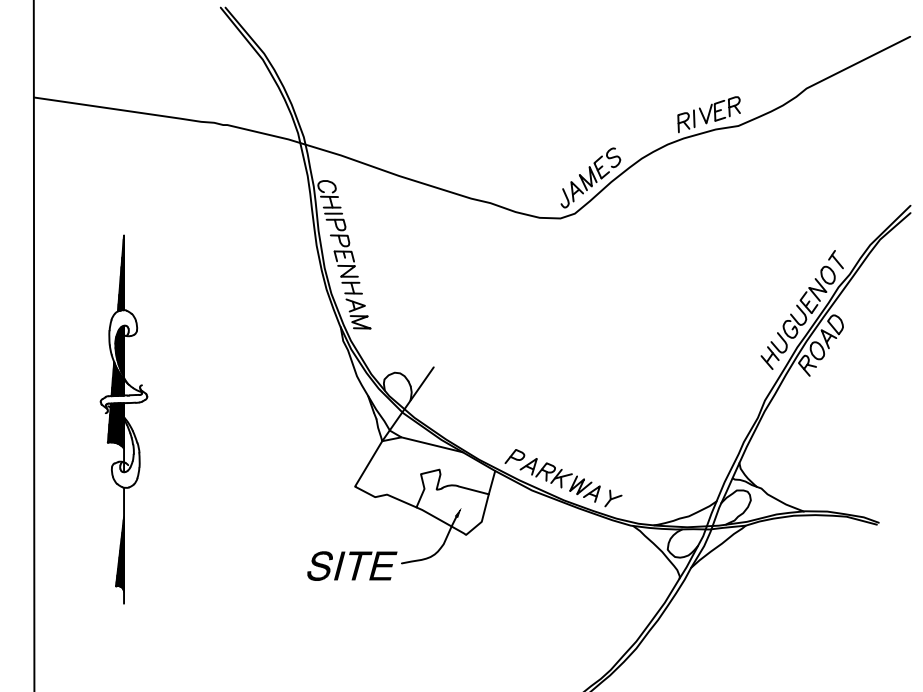
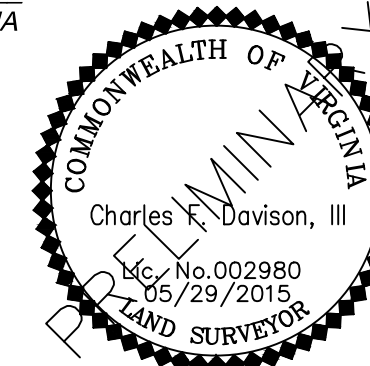
PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X" AS SHOWN FOR THE CITY OF RICHMOND ON FLOOD INSURANCE RATE MAP NUMBER 5101290012D, REVISED APRIL 2, 2009.

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.

**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, LS 2980 COMMONWEALTH OF VIRGINIA



VICINITY MAP  
SCALE: 1" = 2000'

RESUBDIVISION OF LOT 1  
PARCEL 'F'  
STONY POINT SECTION C  
CITY OF RICHMOND, VIRGINIA

Date: MAY 29, 2015	Scale: 1"=100'
Sheet: 1 of 2	J.N.: 34759
Drawn by: M.S.F.	Checked by: C.F.D.
Revised: 6/30/15	

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

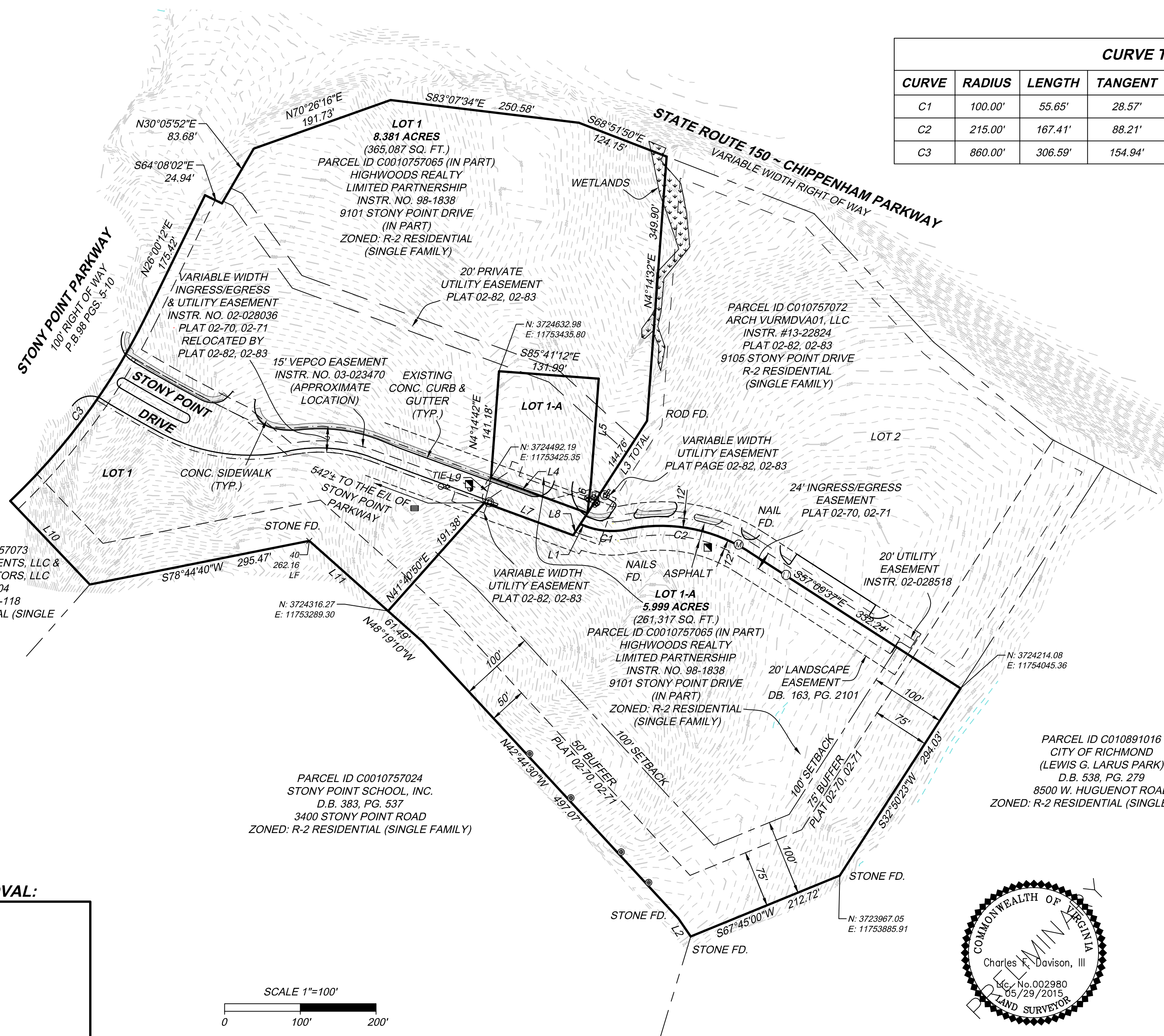
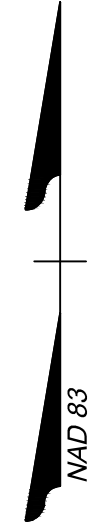
YOUR VISION ACHIEVED THROUGH OURS.

**TIMMONS GROUP**



**PLAT APPROVAL:**

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	100.00'	55.65'	28.57'	31°53'04"	S85°49'53"E	54.93'
C2	215.00'	167.41'	88.21'	44°36'48"	S79°28'01"E	163.21'
C3	860.00'	306.59'	154.94'	20°25'33"	N36°13'08"E	304.97'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°53'21"E	8.24'
L2	N34°37'20"W	28.95'
L3	N32°50'23"E	162.39'
L4	N69°53'20"W	135.59'
L5	S4°14'32"W	136.84'
L6	S6°26'10"W	41.28'
L7	S69°53'19"E	124.80'
L8	N32°55'11"E	17.43'
L9	N14°55'48"E	34.14'
L10	N43°34'14"W	152.45'
L11	N48°19'10"W	139.26'

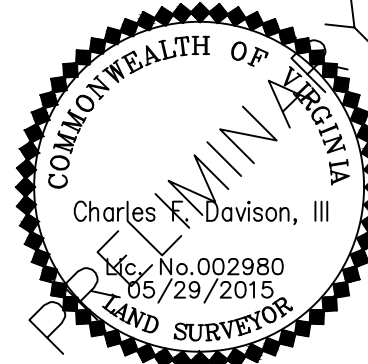
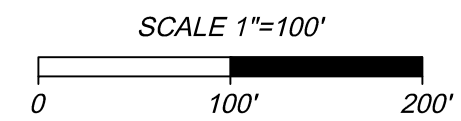
- LEGEND**
- GAS TEST
  - GAS VALVE
  - LIGHT POLE
  - ELECTRIC PEDESTAL
  - ⊕ STORM MANHOLE
  - ⊗ STORM GRATE
  - ⊙ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊙ PROPERTY CORNER FOUND
  - ⊕ MANHOLE
  - FENCE POST
  - ▭ STORM STRUCTURE

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)

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)

PLAT APPROVAL:



RESUBDIVISION OF LOT 1  
PARCEL 'F'  
STONY POINT SECTION C  
CITY OF RICHMOND, VIRGINIA

Date: MAY 29, 2015	Scale: 1"=100'
Sheet: 2 of 2	J.N.: 34759
Drawn by: M.S.F.	Checked by: C.F.D.
Revised: 6/30/15	

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