

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS:

HEART QUAKE - SECTION 2 AT FOXCREEK

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND TRUSTEE. THERE ARE THREE MORTGAGES ON THIS PROPERTY. ALL EASEMENTS AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY OF CHESTERFIELD FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF EASEMENTS TO THE COUNTY OF CHESTERFIELD INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN HEREIN. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS RESTRICTED IN USE ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS 3 DAY OF MAY, 2007.

FOXCREEK DEVELOPMENT, INC.

David W. Cloak
DAVID W. CLOAK - PRESIDENT

SWIFT CREEK PARTNERS LLC

George L. Bryant, III
GEORGE L. BRYANT, III MEMBER

BB&T-VA. COLLATERAL SERVICE CORPORATION

Jeffrey A. Harris
TRUSTEE

BUILDER RESOURCE AND DEVELOPMENT CO., L.P.

William B. Blum
TRUSTEE

SURVEYORS CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION FOR RECORDATION IN THE COUNTY OF CHESTERFIELD, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY FEBRUARY 21, 2008.

Jeffrey S. Lavelle
KOONTZ-BRYANT, P.C.



DATE	APPROVED CHESTERFIELD COUNTY
6-21-07	<u>[Signature]</u> DIRECTOR OF PLANNING
6/20/07	<u>[Signature]</u> DEPT. OF ENVIRONMENTAL ENGINEERING
5/30/07	<u>[Signature]</u> PLANNING DEPARTMENT

CALC. CHECK:	<u>JSV</u>
ENGINEERING:	<u>HLP</u>
SURVEYS:	<u>SNW</u>

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO FOXCREEK DEVELOPMENT, INC., A VIRGINIA CORPORATION FROM:

TURNER FAMILY PROPERTIES, L.L.C., A DELAWARE LIMITED PARTNERSHIP BY DEED DATED FEBRUARY 19, 2004 AND RECORDED ON FEBRUARY 26, 2004 IN DEED BOOK 5616 ON PAGE 928 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, CHESTERFIELD COUNTY, VIRGINIA.

David W. Cloak
KOONTZ-BRYANT, P.C.

COMMONWEALTH OF VIRGINIA
County OF Henrico] TO WIT

I, Kendra Conner Madison A NOTARY PUBLIC IN AND FOR THE County OF Henrico COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

DAVID W. CLOAK WHOSE NAMES ARE SIGNED TO THE ABOVE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY County AND COMMONWEALTH GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF May 2007.

Kendra Conner Madison 9/30/09
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMONWEALTH OF VIRGINIA
County OF Henrico] TO WIT

I, Marney L. Titus A NOTARY PUBLIC IN AND FOR THE County OF Henrico COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

GEORGE L. BRYANT, III WHOSE NAMES ARE SIGNED TO THE ABOVE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY AND COMMONWEALTH GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF May 2007.

Marney L. Titus 11/30/07
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMONWEALTH OF VIRGINIA
City OF Richmond] TO WIT

I, Wendy J. Reeves A NOTARY PUBLIC IN AND FOR THE City OF Richmond COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

Jeffrey A. Harris WHOSE NAMES ARE SIGNED TO THE ABOVE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND COMMONWEALTH GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF May 2007.

Wendy J. Reeves 09/30/2009
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMONWEALTH OF VIRGINIA
County OF Henrico] TO WIT

I, Jean T. Thurston A NOTARY PUBLIC IN AND FOR THE County OF Henrico COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

WHOSE NAMES ARE SIGNED TO THE ABOVE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY County AND COMMONWEALTH GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF May 2007.

Jean T. Thurston 1/31/09
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES:

BUILDING SETBACKS TO CONFORM TO CHESTERFIELD COUNTY ZONING ORDINANCE REQUIREMENTS.

CBPA NOTE: THIS SUBDIVISION PLAT IS IN COMPLIANCE WITH ALL LOCAL REGULATIONS CONCERNING THE ENFORCEMENT OF THE CHESAPEAKE BAY ACT. COMPLIANCE IS ACHIEVED BY PAYMENT INTO THE UPPER SWIFT CREEK REGIONAL BMP FUND.

THE OPEN SPACE SHOWN ON THE FACE OF THIS PLAT SHALL BE COMMON AREA. THIS AREA'S OWNERSHIP IS THE HOMEOWNER'S ASSOCIATION AND IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS ARE NOT TO BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE CORPS. THE WETLAND AREAS SHOWN HEREON ARE AFFECTED BY A CONSERVATION EASEMENT RECORDED IN D.B. 6905 ON PAGE 223.

PROFFERS:

ALL DWELLINGS SHALL HAVE A MINIMUM GROSS FLOOR AREA OF 2,500 SQUARE FEET.

ALL LOTS SHALL HAVE A MINIMUM OF 15,000 SQUARE FEET.

THE EXPOSED SURFACES OF THE FOUNDATIONS OF EACH DWELLING SHALL BE COVERED WITH BRICK OR STONE VENEER OR EXTERIOR INSULATION AND FINISHING SYSTEMS (EIFS) MATERIALS.

ALL DWELLINGS SHALL HAVE SIDE OR REAR LOADED GARAGES.

NO STRUCTURE EMBELLISHMENTS WILL BE ALLOWED ON RIGHT OF WAY WITHOUT THE COMMITMENT OF, OR ISSUANCE OF A VDOT LAND USE PERMIT. WITHIN THE TEN-FOOT CLEAR ZONE (MEASURED FROM THE EDGE OF THE STREET PAVEMENT OUT TEN FEET), NO STRUCTURAL EMBELLISHMENT WILL BE PERMITTED THAT IS CLOSER THAN 3 FEET FROM THE EDGE OF PAVEMENT OF THE STREET OR HIGHER THAN SIX INCHES ABOVE THE SURFACE OF THE DRIVE.

ALL OPEN SPACES SHOWN ON THE FACE OF THIS PLAT SHALL BE COMMON AREAS. THESE AREAS ARE TO BE MAINTAINED BY THE FOX CREEK OWNERS ASSOCIATION.

THE LOTS AND OPEN SPACES RECORDED ON THIS PLAT, IN ADDITION TO OTHER RECORDED DOCUMENTS APPLICABLE THERETO, ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, RIGHTS, AFFIRMATIVE OBLIGATIONS AND CONDITIONS DATED 5-17-2007 AND RECORDED ON 6-21-2007 IN DEED BOOK 7854, ON PAGE 653 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA.

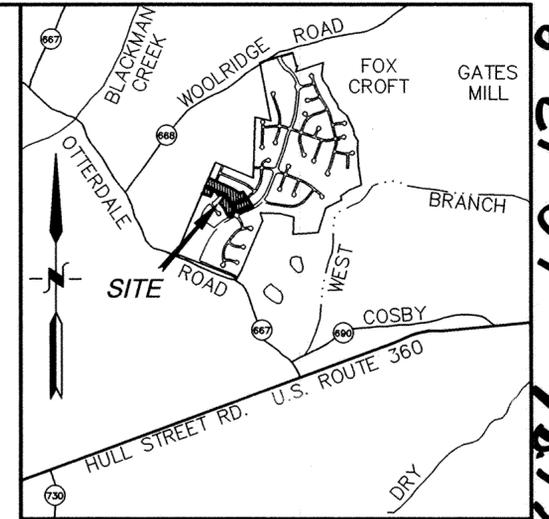
BUFFERS ARE EXCLUSIVE OF EASEMENTS AND SETBACKS.

TEMPORARY EASEMENTS ARE TO BE VACATED UPON THE COMPLETION OF THE STORM SEWER EXTENSION INTO THE FUTURE ADJACENT SECTION.

THE BUFFER SHALL REMAIN UNDISTURBED WITH NO ACCESS THROUGH THE BUFFER

NBP - NO BUILDING PERMIT SHALL BE RELEASED UNTIL GRADING AND DRAINAGE COMPLIANCE HAVE BEEN ACHIEVED TO THE SATISFACTION OF THE ENVIRONMENTAL ENGINEERING DEPARTMENT.

OWNER/DEVELOPER
FOX CREEK DEVELOPMENT, INC.
1703 NORTH PARHAM ROAD, SUITE 202
RICHMOND, VIRGINIA 23229



VICINITY MAP
1" = 2000'

NOTES:

USE: SINGLE FAMILY RESIDENTIAL ZONING: R-12
ZONING CASE NO. : 02SN0259

TENTATIVE CASE #: 04TS0271
DRAINAGE: CURB AND GUTTER
SEWER: COUNTY
WATER: COUNTY
TOTAL NUMBER OF LOTS: 21
PARCEL NUMBERS:

71267675320000
{XX.XX'} = DENOTES TIE TO EASEMENT
{XX.XX'} = DENOTES TIE TO FLOODPLAIN
[XX.XX'] = DENOTES TIE TO BACKWATER

AREA IN R/W: 1.492 ACRES
AREA IN LOTS: 8.750 ACRES
AREA IN OPEN SPACE: 0.722 ACRES
TOTAL AREA: 10.964 ACRES

* - RCMA AREA IS A CONSERVATION AREA TO REMAIN IN ITS NATURAL STATE. NO STRUCTURES ARE TO BE LOCATED WITHIN THIS AREA.

HEART QUAKE-SECTION 2 AT FOXCREEK

MATOACA DISTRICT * CHESTERFIELD COUNTY, VIRGINIA
DATE: FEBRUARY 26, 2007
SUBDIVISION ID NO.: 16-0633-02



KOONTZ-BRYANT, P.C.
SITE DEVELOPMENT SOLUTIONS

1703 NORTH PARHAM ROAD, SUITE 202
RICHMOND, VIRGINIA 23229
(804) 740-9200 FAX (804) 740-7338
kbpc@koontzbryant.com

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6-21-07
PR179 PG 41
07R0071

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	506.00'	13.03'	01°28'31"	6.52'	N 26°37'08" W	13.03'
C2	500.00'	38.16'	04°22'22"	19.09'	S 28°04'03" E	38.15'
C3	309.26'	196.16'	36°20'29"	101.51'	S 48°25'29" E	192.89'
C4	309.26'	122.20'	22°38'22"	61.91'	S 41°34'25" E	121.41'
C5	309.26'	73.96'	13°42'08"	37.16'	S 59°44'40" E	73.71'
C6	25.00'	37.88'	86°49'16"	23.65'	N 69°59'39" E	34.36'
C7	434.93'	22.75'	02°59'47"	11.38'	S 28°04'55" W	22.75'
C8	390.93'	14.87'	02°10'43"	7.43'	S 28°29'27" W	14.87'
C9	25.00'	41.01'	93°59'48"	36.57'	S 19°35'49" E	36.57'
C10	746.01'	43.73'	03°39'58"	21.87'	S 64°11'02" W	47.72'
C11	65.00'	87.97'	76°39'27"	52.21'	N 75°39'15" W	80.62'
C12	696.01'	38.00'	03°07'41"	19.00'	N 64°27'10" W	37.99'
C13	353.26'	37.08'	06°00'48"	18.55'	S 63°35'19" E	37.06'
C14	353.26'	74.96'	12°09'27"	37.62'	S 54°30'12" E	74.82'
C15	353.26'	92.03'	14°55'35"	46.28'	S 40°57'21" E	91.77'
C16	353.26'	20.00'	03°14'39"	10.00'	S 31°52'34" E	20.00'
C17	25.00'	39.27'	90°00'00"	25.00'	N 75°15'14" W	35.36'
C18	794.51'	51.75'	03°43'55"	25.88'	N 61°36'43" E	51.74'
C19	794.51'	87.10'	06°16'52"	43.59'	N 66°37'06" E	87.06'
C20	794.51'	142.29'	10°15'41"	71.34'	N 64°52'36" E	142.10'
C21	395.20'	104.15'	15°05'57"	52.38'	S 62°27'28" W	103.85'
C22	439.20'	83.48'	10°53'27"	41.87'	S 60°21'13" W	83.36'
C23	439.20'	32.26'	04°12'30"	16.14'	S 67°54'11" W	32.25'
C24	439.20'	115.74'	15°05'57"	58.21'	S 62°27'28" W	115.41'
C25	750.51'	134.41'	10°15'41"	67.39'	N 64°52'36" E	134.23'

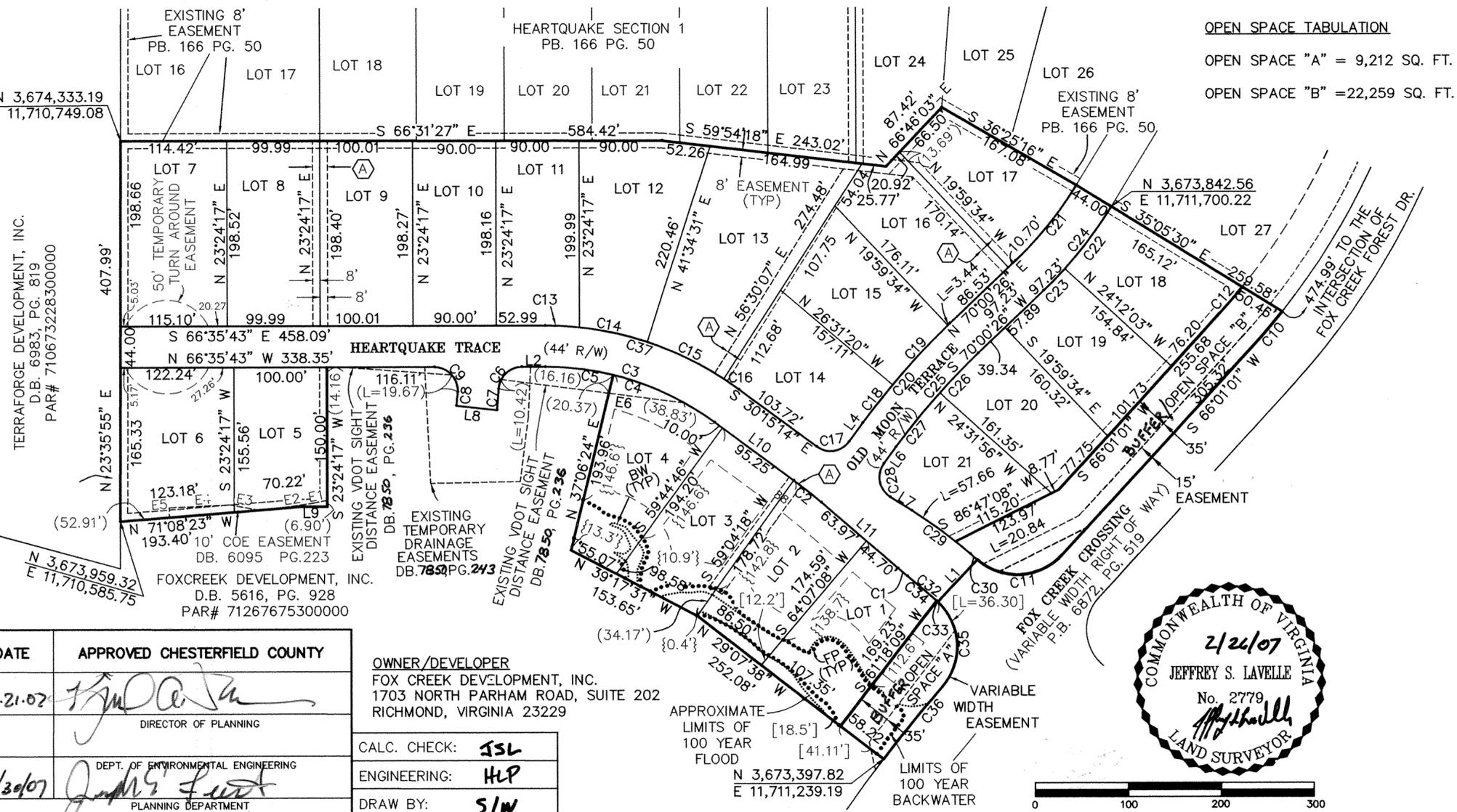
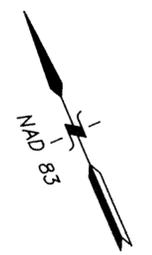
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C26	750.51'	59.46'	04°32'22"	29.75'	N 67°44'15" E	59.45'
C27	750.51'	74.95'	05°43'18"	37.51'	N 62°36'25" E	74.92'
C28	25.00'	41.15'	94°18'56"	26.96'	N 12°35'18" E	36.66'
C29	506.00'	78.50'	08°53'19"	39.33'	S 30°07'30" E	78.42'
C30	1287.69'	9.59'	00°25'37"	4.80'	S 25°28'02" E	9.59'
C32	1154.20'	42.66'	02°07'03"	21.33'	S 26°19'38" E	42.66'
C33	1154.20'	1.52'	00°04'31"	0.76'	S 25°18'22" E	1.52'
C34	1154.20'	41.14'	02°02'32"	20.57'	S 26°21'54" E	41.14'
C35	65.00'	100.57'	88°38'55"	63.49'	S 20°28'33" W	90.83'
C36	1459.24'	100.02'	03°55'39"	50.03'	S 62°50'12" W	100.00'
C37	353.26'	224.07'	36°20'29"	115.95'	S 48°25'29" E	220.33'

LINE	BEARING	DISTANCE
L1	S 66°53'22" W	62.07'
L2	N 66°35'43" W	25.71'
L4	N 59°44'46" E	25.00'
L6	S 59°44'46" W	22.06'
L7	S 34°34'10" E	27.49'
L8	N 60°25'12" W	44.00'
L9	N 66°35'43" W	30.00'
L10	S 30°15'14" E	105.25'
L11	S 25°52'52" E	108.67'

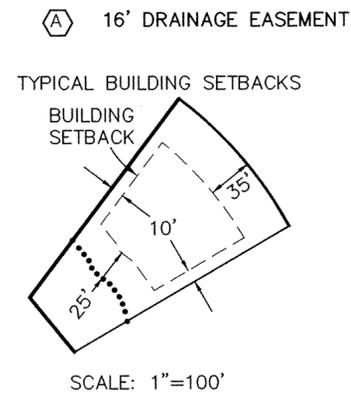
LINE	BEARING	DISTANCE
E1	N 77°51'36" W	15.52'
E2	N 74°56'27" W	40.45'
E3	N 56°23'14" W	32.43'
E4	N 69°21'29" W	64.99'
E5	S 21°31'41" W	10.29'
E6	N 59°16'03" W	82.88'

FINISHED FLOOR ELEVATIONS			
LOT	MFF(BW)	MFF(S)	MFF(FP)
1	221.6'		
2	221.6'		222.0
3		223.6'	222.5'
4			225.3'
5		224.7'	233.0'
6			234.0'
18		236.0'	
19		233.9'	
20		230.0'	
21		227.6'	

LOT AREA SUMMARY	
LOT	SQUARE FEET
1	17,708 SQ. FT.
2	16,694 SQ. FT.
3	17,964 SQ. FT.
4	18,328 SQ. FT.
5	15,195 SQ. FT.
6	19,656 SQ. FT.
7	22,790 SQ. FT.
8	19,844 SQ. FT.
9	19,835 SQ. FT.
10	17,839 SQ. FT.
11	17,853 SQ. FT.
12	22,562 SQ. FT.
13	39,540 SQ. FT.
14	16,120 SQ. FT.
15	15,985 SQ. FT.
16	16,084 SQ. FT.
17	15,386 SQ. FT.
18	15,627 SQ. FT.
19	15,060 SQ. FT.
20	15,037 SQ. FT.
21	15,436 SQ. FT.



OPEN SPACE TABULATION
 OPEN SPACE "A" = 9,212 SQ. FT.
 OPEN SPACE "B" = 22,259 SQ. FT.



(XX.XX') = DENOTES TIE TO EASEMENT
 {XX.XX'} = DENOTES TIE TO FLOODPLAIN
 [XX.XX'] = DENOTES TIE TO BACKWATER

HEART QUAKE-SECTION 2 AT FOXCREEK

MATOACA DISTRICT * CHESTERFIELD COUNTY, VIRGINIA
 DATE: FEBRUARY 26, 2007 SCALE: 1"=100'
 SUBDIVISION ID NO.: 16-0633-02

KOONTZ-BRYANT, P.C.
 Site Development Solutions
 1703 NORTH PARHAM ROAD, SUITE 202
 RICHMOND, VIRGINIA 23229
 (804) 740-9200 FAX (804) 740-7338
 kbpc@koontzbryant.com

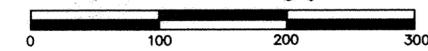


DATE	APPROVED CHESTERFIELD COUNTY
6-21-07	<i>[Signature]</i>
	DIRECTOR OF PLANNING
5/30/07	<i>[Signature]</i>
	DEPT. OF ENVIRONMENTAL ENGINEERING PLANNING DEPARTMENT

OWNER/DEVELOPER
 FOX CREEK DEVELOPMENT, INC.
 1703 NORTH PARHAM ROAD, SUITE 202
 RICHMOND, VIRGINIA 23229

CALC. CHECK: ISL
 ENGINEERING: HLP
 DRAW BY: S/W

APPROXIMATE LIMITS OF 100 YEAR FLOOD
 N 3,673,397.82
 E 11,711,239.19



6-21-07 R.179 R.42 07R0071