

PRINCIPAL	
ENGINEERING DEPT.	
SURVEYING DEPT.	Plat 8-14-01

Source of Title

The property embraced within the limits of this subdivision was conveyed to Courtney Development, Inc. by deed from SMCR, L.L.C., dated June 8, 2001 and recorded June 11, 2001 in Deed Book 3110, page 425, in the Clerk's Office of the Circuit Court of Henrico County, Virginia.

*Frank R. Richardson II*  
Frank R. Richardson II, L.S.  
Jordan Consulting Engineers, P.C.

Notes:

1. Use: Single Family - Detached Dwellings  
Zero Lot Line, POD-107-00
2. Zoning: R-5AC & R-6C (C-17C-00)
3. Tax Map No.: Part of 40-A-24A
4. Drainage: Curb & Gutter
5. Water: County System
6. Sewer: County System
7. Number of Lots: 41
8. Areas:
  - A. Area in Lots: 8.186 acres
  - B. Area in Roads: 1.995 acres
  - C. Area in Common Area: 2.988 acres
  - E. Total Area: 13.169 acres
  - F. Area in Flood Plain: 0.000 acres
9. Building setback lines shall conform to Chapter 24 of the Henrico County Code.
10. "Min. F.F." indicates minimum Finished Floor Elevation above N.G.S. Datum for building to allow for Drainage or to allow for Sanitary Sewer. Builders should consult Project Plans in the County of Henrico's Dept. of Public Works for specifics.

Subdivision Certificate

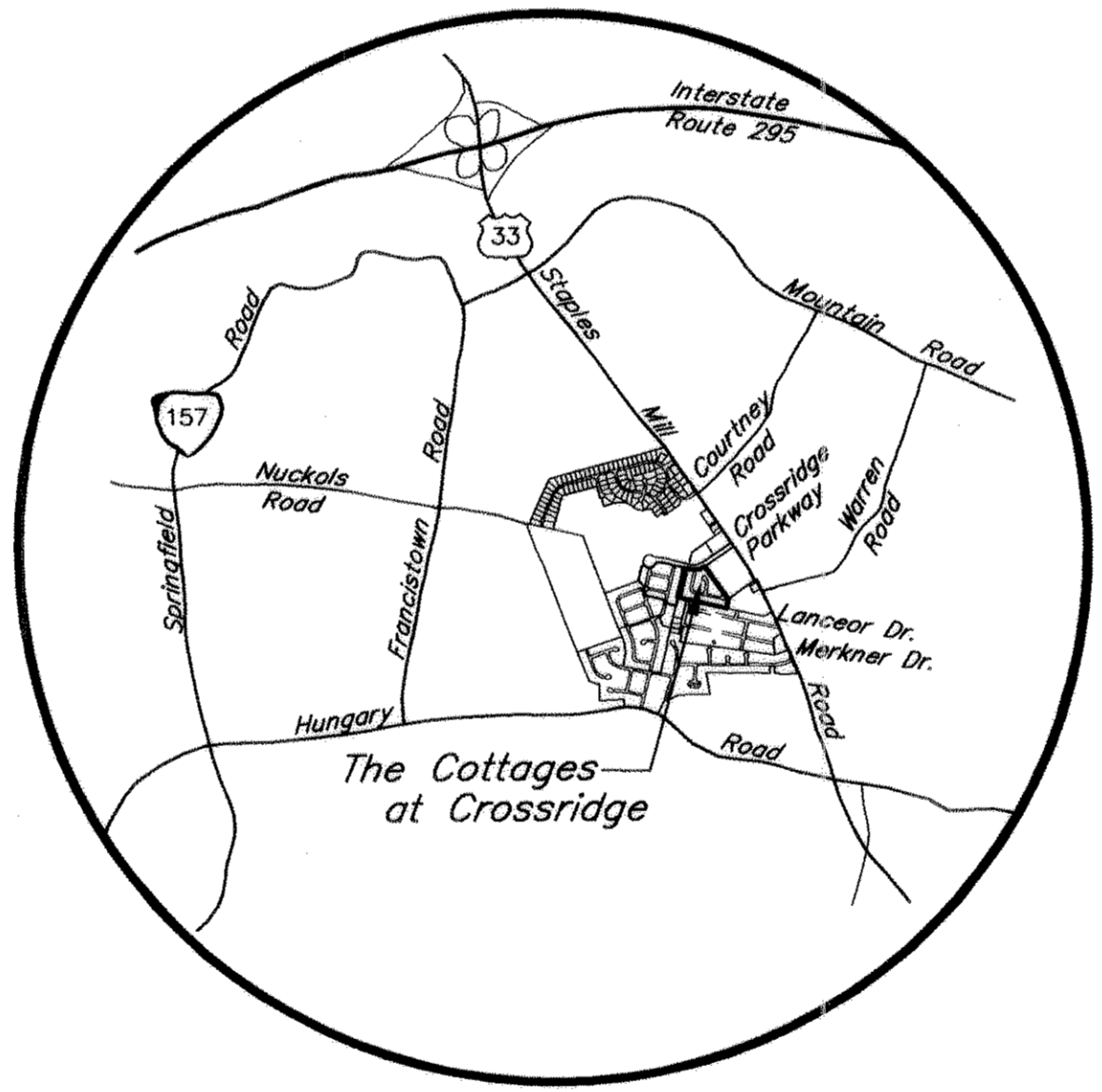
The subdivision of land shown hereon, designated as The Cottages at Crossridge is with the free consent and in accordance with the desires of the undersigned owner and trustee. There is a mortgage on this property. The dedication of streets and easements are as shown on this plat. All easements are for surface and underground drainage and underground and overhead utilities, unless as otherwise noted on this plat, and are subject to the right of the County of Henrico to establish alleys on said easements at any future time without cost for property involved. Given under our hands and seals this 15 day of August, 2001.

Courtney Development, Inc.  
Owner

*Robert M. Atack*  
Robert M. Atack  
President

*James E. Spicer*  
TRSTE, Inc. JAMES E. SPICER  
Trustee

VICINITY MAP



SCALE: 1" = 2000'

Commonwealth of Virginia

County of Henrico To Wit:

I, F. Philip Parker, Jr., a Notary Public in and for the County of Henrico, Commonwealth of Virginia, Do hereby certify that Robert M. Atack

whose name is signed to the Subdivision Certificate has acknowledged the same before me in my County and Commonwealth aforesaid. Given under my hand and seal this 15<sup>th</sup> day of August, 2001.

*F. Philip Parker, Jr.*  
Notary Public My Commission expires: 12/31/04

Commonwealth of Virginia To Wit:

City of Richmond To Wit:

I, ANNA S. SHELTON, a Notary Public in and for the City of Richmond, Commonwealth of Virginia, Do hereby certify that JAMES E. SPICER

whose name is signed to the Subdivision Certificate has acknowledged the same before me in my City and Commonwealth aforesaid. Given under my hand and seal this 10<sup>th</sup> day of August, 2001.

*Anna S. Shelton*  
Notary Public My Commission expires: 7/31/02

Common Area and Restrictions

This land is subject to a Declaration of Covenants, Conditions, and Restrictions, governing The Cottages at Crossridge. The Common Areas are dedicated to the common use and enjoyment of the homeowners of The Cottages at Crossridge, and are not dedicated for use by the general public, as more fully set forth in Article IV of the Declaration of Covenants, Conditions and Restrictions.

Recorded on SEPTEMBER 6, 2001  
in Deed Book 3146, Page 2445

Approved by the  
HENRICO COUNTY PLANNING  
COMMISSION & DIRECTOR OF PLANNING  
SEP 10 2001  
*Randee R. Silber*  
Date Acting Secretary



SHEET 1 OF 3

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 for recordation in Henrico County, Virginia, have been complied with. All monuments will be set by June 1, 2002.

*Frank R. Richardson II*  
Frank R. Richardson II, L.S.  
Jordan Consulting Engineers, P.C.

THE COTTAGES AT CROSSRIDGE

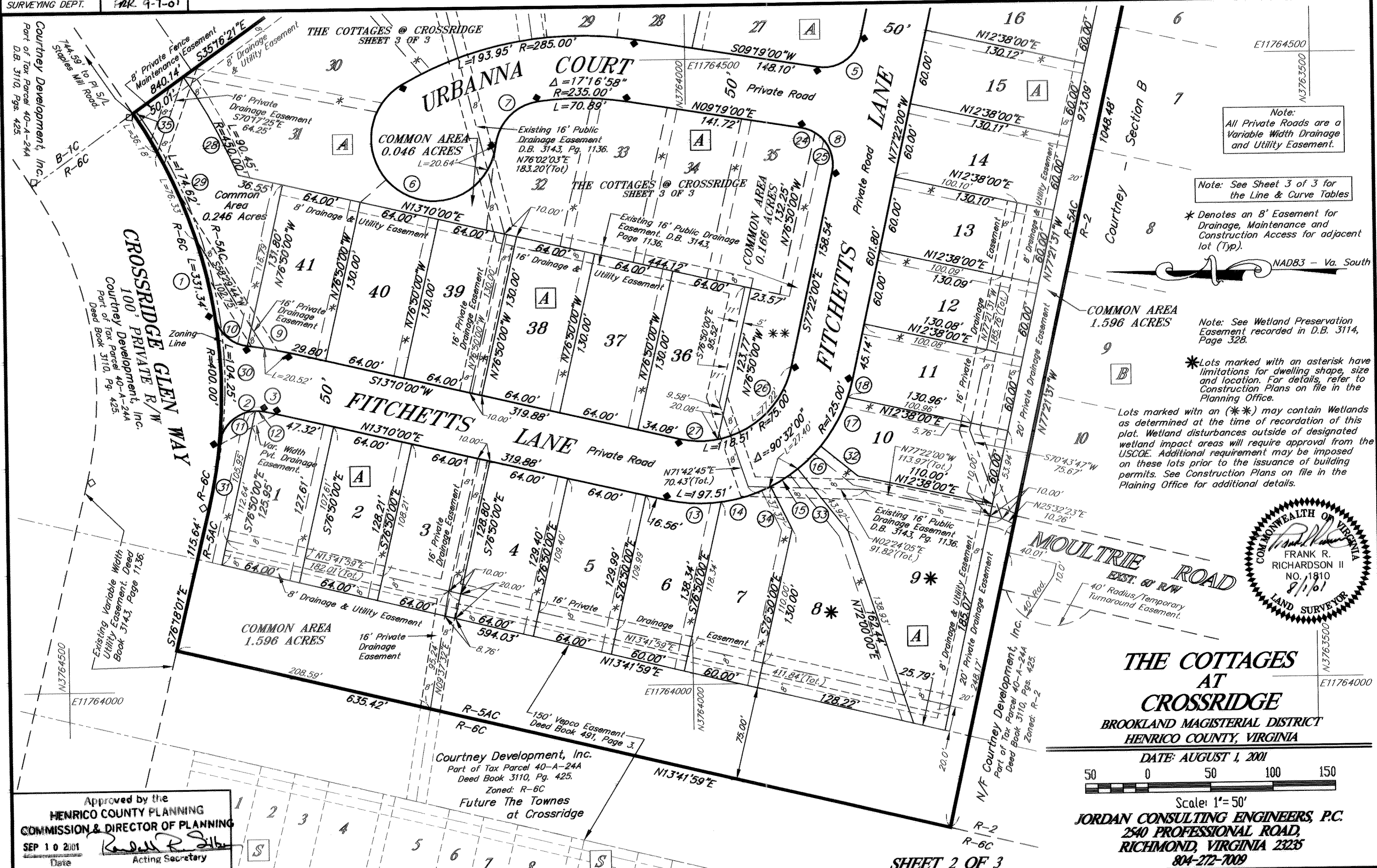
BROOKLAND MAGISTERIAL DISTRICT  
HENRICO COUNTY, VIRGINIA

DATE: AUGUST 1, 2001

JORDAN CONSULTING ENGINEERS, P.C.  
2540 PROFESSIONAL ROAD,  
RICHMOND, VIRGINIA 23235  
804-272-7009

PRINCIPAL	
ENGINEERING DEPT.	
SURVEYING DEPT.	NR 9-7-01

91-BI-33



Note:  
All Private Roads are a  
Variable Width Drainage  
and Utility Easement.

Note: See Sheet 3 of 3 for  
the Line & Curve Tables

\* Denotes an 8' Easement for  
Drainage, Maintenance and  
Construction Access for adjacent  
lot (Typ).

Note: See Wetland Preservation  
Easement recorded in D.B. 3114,  
Page 328.

\* Lots marked with an asterisk have  
limitations for dwelling shape, size  
and location. For details, refer to  
Construction Plans on file in the  
Planning Office.

Lots marked with an (\*\*\*) may contain Wetlands  
as determined at the time of recordation of this  
plat. Wetland disturbances outside of designated  
wetland impact areas will require approval from the  
USCOE. Additional requirement may be imposed  
on these lots prior to the issuance of building  
permits. See Construction Plans on file in the  
Planning Office for additional details.



Approved by the  
**HENRICO COUNTY PLANNING  
COMMISSION & DIRECTOR OF PLANNING**  
SEP 10 2001  
Date  
*Randall R. Silba*  
Acting Secretary

Curve Table				Line Table		
NO.	DELTA	RADIUS	TANGENT	NO.	BEARING	DISTANCE
1	Δ = 47°27'40"	R= 400.00'	T= 175.84'	32	S39°25'00"W	38.24'
2	Δ = 94°35'30"	R= 30.00'	T= 32.51'	33	S52°00'00"W	64.16'
3	Δ = 02°14'06"	R= 275.00'	T= 5.36'	34	S64°00'00"W	38.11'
4	Δ = 63°36'44"	R= 40.00'	T= 24.81'	35	N56°14'19"E	0.79'
5	Δ = 86°41'00"	R= 30.00'	T= 28.31'	37	S82°56'24"E	67.91'
6	Δ = 233°15'55"	R= 50.00'	T= 99.71'			
7	Δ = 74°58'26"	R= 40.00'	T= 30.68'			
8	Δ = 93°18'59"	R= 30.00'	T= 31.79'			
9	Δ = 06°02'26"	R= 325.00'	T= 17.15'			
10	Δ = 74°07'28"	R= 30.00'	T= 22.66'			
11	Δ = 83°05'08"	R= 30.00'	T= 26.58'			
12	Δ = 11°30'22"	R= 30.00'	T= 3.02'			
13	Δ = 20°20'17"	R= 125.00'	T= 22.42'			
14	Δ = 19°04'56"	R= 125.00'	T= 21.01'			
15	Δ = 11°55'31"	R= 125.00'	T= 13.06'			
16	Δ = 11°44'08"	R= 125.00'	T= 12.85'			
17	Δ = 20°37'30"	R= 125.00'	T= 22.74'			
18	Δ = 06°49'38"	R= 125.00'	T= 7.46'			
19	Δ = 32°58'16"	R= 40.00'	T= 11.84'			
20	Δ = 30°38'28"	R= 40.00'	T= 10.96'			
21	Δ = 02°55'59"	R= 285.00'	T= 7.30'			
22	Δ = 03°34'35"	R= 285.00'	T= 8.90'			
23	Δ = 132°41'20"	R= 50.00'	T= 114.14'			
24	Δ = 23°15'23"	R= 30.00'	T= 6.17'			
25	Δ = 70°03'36"	R= 30.00'	T= 21.03'			
26	Δ = 67°01'10"	R= 75.00'	T= 49.66'			
27	Δ = 23°30'50"	R= 75.00'	T= 15.61'			
28	Δ = 11°31'00"	R= 450.00'	T= 45.38'			
29	Δ = 25°00'44"	R= 400.00'	T= 88.72'			
30	Δ = 14°55'55"	R= 400.00'	T= 52.42'			
31	Δ = 07°31'01"	R= 400.00'	T= 26.28'			
36	Δ = 10°44'21"	R= 235.00'	T= 22.09'			

Lots marked with an (\*\*\*) may contain Wetlands as determined at the time of recordation of this plat. Wetland disturbances outside of designated wetland impact areas will require approval from the USCOE. Additional requirements may be imposed on these lots prior to the issuance of building permits. See Construction Plans on file in the Planning Office for additional details.

\*Lots marked with an asterisk have limitations for dwelling shape, size and location. For details, refer to Construction Plans on file in the Planning Office.

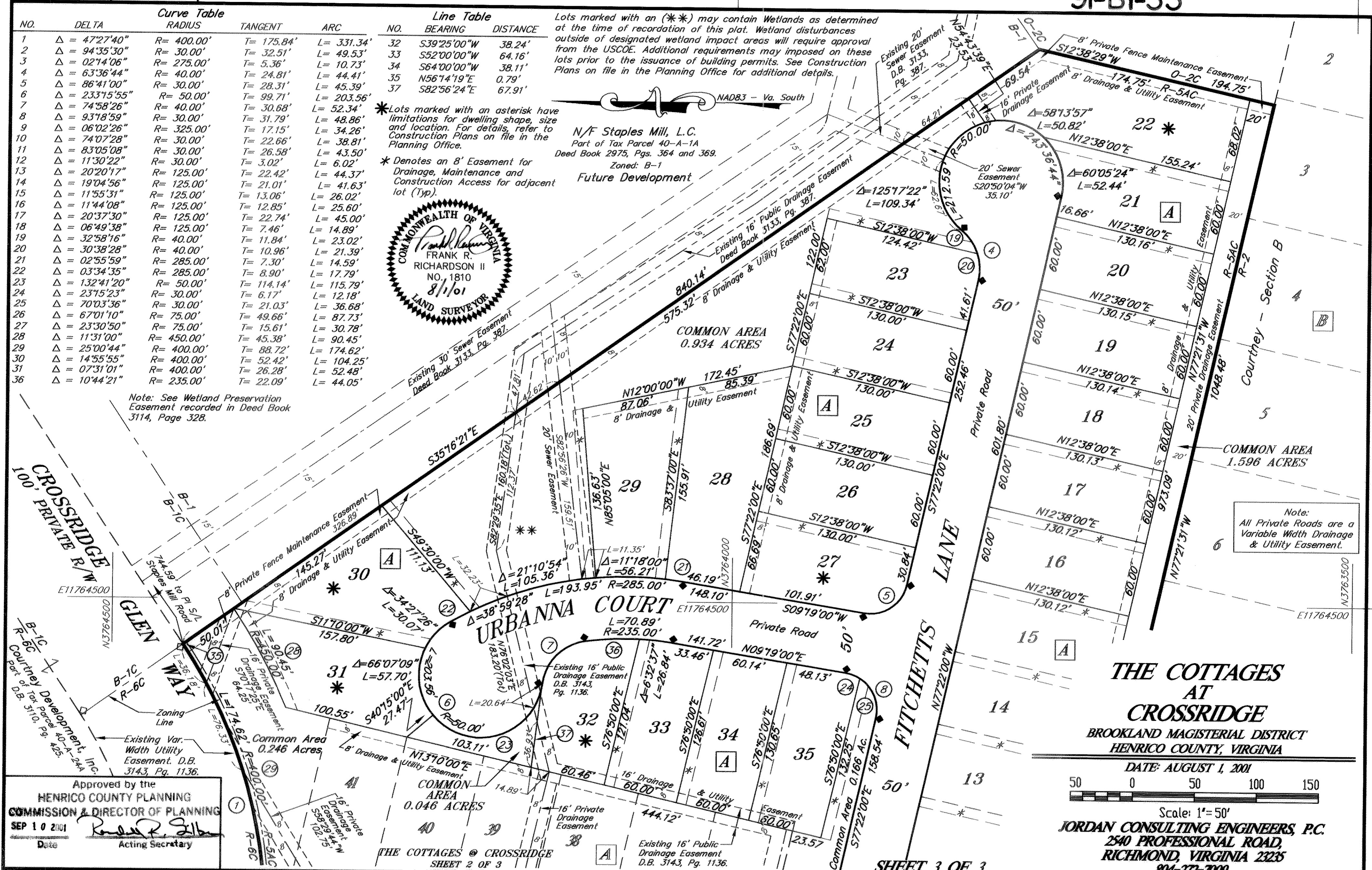
\* Denotes an 8' Easement for Drainage, Maintenance and Construction Access for adjacent lot (Typ).



N/F Staples Mill, L.C.  
Part of Tax Parcel 40-A-1A  
Deed Book 2975, Pgs. 364 and 369.  
Zoned: B-1  
Future Development

Note: See Wetland Preservation Easement recorded in Deed Book 3114, Page 328.

Note: All Private Roads are a Variable Width Drainage & Utility Easement.



Approved by the  
**HENRICO COUNTY PLANNING COMMISSION & DIRECTOR OF PLANNING**  
SEP 10 2001  
Date: \_\_\_\_\_  
Acting Secretary: \_\_\_\_\_

**THE COTTAGES AT CROSSRIDGE**  
BROOKLAND MAGISTERIAL DISTRICT  
HENRICO COUNTY, VIRGINIA  
DATE: AUGUST 1, 2001  
Scale: 1"=50'  
**JORDAN CONSULTING ENGINEERS, P.C.**  
2540 PROFESSIONAL ROAD,  
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