

SUBDIVISION CERTIFICATE

This subdivision of land shown hereon, designated as "20 RIVER ROAD" is with the free consent and in accordance with the desires of the undersigned owner, and trustee thereof. There is a Deed of Trust 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 as of the time of recordation. All easements are for surface and underground drainage and for underground and overhead utilities, unless noted otherwise. All unrestricted easements are subject to the right of the City of Richmond, Virginia to establish alleys on easements at a future time without cost of 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 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.

IN WITNESS WHEREOF, the Owners, and Trustees have/has affixed their signature and seal as of this _____ day of _____, 2019.

RICHARD H. ROSE JR.

JULIA N. ROSE

TRUSTEE

COMMONWEALTH OF VIRGINIA
CITY / COUNTY OF _____ TO WIT}
I, _____
certify that _____
whose name is signed to the foregoing
instrument has acknowledged the same before
me this _____ day of _____, 2019.

COMMONWEALTH OF VIRGINIA
CITY / COUNTY OF _____ TO WIT}
I, _____
certify that _____
whose name is signed to the foregoing
instrument has acknowledged the same before
me this _____ day of _____, 2019.

Notary Public
Reg. #: _____
Expiring: _____

Notary Public
Reg. #: _____
Expiring: _____

COMMONWEALTH OF VIRGINIA
CITY / COUNTY OF _____ TO WIT}
I, _____
certify that _____
whose name is signed to the foregoing
instrument has acknowledged the same before
me this _____ day of _____, 2019.

Notary Public
Reg. #: _____
Expiring: _____

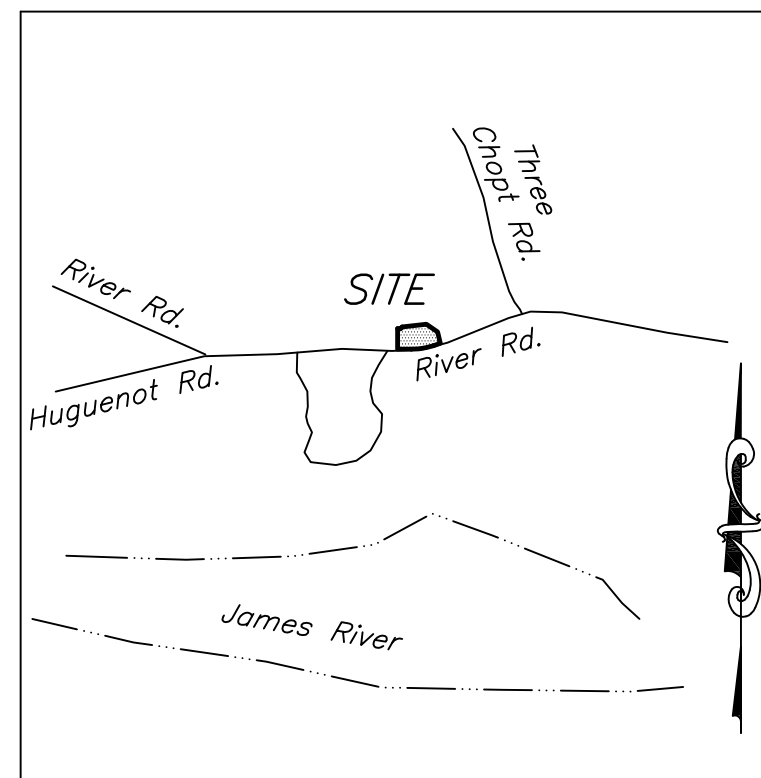
LEGEND:

() Denotes Tie to Easement or Building Line.

<> Denotes Tie to Wetlands.

(()) Denotes Tie to RPA.

**** Existing Buildings to be Demolished



VICINITY MAP SCALE: 1" = 2000'

NOTES:

1. Use: Residential
2. Zoned: R-1
3. Building Setback Requirements: 35' Front, 10' Side, 10' Rear
Min Lot Width = 100', Min Lot Area 20,000 sq.ft.
4. Address: 20 River Road
5. Tax Map Number: W0210469003
6. Water: Public
7. Sewer: Public
8. Drainage: Roadside Ditch
9. Public Utilities: Underground
10. Owner: Richard H. & Julia N. Rose
11. Developer: Richard H. & Julia N. Rose
12. Area in roads: Private Roads
Area in lots: 2.187± Acre
Area in common: N/A
Total area: 2.187± Acres
13. Number of lots: 4
Minimum Lot size: 20,021 Sq. Ft.
Maximum Lot size: 29,266 Sq. Ft.
Average Lot size: 23,813 Sq. Ft.
14. Property within the limits of this subdivision is located in Flood Zone "X" as shown on flood Insurance Rate Map No. 5101290009D dated April 2, 2009.
15. Property Within the limits of this subdivision does contain wetlands
16. RPA's are shown on this subdivision

C.B.P.A. Compliance is achieved by purchasing nutrient credits from an approved offsite nutrient bank.

SOURCE OF TITLE

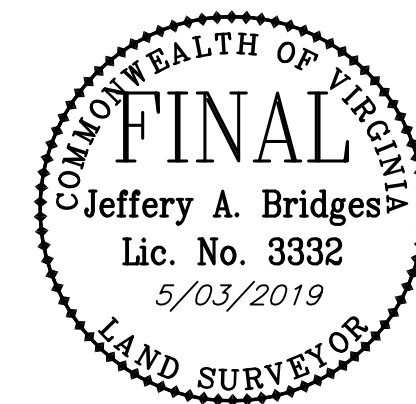
The property embraced within the limits of this subdivision was conveyed to RICHARD H. ROSE, JR. and JULIA N. ROSE, husband and wife, by deed from JAMES E. COVINGTON, JR, and JANE E. COVINGTON, husband and wife, dated July 11, 2007, and recorded July 18, 2007, in Instrument 2007-24491 in the Clerk's Office of the Circuit Court, City of Richmond, Virginia.

FINAL
Balzer and Associates, Inc.

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief this plat is in compliance with all of the requirements as set forth in the ordinance for approving plats of subdivisions in The City of Richmond, Virginia. Monuments will be set by 03/2020.

FINAL
Balzer and Associates, Inc.



20 RIVER ROAD

CITY OF RICHMOND, VIRGINIA

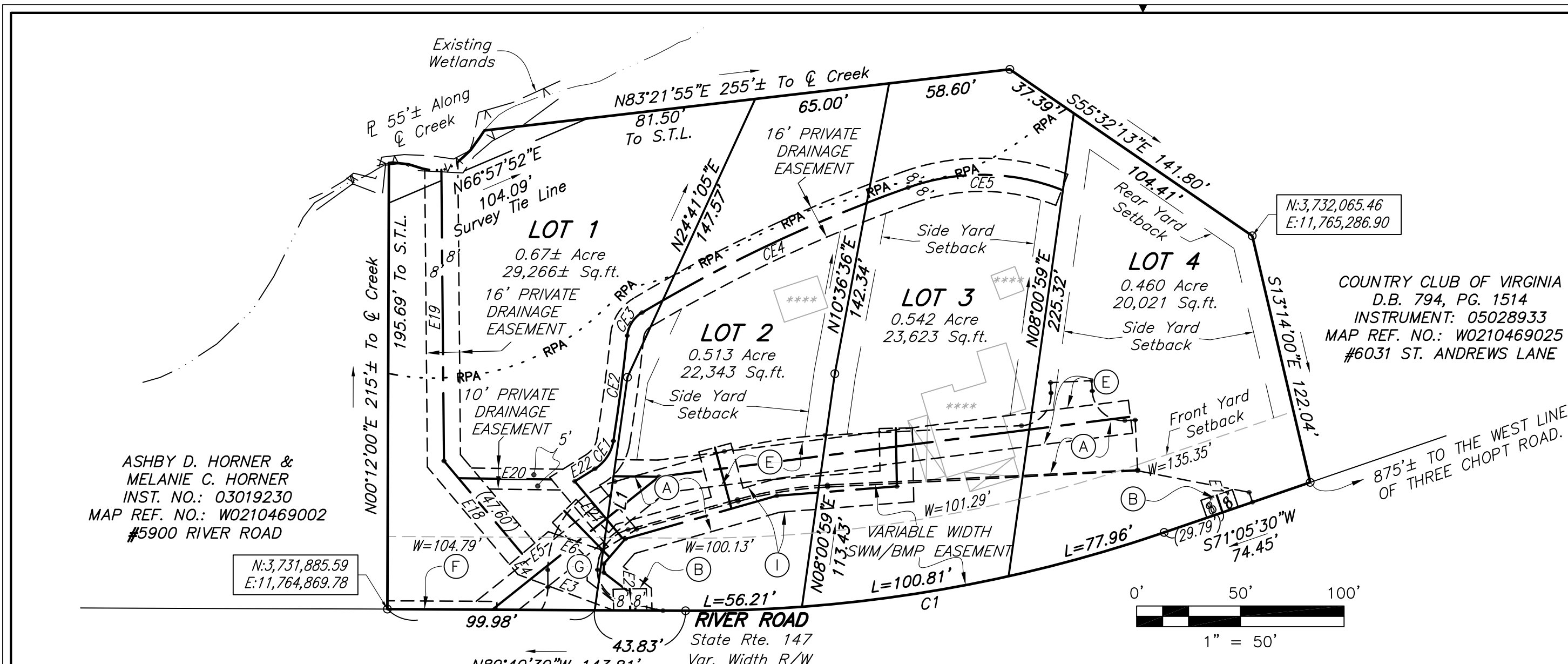
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive / Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571



BALZER & ASSOCIATES

DATE: 5/03/2019
SCALE: 1" = 50'
SHEET 1 OF 2

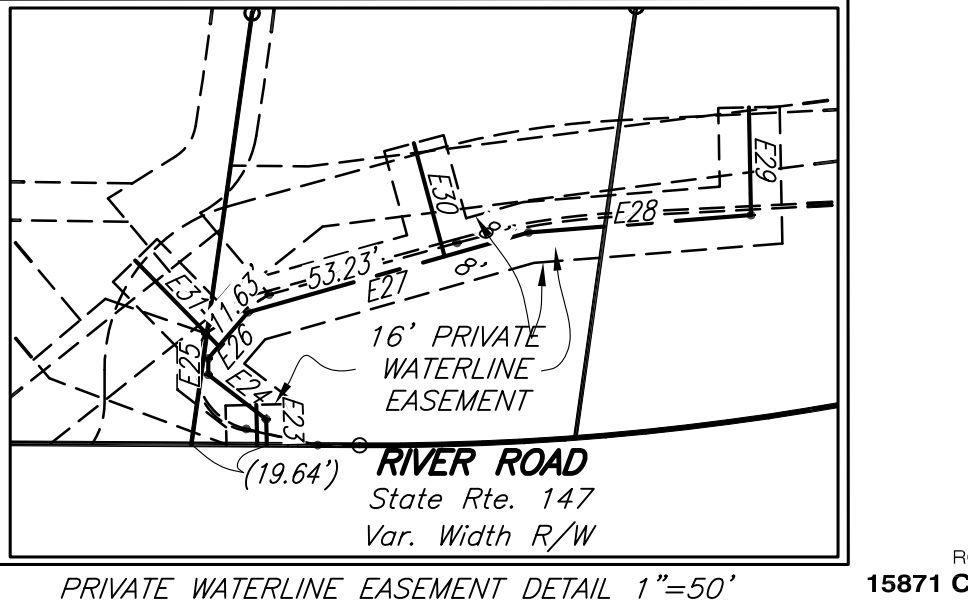
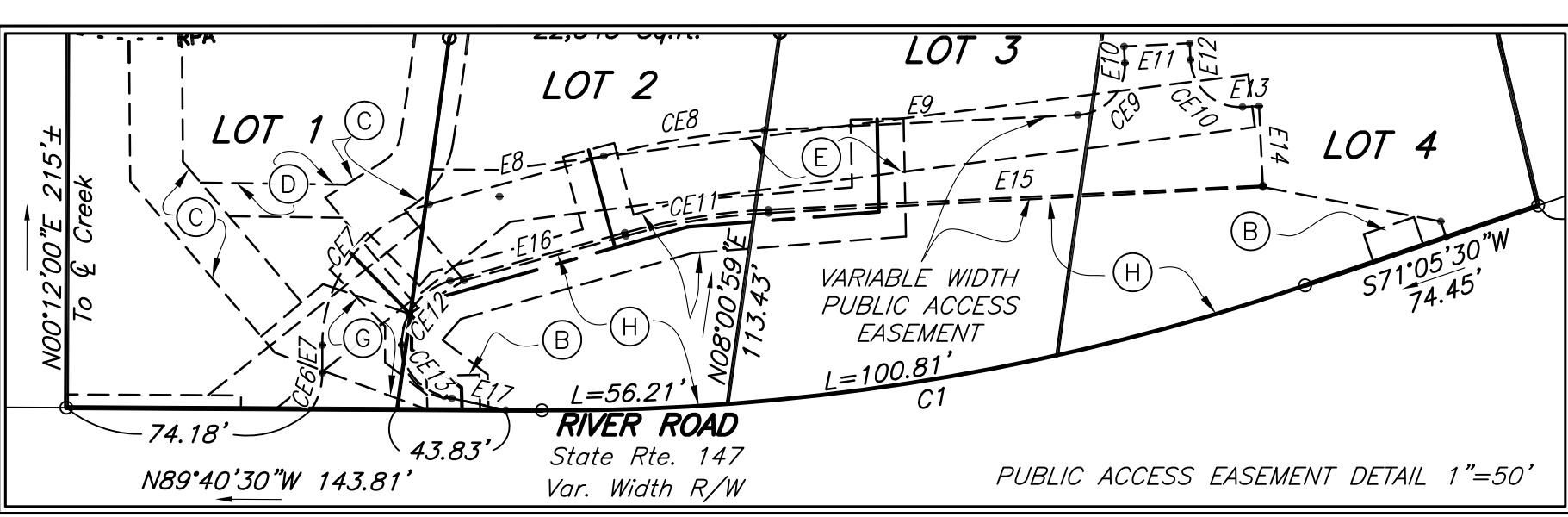
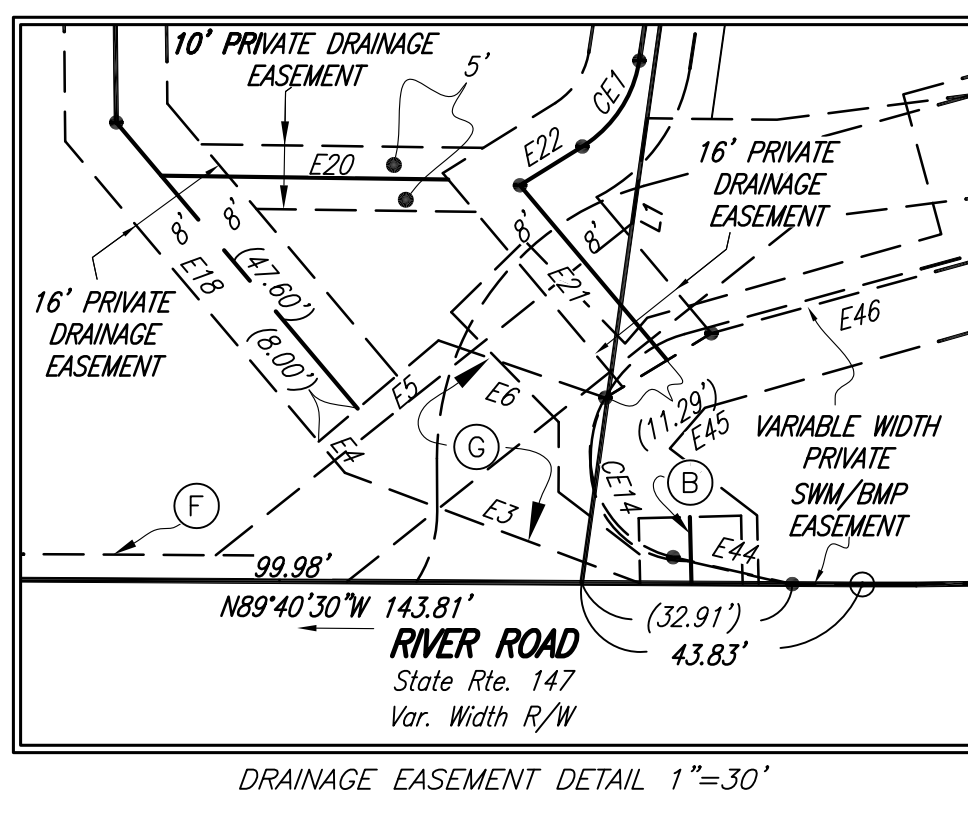
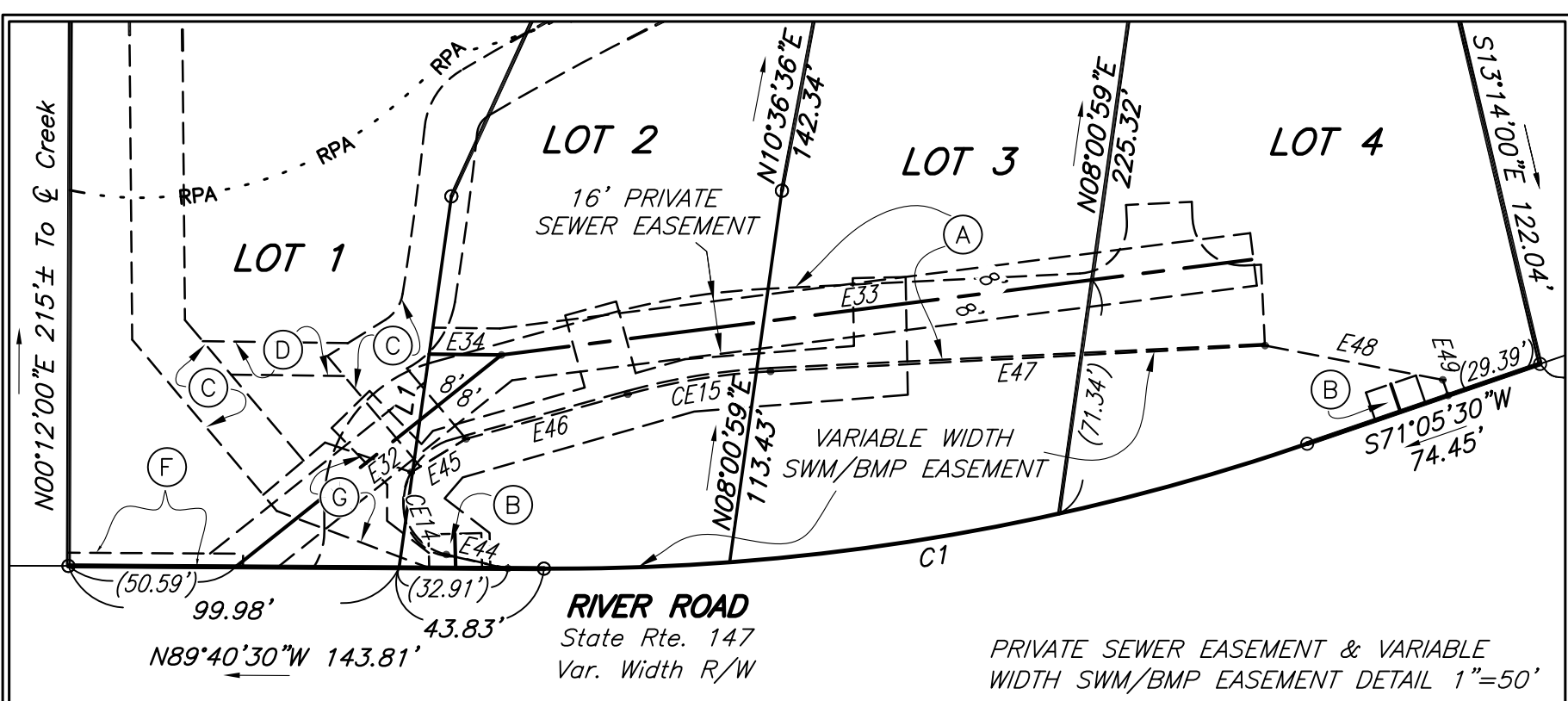
CALC CHECK:	NOA	
SURVEYS:	JAB	
UTILITIES:	BPS	
DWG. BY:	SCZ	



LINE TABLE		
#	BEARING	LENGTH
L1	N08°00'59"E	113.43'

CURVE TABLE						
#	RAD	DELTA	LENGTH	CHORD BRNG	CHORD	TAN
C1	700.00'	19°14'00"	234.98'	S80°42'30"W	233.88'	118.61'

EASEMENT CURVE TABLE						
#	RAD	DELTA	LENGTH	CHORD BRNG	CHORD	TAN
CE1	19.40'	49°01'28"	16.60'	N33°34'36"E	16.10'	8.85'
CE2	943.49'	3°06'31"	51.19'	N07°30'36"E	51.18'	25.60'
CE3	14.70'	53°16'34"	13.67'	N32°35'37"E	13.18'	7.37'
CE4	725.23'	11°13'34"	142.09'	N64°50'41"E	141.87'	71.28'
CE5	106.22'	40°49'25"	75.68'	S89°07'50"E	74.09'	39.53'
CE6	20.00'	33°15'06"	11.61'	N16°24'28"E	11.44'	5.97'
CE7	44.00'	74°49'00"	57.46'	N37°11'25"E	53.46'	33.65'
CE8	224.00'	12°36'23"	49.28'	N80°54'06"E	49.19'	24.74'
CE9	15.00'	90°00'00"	23.56'	N42°12'17"E	21.21'	15.00'
CE10	15.00'	90°00'00"	23.56'	S47°47'43"E	21.21'	15.00'
CE11	200.00'	12°36'23"	44.00'	S80°54'06"W	43.92'	22.09'
CE12	20.00'	74°49'00"	26.12'	S37°11'25"W	24.30'	15.30'
CE13	15.07'	94°33'45"	24.87'	S43°17'11"E	22.14'	16.32'
CE14	16.67'	108°28'09"	31.56'	N23°02'08"W	27.06'	23.15'
CE15	199.00'	12°36'23"	43.78'	N80°54'06"E	43.70'	21.98'



EASEMENT TABLE			EASEMENT TABLE		
#	BEARING	LENGTH	#	BEARING	LENGTH
E1	N18°50'10"W	8.87'	E22	S58°05'20"W	11.47'
E2	N01°22'15"W	10.40'	E23	N07°22'15"W	6.65'
E3	N69°29'12"W	49.24'	E24	N52°26'00"W	19.03'
E4	N40°09'44"W	6.37'	E25	N00°07'28"E	4.23'
E5	N49°50'16"E	24.50'	E26	N40°45'08"E	15.85'
E6	S71°01'57"E	27.56'	E27	N74°07'17"E	75.96'
E7	N00°13'05"W	8.31'	E28	N85°31'45"E	58.10'
E8	N74°35'55"E	54.80'	E29	N01°06'55"W	28.04'
E9	N87°12'17"E	94.86'	E30	N15°09'45"W	30.54'
E10	N02°47'43"W	5.00'	E31	N44°20'25"W	31.19'
E11	N87°12'17"E	19.88'	E32	N51°26'23"E	102.79'
E12	S02°47'43"E	5.00'	E33	N82°45'25"E	228.65'
E13	N87°12'17"E	5.00'	E34	N89°21'34"W	21.88'
E14	S02°47'43"E	24.00'	E35	N01°22'15"W	6.65'
E15	S87°12'17"W	149.74'	E36	N52°26'00"W	19.03'
E16	S74°35'55"W	54.80'	E37	N00°07'28"E	4.23'
E17	S77°07'16"E	16.10'	E38	N40°45'08"E	15.85'
E18	N40°09'44"W	58.50'	E39	N74°07'17"E	75.96'
E19	N00°30'46"W	140.38'	E40	N85°31'45"E	58.10'
E20	S89°15'30"E	44.83'	E41	N01°06'55"W	28.04'
E21	N40°03'29"W	35.71'	E42	N77°16'13"W	19.09'
			E43	N58°40'43"E	19.39'
			E44	N74°35'58"E	50.74'
			E45	N87°00'21"E	149.77'
			E46	S79°04'44"E	54.75'
			E47	S18°54'30"E	4.98'
			E48		
			E49		

- (A) VARIABLE WIDTH PUBLIC ACCESS EASEMENT
- (B) 16' PUBLIC WATERLINE EASEMENT
- (C) 16' PRIVATE DRAINAGE EASEMENT
- (D) 10' PRIVATE DRAINAGE EASEMENT
- (E) 16' PRIVATE SEWER EASEMENT
- (F) 4' PUBLIC SEWER EASEMENT
- (G) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- (H) VARIABLE WIDTH PRIVATE SWM/BMP EASEMENT
- (I) 16' PRIVATE WATERLINE EASEMENT



20 RIVER ROAD

CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
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