

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO ROCKSTONE L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY THE FOLLOWING DEEDS: (PARCEL A) FROM WALTER JAMES JACKSON A/K/A WALTER J. JACKSON, JR.; WILHELMINA J. CUNNINGHAM A/K/A WILHELMINA J. CUNNINGHAM; OCIE WALKER A/K/A OCIE J. WALKER AND EMMA J. TRUMAN, BY DEED, DATED MAY 3, 1995, RECORDED AUGUST 29, 1995 IN DEED BOOK 2602, PAGE 713, (PARCEL B) FROM LOUISE L. PRYOR, FRANK LOMAX, JR., KARNETTE M. LOMAX, FREDERICK S. LOMAX, JR., BY DEED, DATED MAY 3, 1995, RECORDED AUGUST 29, 1995, IN DEED BOOK 2602, PAGE 708, (PARCEL C) FROM JAMES JOHNSON AND ELIZABETH JOHNSON, BY DEED, DATED MAY 3, 1995, RECORDED AUGUST 29, 1995 IN DEED BOOK 2602, PAGE 716. ALL ABOVE MENTIONED DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HENRICO COUNTY, VIRGINIA.
E. D. LEWIS AND ASSOCIATES, P.C.

BY: Edmund D. LewisSUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT DESIGNATED AS ROCKSTONE, SECTION - 3, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND TRUSTEES. THERE IS A MORTGAGE ON THIS PROPERTY. THE DEDICATION OF THE ROADS AND EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT. THE EASEMENTS ARE FOR UNDERGROUND AND SURFACE DRAINAGE, UNDERGROUND AND OVERHEAD UTILITIES, AND ARE SUBJECT TO THE RIGHT OF THE COUNTY OF HENRICO, VIRGINIA TO ESTABLISH ALLEYS ON SAID EASEMENTS AT ANY FUTURE TIME WITHOUT COST FOR PROPERTY INVOLVED. GIVEN UNDER OUR HANDS AND SEALS THIS 2ND DAY OF JANUARY 1998.

OWNER: ROCKSTONE L.L.C.

BY: James A. Crowder

JAMES A. CROWDER, MANAGER

TRUSTEES:

James H. Hudson, IIIJAMES H. HUDSON, III
SOLE ACTING TRUSTEEBarry A. WiltonBARRY A. WILTON
SOLE ACTING TRUSTEE

STATE OF VIRGINIA

CITY OR COUNTY OF Chesterfield TO WIT:I, CHERYL G. Turner, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY(Print)
OF ChesterfieldSTATE OF VIRGINIA DO HEREBY CERTIFY THAT JAMES A. CROWDER WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF JANUARY, 1998.MY COMMISSION EXPIRES May 31, 2001Cheryl G. Turner
NOTARY PUBLICSURVEYORS CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN HENRICO COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY DEC. 31, 1998.

E. D. LEWIS AND ASSOCIATES, P.C.

BY: Edmund D. Lewis

STATE OF VIRGINIA

CITY OR COUNTY OF King William TO WIT:I, Tamera L. Carter, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY

(Print)

OF King William, STATE OF VIRGINIA DO HEREBY CERTIFY THAT JAMES H. HUDSON, III, WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF JANUARY, 1998.MY COMMISSION EXPIRES 9-30-98Tamera L. Carter
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OR COUNTY OF Henrico TO WIT:I, Spencer F. Kirkmyer, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY(Print)
OF HenricoSTATE OF VIRGINIA DO HEREBY CERTIFY THAT BARRY A. WILTON WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF JANUARY, 1998.MY COMMISSION EXPIRES August 31, 1998Spencer F. Kirkmyer
NOTARY PUBLIC

NOTES:

1. USE: SINGLE FAMILY RESIDENTIAL
2. PARCEL NO.: 68-A-8A & 68-A-4
3. AREA: LOTS = 10.245 ACRES
ROADS = 1.561 ACRES
TOTAL = 11.806 ACRES
4. NO. OF LOTS: 30
5. ZONING: R-3AC (CASE NO. C-22C-93)
6. SEWER: COUNTY SYSTEM
7. WATER: COUNTY SYSTEM
8. BUILDING SETBACK LINES SHALL CONFORM TO CHAPTER 24 OF THE HENRICO COUNTY CODE.
9. ALL LOTS LABELED WITH THIS SYMBOL (*) MAY HAVE LIMITATIONS FOR DWELLING SHAPE, SIZE AND LOCATION. ALL LOTS LABELED WITH THIS SYMBOL (**) MAY CONTAIN "RESTRICTED WETLANDS" (NOT TO FILLED, DREDGED OR DRAINED) AS DETERMINED AT THE TIME OF RECORDATION OF THE PLAT. REFERENCE IS MADE TO THE CONSTRUCTION PLANS ON FILE IN THE PLANNING OFFICE FOR ADDITIONAL REQUIREMENTS AND DETAILS.
10. SEE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED ON MAY 29, 1997 IN D.B. 2722 PG. 1042.



Sheet 1 of 2



E.D. Consulting Engineers • Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
1114 Spencer Road • Richmond, VA

ROCKSTONE

SECTION - 3

TUCKAHOE DISTRICT
HENRICO COUNTY, VIRGINIA

JUNE 11, 1997

DRAWN: C.B.M.	ROAD CK:
CALC. CK:	UTIL. CK:
RECORDED: 7/31/1998	
P.B. 107	PG. 75

Approved by the
HENRICO COUNTY PLANNING
COMMISSION & DIRECTOR OF PLANNING
JUL 30 1998
Date David D. O'Keefe
Acting Secretary

CURVE DATA

NO.	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C201	149.89'	04°30'18"	1906.87'	149.93'	75.00'
C202	221.73'	43°22'30"	300.00'	227.11'	119.32'
C203	221.73'	43°22'30"	300.00'	227.11'	119.32'
C204	184.04'	26°00'08"	409.04'	185.63'	94.44'
C205	35.36'	90°00'00"	25.00'	39.27'	25.00'
C206	148.16'	04°30'18"	1884.87'	148.20'	74.14'
C207	74.10'	02°15'09"	1884.87'	74.10'	37.06'
C208	74.10'	02°15'09"	1884.87'	74.10'	37.06'
C209	442.28'	86°45'00"	322.00'	487.53'	304.23'
C210	53.80'	09°35'00"	322.00'	53.85'	26.99'
C211	72.13'	12°51'40"	322.00'	72.28'	36.29'
C212	86.06'	24°13'34"	50.00'	210.51'	
C213	35.04'	41°01'04"	50.00'	35.80'	18.70'
C214	39.34'	46°20'00"	50.00'	40.43'	21.40'
C215	50.91'	61°12'30"	50.00'	53.42'	29.57'
C216	49.97'	77°18'54"	40.00'	53.98'	32.00'
C217	321.53'	70°39'40"	278.00'	342.85'	197.06'
C218	38.60'	07°57'42"	278.00'	38.63'	19.35'
C219	101.04'	20°56'26"	278.00'	101.60'	51.38'
C220	112.79'	23°24'33"	278.00'	113.58'	57.59'
C221	88.65'	18°20'59"	278.00'	89.04'	44.90'
C222	151.62'	04°30'18"	1928.87'	151.66'	75.87'
C223	61.00'	01°48'43"	1928.87'	61.00'	30.50'
C224	80.56'	02°23'35"	1928.87'	80.56'	40.29'
C225	10.10'	00°18'00"	1928.87'	10.10'	5.05'
C226	31.50'	78°06'17"	25.00'	34.08'	20.28'
C227	64.53'	08°35'07"	431.04'	64.59'	32.35'
C228	59.67'	07°56'19"	431.04'	59.72'	29.91'
C229	4.87'	00°38'48"	431.04'	4.87'	2.43'
C230	29.21'	42°49'35"	40.00'	29.90'	15.69'
C231	87.12'	121°11'32"	50.00'	105.76'	88.72'
C232	43.60'	51°41'53"	50.00'	45.12'	24.22'
C233	37.58'	44°09'12"	50.00'	38.53'	20.28'
C234	21.93'	25°20'27"	50.00'	22.11'	11.24'
C235	100.00'	180°00'00"	50.00'	157.08'	
C236	12.00'	13°46'45"	50.00'	12.02'	6.04'
C237	42.58'	50°24'08"	50.00'	43.98'	23.53'
C238	56.07'	68°12'24"	50.00'	59.53'	33.86'
C239	31.94'	79°23'57"	25.00'	34.64'	20.76'
C240	130.74'	19°26'50"	387.04'	131.37'	66.32'
C241	78.65'	11°39'45"	387.04'	78.78'	39.53'
C242	52.54'	07°47'05"	387.04'	52.59'	26.33'
C243	40.36'	47°36'43"	50.00'	41.55'	22.06'

- NOTES:
- Temporary Construction Easements to Cease When the Utility in Adjacent Easements has Been Installed.
 - ALL LOTS LABELED WITH THIS SYMBOL (*) MAY HAVE LIMITATIONS FOR DWELLING SHAPE, SIZE AND LOCATION. ALL LOTS LABELED WITH THIS SYMBOL (**) MAY CONTAIN "RESTRICTED WETLANDS" (NOT TO FILLED, DREDGED OR DRAINED) AS DETERMINED AT THE TIME OF RECORDATION OF THE PLAT. REFERENCE IS MADE TO THE CONSTRUCTION PLANS ON FILE IN THE PLANNING OFFICE FOR ADDITIONAL REQUIREMENTS AND DETAILS.

ROCKSTONE SECTION - 3

TUCKAHOE DISTRICT
HENRICO COUNTY, VIRGINIA

SCALE: 1" = 100' JUNE 11, 1997

Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road - Richmond, VA 23220



Sheet 2 of 2



DRAWN: C.B.M. ROAD CK:
CALC.CK: UTIL.CK:
RECORDED: 7/31/1998
P.B. 107 PG. 76

Approved by the
HENRICO COUNTY PLANNING
COMMISSION & DIRECTOR OF PLANNING
JUL 30 1998
Date Acting Secretary