

**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED "COMMERCE WITH DESIRES OF THE UNDERSIGNED OWNERS, TRUSTEES AND BENEFICIARIES THEREOF. THERE ARE DEEDS OF TRUST ON THIS PROPERTY. ALL STREETS 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 AT THE TIME OF RECORDATION. ALL EASEMENTS ARE FOR SURFACE AND UNLESS NOTED OTHERWISE. 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 EASEMENTS TO THE CITY INCLUDES THE TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF THE EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNER(S), TRUSTEES AND BENEFICIARIES HAVE AFFIXED THEIR SIGNATURES AS OF THE DATE HEREIN AFTER SET FORTH.

\_\_\_\_\_  
HEUI M. DAN – OWNER

\_\_\_\_\_  
KYO S. STOLLINGS – OWNER

\_\_\_\_\_  
AGENT, BRANCH BANKING AND TRUST COMPANY

**NOTARY CERTIFICATE**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, TO WIT:

THE FOREGOING SUBDIVISION CERTIFICATE WAS ACKNOWLEDGED AND EXECUTED BEFORE ME BY \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY CERTIFICATE**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, TO WIT:

THE FOREGOING SUBDIVISION CERTIFICATE WAS ACKNOWLEDGED AND EXECUTED BEFORE ME BY \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY CERTIFICATE**

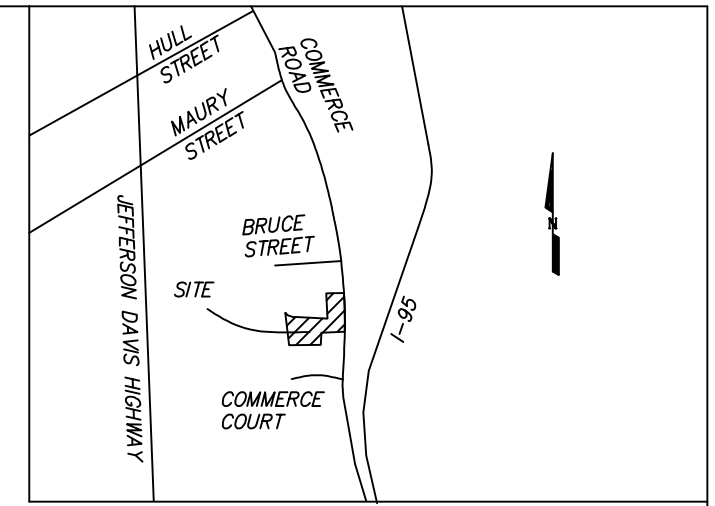
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, TO WIT:

THE FOREGOING SUBDIVISION CERTIFICATE WAS ACKNOWLEDGED AND EXECUTED BEFORE ME BY \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVALS

Empty box for approvals.



VICINITY MAP  
NTS

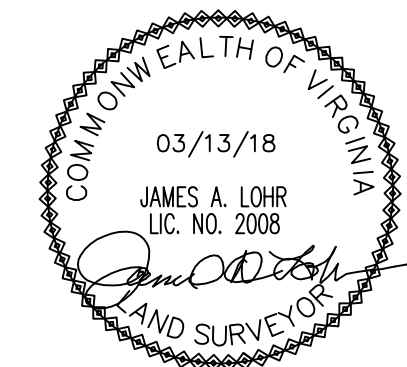
**NOTES:**

- 1) USE: LIGHT INDUSTRIAL
- 2) ZONING: M-1
- 3) SETBACKS: FRONT YARD- NONE,  
SIDE YARDS - NONE  
REAR YARD - NONE
- 4) PARCEL ADDRESS : 1641 COMMERCE ROAD
- 5) TAX PAR.#: S0071237004
- 6) WATER: PUBLIC-CITY OF RICHMOND.
- 7) SEWER: PUBLIC-CITY OF RICHMOND.
- 8) DRAINAGE: CURBS & GUTTERS,ROADSIDE
- 9) GAS: PUBLIC-CITY OF RICHMOND
- 10) OWNER: HEUI M. DAN & KYO S. STOLLINGS
- 11) DEVELOPER: HEUI M. DAN & KYO S. STOLLINGS.
- 12) TOTAL AREA: 2.927 ACRES / 127,500 Sq. Ft.
- 13) AREA IN ROADS: 0.000 ACRES / 0 Sq. Ft.
- 14) AREA IN LOTS: 2.927 ACRES / 127,500 Sq. Ft.
- 15) AREA IN RESERVED PORTION: 0 ACRES / 0 Sq. Ft.
- 16) NUMBER OF LOTS: 2
- 17) MINIMUM LOT SIZE: 0.998 ACRE / 43,473 Sq. Ft.
- 18) MAXIMUM LOT SIZE: 1.929 ACRES / 84,027 Sq. Ft.
- 19) AVERAGE LOT SIZE : 1.463 ACRES / 63,728 Sq. Ft.
- 20) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X", AS SHOWN ON FIRM MAP SHEET 5101290043E EFFECTIVE DATE JULY 16,2014.
- 21) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN CHESAPEAKE BAY PRESERVATION AREAS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
- 22) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 23) NOTE RODS TO BE SET AT ALL LOT CORNERS.
- 24) TRAFFIC PROJECTIONS FOR COMMERCE ROAD IS 10,000 VPD
- 25) VERTICAL DATUM IS CITY OF RICHMOND
- 26) HORIZONTAL DATUM: NAD 83 (VA SOUTH ZONE)
- 27) THERE IS NO LAND DISTURBANCE TO OCCUR ON EITHER PARCEL.

**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO HEUI M. DAN ,UNMARRIED, AND KYO S. STOLLINGS, UNMARRIED, FROM HEUI M. DAN, UNMARRIED BY DEED DATED 15 th DAY OF APRIL, 2003 AND RECORDED THE 29th DAY OF SEPTEMBER , 2003 IN THE CLERKS'S OFFICE, CIRCUIT, COURT, CITY OF RICHMOND, INSTRUMENT # 03-37361.

\_\_\_\_\_  
JAMES A. LOHR VIRGINIA LAND SURVEYOR NO.2008



**Applicant Certification of Completeness**

I do hereby certify that I have read and am familiar with the requirements for the submission of subdivisions as provided under the Subdivision Ordinance and further that this submittal is in compliance with these requirements, or exceptions have been properly requested in accordance with Section 94-9 of the Subdivision Ordinance.

Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE REQUIREMENTS SET FORTH IN ORDINANCE OF THE CITY OF RICHMOND WITH RESPECT TO THE APPROVAL OF PLAT OF SUBDIVISION. ALL MONUMENTS HAVE BEEN SET PREVIOUSLY OR WILL BE SET BY THE 1st DAY OF JUNE 2017.

\_\_\_\_\_  
JAMES A. LOHR VIRGINIA LAND SURVEYOR NO.2008

**RESUBDIVISION OF  
LOT 2, SECTION A  
COMMERCE ROAD INDUSTRIAL PARK  
CITY OF RICHMOND, VIRGINIA**

SCALE: 1"=50'  
DATE: 03/13/18  
PROJECT NO.: 2448  
SHEET: 1 of 2  
DRAWN: TCJ  
CHECKED: JAL

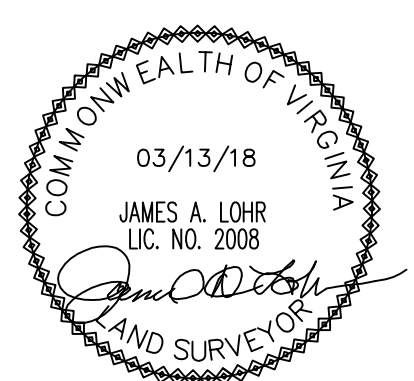
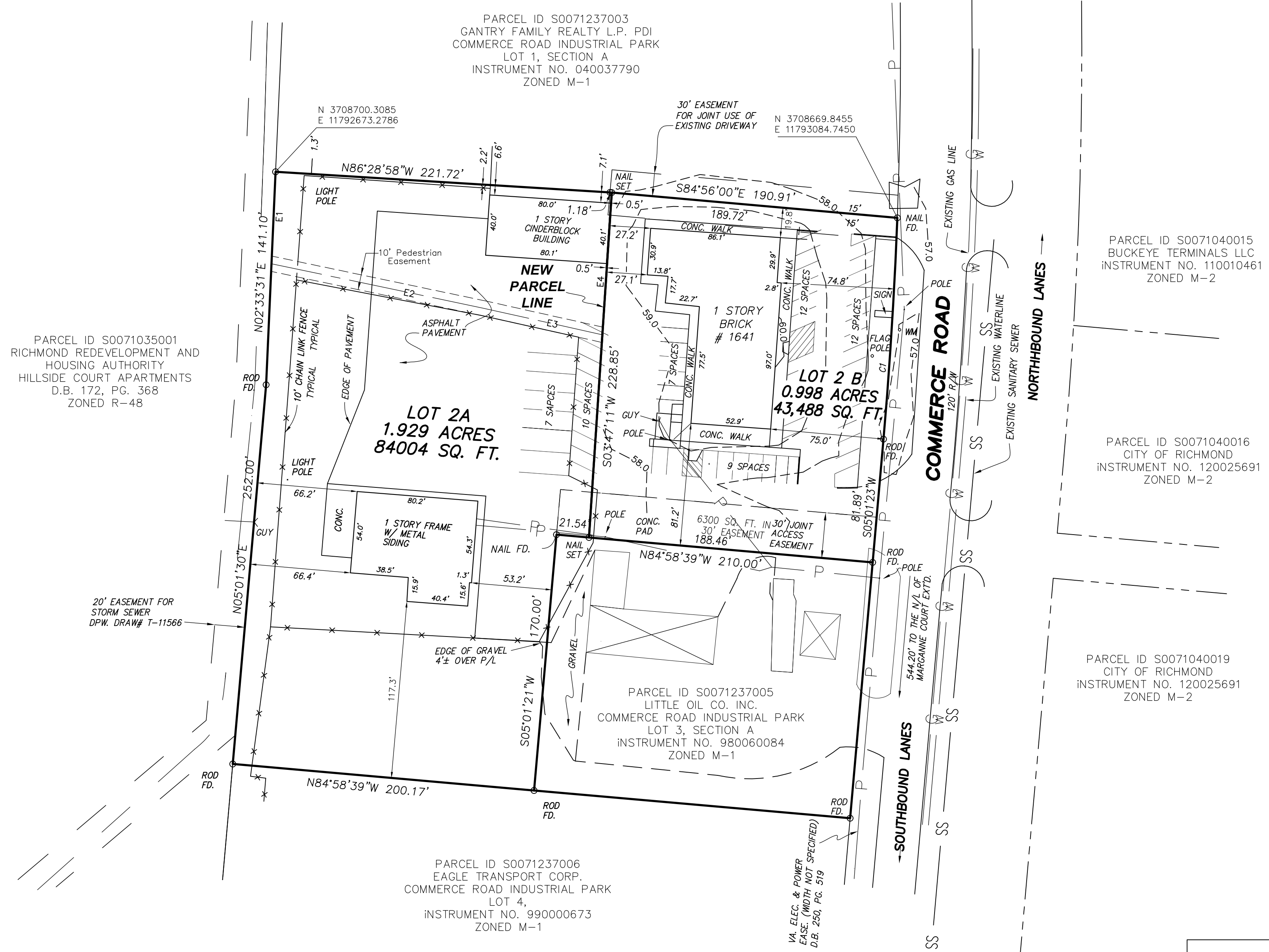




Note: All Existing Structures to Remain

Courses and Ties Along 10' Pedestrian Easement

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| E1   | S 02°33'31" W | 60.91'   |
| E2   | S 78°08'50" E | 142.85'  |
| E3   | S 77°24'11" E | 81.12'   |
| E4   | N 03°47'11" E | 94.38'   |



CURVE DATA

|    | LENGTH  | RADIUS   | CHORD BEARING | CHORD   | DELTA    | TANGENT |
|----|---------|----------|---------------|---------|----------|---------|
| C1 | 146.82' | 2940.00' | S03°35'24"W   | 146.80' | 2°51'40" | 73.42'  |

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LOT 2, SECTION A  
COMMERCE ROAD INDUSTRIAL PARK  
CITY OF RICHMOND, VIRGINIA**

SCALE: 1"=50'  
DATE: 03/13/18  
PROJECT NO.: 2448  
SHEET: 2 of 2  
DRAWN: TCJ  
CHECKED: JAL

Edwards, Kretz, Lohr & Associates, PLLC  
Land Surveyors-Planners  
Virginia-North Carolina  
1900 Byrd Avenue, Suite 103  
Richmond, Virginia, 23230  
Phone (804) 673-9666  
Fax (804) 673-9990

APPROVALS