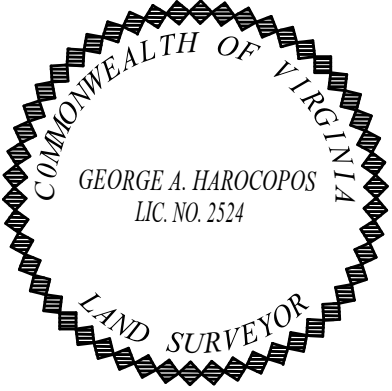


# SURVEYORS CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING OF PLATS OF SUBDIVISIONS IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY THE FIRST DAY OF JULY, 2016 (APPROXIMATELY ONE YEAR FROM RECORDATION).

GEORGE A. HAROCOPOS - LAND SURVEYOR



## LOT AREA CHART

LOT 1	1810.481 Sq. Feet	0.042 Acres
LOT 2	1545.796 Sq. Feet	0.035 Acres
LOT 3	1533.756 Sq. Feet	0.035 Acres
LOT 4	1578.078 Sq. Feet	0.036 Acres

## GENERAL NOTES

- USE: MULTI FAMILY RESIDENTIAL
- ZONING: R-63 (MULTI FAMILY RESIDENTIAL)
- SETBACKS: FRONT: NO FRONT YARD  
SIDE: 3'  
REAR: 5'  
BUILDING SETBACK WILL BE N/A PER CITY CODE SECTION 114-620.5
- ADDRESS: 2317, 2321, 2319 & 2323 VENABLE STREET
- TAX MAP: E0000427009
- WATER: PUBLIC
- SEWER: PUBLIC
- DRAINAGE: STORM SEWER
- PUBLIC UTILITIES: POWER, TELEPHONE & T.V. OVERHEAD
- OWNER/DEVELOPER: MOHSIN A. HUSAIN  
13558 PLUMBAGO DRIVE  
CENTERVILLE, VIRGINIA 20120
- TOTAL AREA: 6468.111 SQ. FT. OR 0.148 ACRES  
AREA IN ROADS: 0  
AREA IN LOTS: 6468.112 SQ. FT. OR 0.148 ACRE  
AREA IN LOTS DEDICATED TO PUBLIC PURPOSES: 0
- NUMBER OF LOTS: (4) FOUR  
MINIMUM LOT SIZE: 1533.756 SQ. FT. OR 0.035 ACRE  
MAXIMUM LOT SIZE: 1810.481 SQ. FT. OR 0.042 ACRE  
AVERAGE LOT SIZE: 1617.028 SQ. FT. OR 0.037 ACRE
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN THE FLOOD ZONE X AS SHOWN ON INSURANCE RATE MAP SHEET S10129-0041E FOR THE CITY OF RICHMOND.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP.
- GAS IS SUPPLIED TO EACH PROPERTY BY THE CITY
- NEAREST FIRE HYDRANT IS 23.0' FROM PROPERTY
- SUBJECT PROPERTY IS LOCATED ON CITY BASELINE SHEET 9NE
- COORDINATE AND ELEVATION VALUES BASED OFF CITY CONTROL MONUMENT #42
- ALL BUILDINGS ARE TO REMAIN IN TACT. NEW PROPERTY LINES TO CONFORM TO EXISTING BUILDINGS.

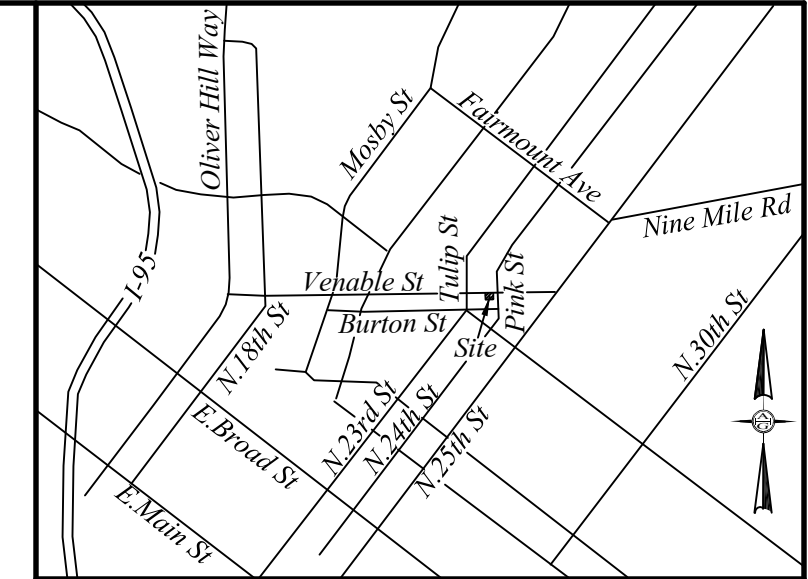
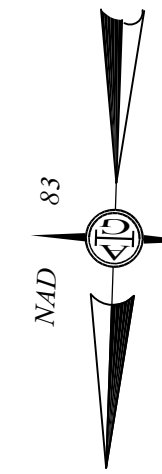
APPROVAL BLOCK

# SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO MOHSIN A. HUSAIN BY DEED OF BARGAIN AND SALE FROM A SOLODAR PROPERTIES, LLC PER DEED BOOK 3494 PAGE 0248 DATED FEBRUARY 19, 2015 AND RECORDED IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 4TH DAY OF MARCH, 2015.

GEORGE A. HAROCOPOS - LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	S 01°44'25" E	88.58'
L2	S 87°59'47" W	21.02'
L3	S 87°59'47" W	17.14'
L4	S 87°59'47" W	16.85'
L5	S 87°59'47" W	18.01'
L6	N 01°44'25" W	88.58'
L7	N 87°59'47" E	17.62'
L8	N 87°59'47" E	17.78'
L9	N 87°59'47" E	17.76'
L10	N 87°59'47" E	19.86'
L11	S 00°59'09" E	88.59'
L12	S 01°23'12" E	88.59'
L13	S 01°59'22" E	88.58'



Vicinity 1" = 2000'

# SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS MOHSINI SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. THERE IS NO MORTGAGE ON THIS PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HEREON AND 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 UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED. 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 THE 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 DEDICATION 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 TO THE PROPERTY INVOLVED.

IN WITNESS WHEREOF, THE OWNERS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

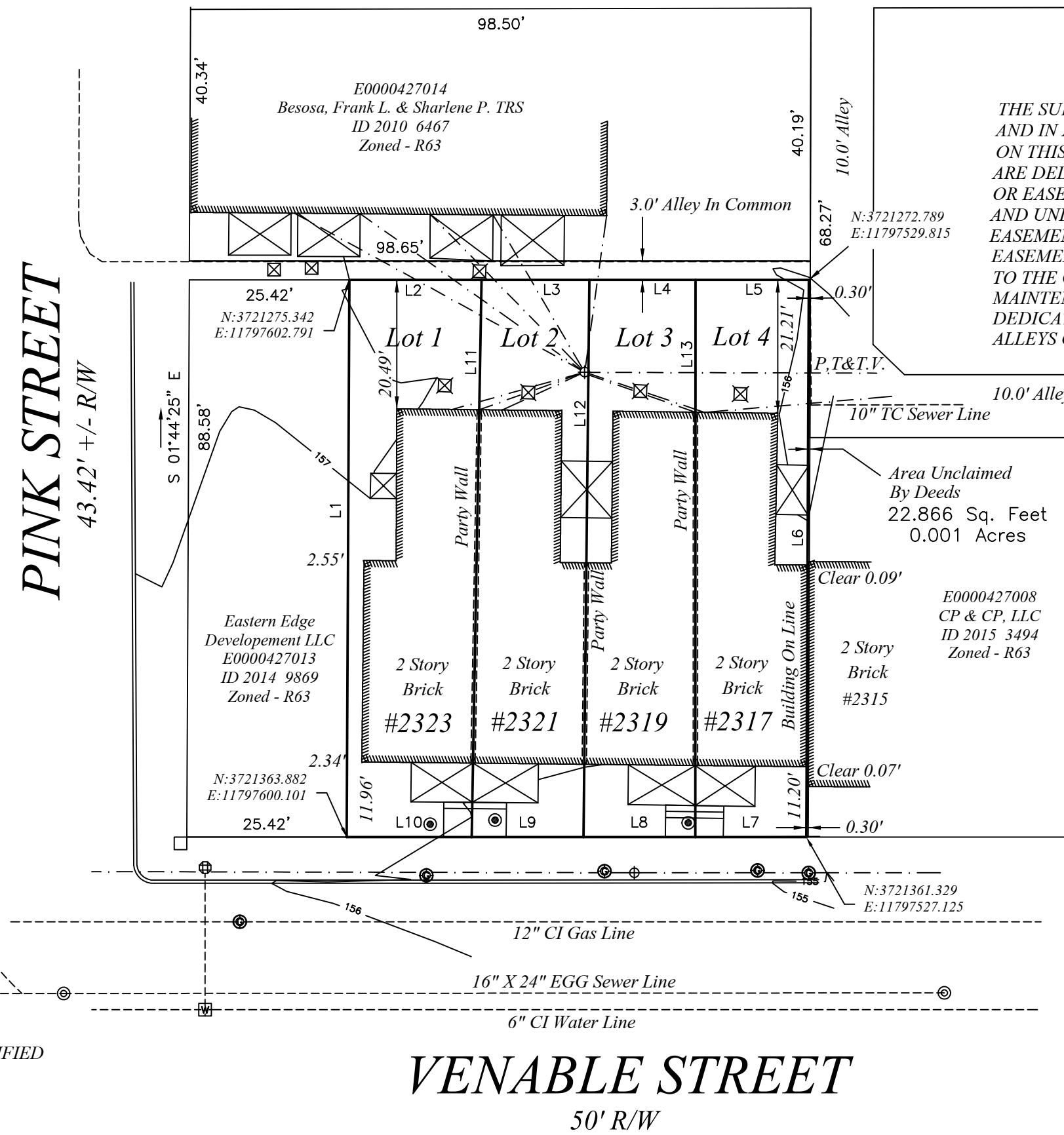
BY \_\_\_\_\_  
MOHSIN A. HUSAIN

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 ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

NOTARY PUBLIC

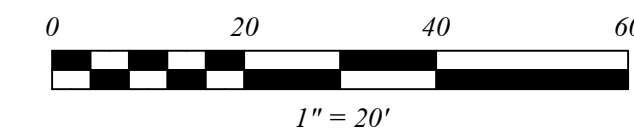
MY COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

REGISTRATION NUMBER: \_\_\_\_\_



## IMPERVIOUS AREA CHART

LOT 1	984.788 Sq. Feet	54%
	0.023 Acres	
LOT 2	1013.855 Sq. Feet	66%
	0.023 Acres	
LOT 3	1006.788 Sq. Feet	66%
	0.023 Acres	
LOT 4	1000.970 Sq. Feet	63%
	0.023 Acres	
TOTAL	4006.401 Sq. Feet	62%
	0.092 Acres	



## MOHSINI SUBDIVISION

CITY OF RICHMOND, VIRGINIA  
A. G. HAROCOPOS & ASSOCIATES, P.C.  
CERTIFIED LAND SURVEYOR AND CONSULTANT  
JN 44527

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
Office 804 744 2630 FAX 804 744 2632  
E-MAIL AGHAROCOPOS@VERIZON.NET

Scale 1"=20' Date 6/8/15 Drawn by GAH