

Subdivision Certificate

The subdivision of land shown hereon, designated *Townhomes at Monument & Colonial Ave Subdivision, Section 1*, is with the free consent and in accordance with the desires of the undersigned owner thereof. There are no deeds of trust or mortgages 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 at the time of recordation. All easements are for surface and underground drainage and for underground utilities, 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 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 owner has affixed their signature and seal this _____ day of _____, 20____.

Jeremy Connell (Owner)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

I, _____, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that *Jeremy Connell*, who is known to me and whose name is signed to the foregoing instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this _____ day of _____, 20____.

Notary Public
My commission expires: _____ (SEAL)
Registration No.: _____

Surveyor's Certificate

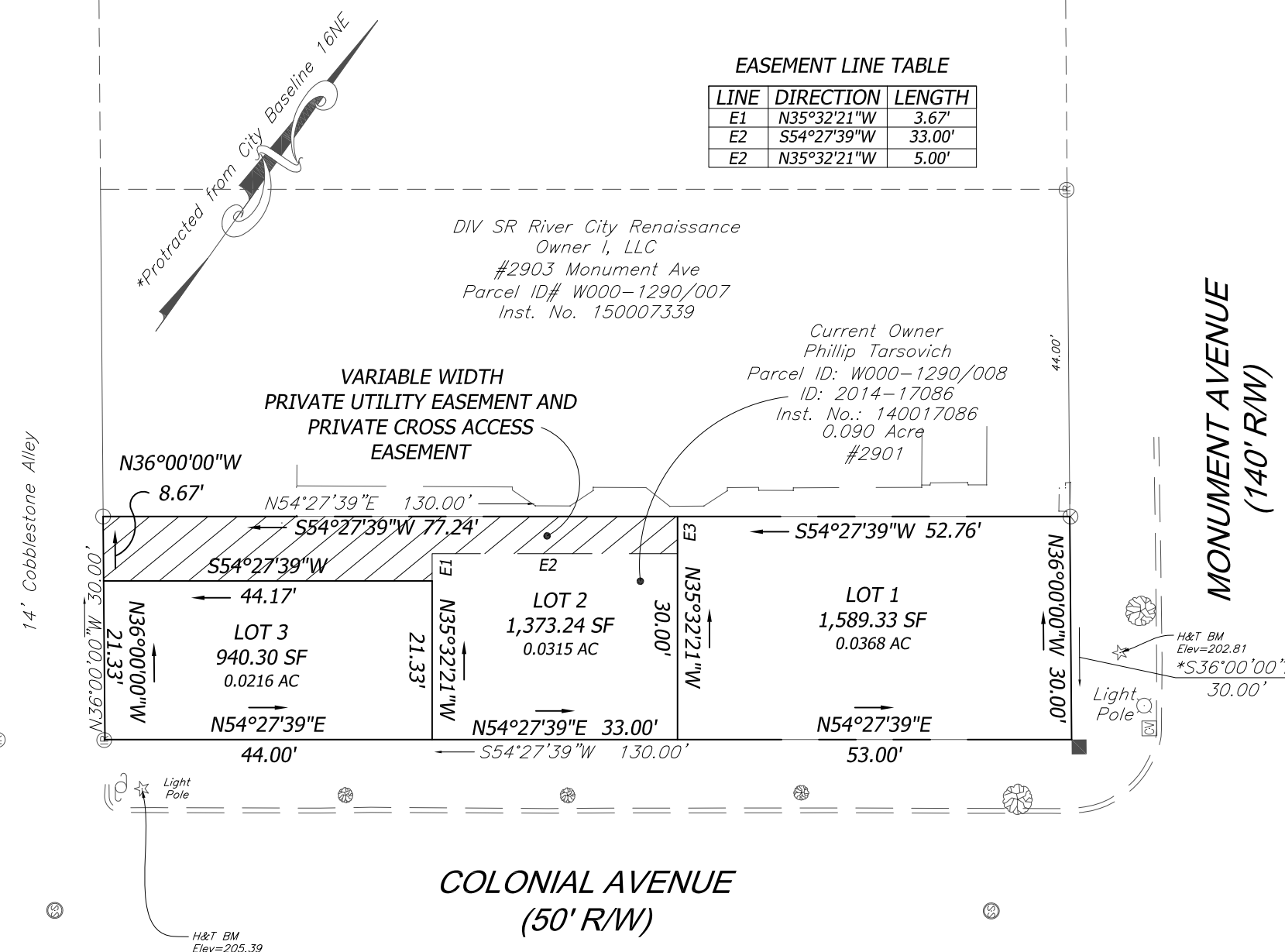
To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions for recordation in the City of Richmond, Virginia, have been complied with. This plat represents and is based upon a field survey made by Balzer and Associates, with permission, under the supervision of Jeffery A. Bridges and my direction. All monuments have been previously set or will be set within one year of recordation.

Claire M. Smith, PE
LEED, AP
Gradient, PC

APPROVED BY CITY OF RICHMOND

Source of Title

The property embraced within the limits of this subdivision is the same property conveyed to 2901 Monument, LLC dated XXXXXXXX XX, 2017 and recorded XXXXXX XX, 2017, in the Clerk's Office of the Circuit Court of the City of Richmond, as Instrument No. XXXXXXXX and by deed of confirmation and distribution dated XXXXXX X, 20XX and recorded as Instrument No. XX-XXXXX.

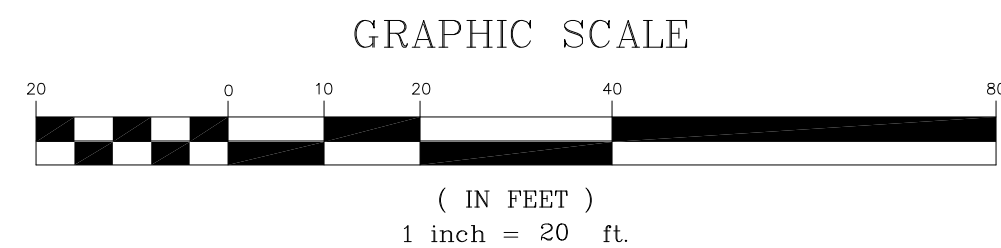


EASEMENT LINE TABLE

LINE	DIRECTION	LENGTH
E1	N35°32'21"W	3.67'
E2	S54°27'39"W	33.00'
E2	N35°32'21"W	5.00'

COLONIAL AVENUE
(50' R/W)

MONUMENT AVENUE
(140' R/W)



Notes

- Land Use: Single Family Attached Residential
- Zoning: R-48
- Setbacks: Per Special Use Permit
Front: 15 feet for single family
Side: 3 feet, except where buildings are attached
Rear: 5 feet, except where buildings are attached
- Address: 2901 Monument Avenue
- Tax Map Reference Number: w0001290008
- Water: Public, City of Richmond
- Sewer: Public, City of Richmond
- Drainage: Curbs & Gutter
- Public Utilities: Underground/Overhead
- Owner: 2901 Monument, LLC
- Developer/Subdivider: Pareto, LLC
- Areas:
Total: 3,899.87 square feet, 0.090 acres
In Lots: 3,899.87 square feet, 0.090 acres
- Number of Lots: 3
Minimum Lot: 940.30 square feet
Average Lot: 1,299.96 square feet
Maximum Lot: 1,586.33 square feet
- Property within the limits of this subdivision is located in Flood Zone X, as shown on Flood Insurance Rate Map, Community-Panel Number 510129-0036-D, Panel 36 of 83 for the City of Richmond, dated April 2, 2009.
- Property within the limits of this subdivision does not contain wetlands.
- Property within the limits of this subdivision is not located in Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 50 of the City Code of 2004.
- The property embraced within the limits of this subdivision is not subject to Declaration of Covenants, Conditions, or Restrictions.
- Vertical Datum based upon City of Richmond Control as built NAVD 1988.

**Townhomes at
Monument & Colonial Ave
Section 1**

City of Richmond, Virginia
Date: July 24, 2017 Scale: 1"=20'

