

**NOTES**

- USE: SINGLE FAMILY DETACHED
- ZONING: R-7 RESIDENTIAL (SINGLE FAMILY)
- SETBACKS: FRONT 15FT SIDE 3 FT REAR 5FT
- ADDRESS: 1823 - 1827 W CARY STREET
- TAX MAP REFERENCE NUMBER: W0000808005, W0000808006, W0000808008
- WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- DRAINAGE: CURB AND GUTTER AND STORM SEWER
- PUBLIC UTILITIES: UNDERGROUND/ OVERHEAD (EXISTING)
- OWNER: CCR3 HOLDINGS, LLC
- DEVELOPER: N/A
- TOTAL AREA: 0.247 ACRES & 10,752 SQUARE FEET  
 AREA IN ROADS: 0.0 ACRES & 0.0 SQUARE FEET  
 AREA IN LOTS: 0.247 ACRES & 10,752 SQUARE FEET  
 AREA OF LAND DEDICATED FOR PUBLIC PURPOSES: 0.0 ACRES & 0.0 SQUARE FEET
- NUMBER OF LOTS: 8  
 MINIMUM LOT SIZE: 951 SQUARE FEET  
 MAXIMUM LOT SIZE: 2285 SQUARE FEET  
 AVERAGE LOT SIZE: 1344 SQUARE FEET
- THE SURVEYED PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VIRGINIA, COMMUNITY-PANEL NUMBER 5101290029D, EFFECTIVE DATE 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 AND DOES NOT INCLUDE RESOURCE PROTECTION AREAS AS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
- THE SURVEYED PROPERTY IS NOW IN THE NAME OF CCR3 HOLDINGS LLC AND IS RECORDED IN INSTRUMENT #220008314 AMONG THE LAND RECORDS OF THE CITY OF RICHMOND, VIRGINIA.
- BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AS BEST FIT TO A CURRENT FIELD RUN SURVEY COMPLETED BY THIS FIRM ON MAY 10, 2023.
- THE HORIZONTAL AND VERTICAL DATUMS AS REFERENCED HEREON WERE ESTABLISHED BY RTK GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, SOUTH ZONE, NAD83 (2011).
- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT, AND THEREFORE, THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.

**EXISTING AREA**

PID# W0000808005	0.077 AC.
PID# W0000808006	0.104 AC.
PID# W000808008	0.066 AC.
<b>TOTAL</b>	<b>0.247 AC.</b>

**PROPOSED SUBDIVISION**

LOT 1	0.052 AC.
LOT 2	0.022 AC.
LOT 3	0.022 AC.
LOT 4	0.027 AC.
LOT 5	0.027 AC.
LOT 6	0.022 AC.
LOT 7	0.022 AC.
LOT 8	0.052 AC.
<b>TOTAL</b>	<b>0.246 AC.</b>

APPROVAL BLOCK



**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON, TITLED "PLAT SHOWING SUBDIVISION ON THE LANDS OF CCR3 HOLDINGS, LLC", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED MORTGAGE HOLDER QUANTA FINANCE, LLC, THEREOF. 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 MORTGAGE HOLDERS, AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

QUANTA FINANCE, LLC  
 A VIRGINIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

**NOTARY**

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

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ FOR QUANTA FINANCE, LLC, 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 \_\_\_\_\_, 2024.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)  
 REGISTRATION NO.: \_\_\_\_\_

**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION ARE THOSE PARCELS OF LAND CONVEYED BY A DEED DATED MARCH 23, 2022 FROM OSC DEVELOPMENT LLC TO CCR3 HOLDINGS, LLC, AND RECORDED AMONG THE LAND RECORDS OF CITY OF RICHMOND, VIRGINIA IN INSTRUMENT NO. 220008314.

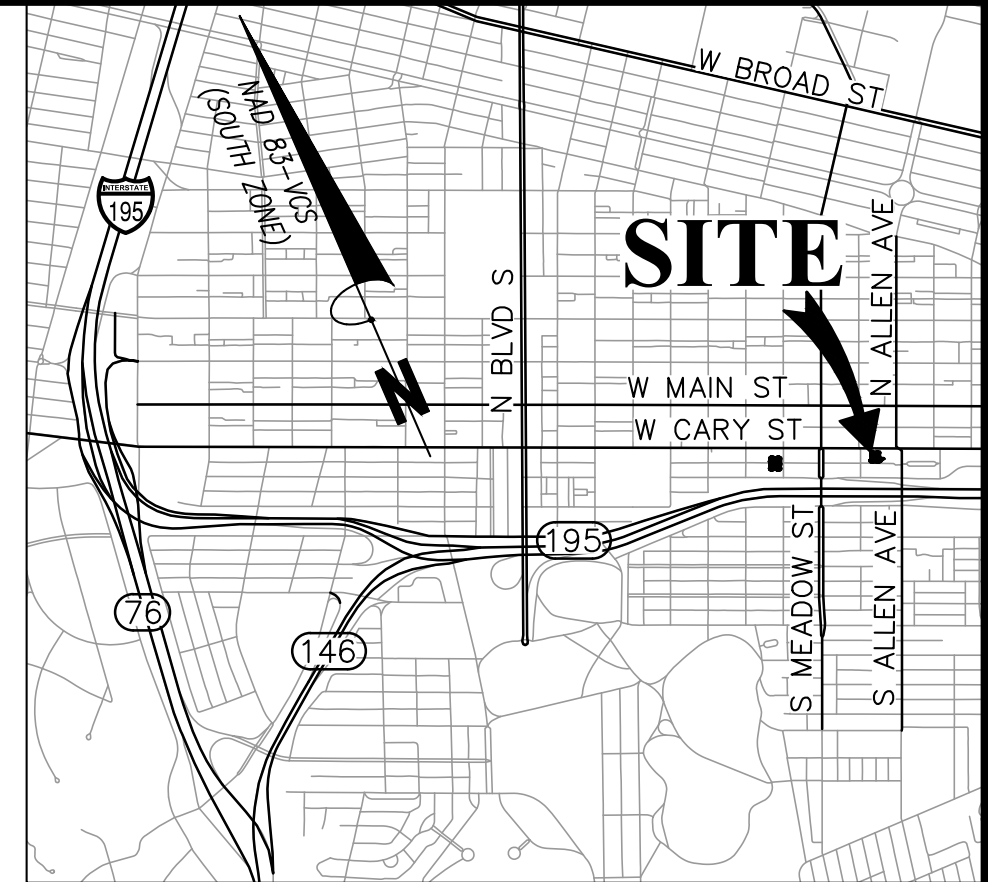
\_\_\_\_\_  
 BENJAMIN L. STALLINGS, LS (LIC. NO. 2864) DATE

**SURVEYOR'S CERTIFICATE**

I BENJAMIN L. STALLINGS A DULY REGISTERED LAND SURVEYOR IN VIRGINIA CERTIFY THAT THIS PLAT REPRESENTS AND IS BASED OFF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MAY 10, 2023 AND THAT ALL MONUMENTS SHOWN HEREON ARE ACTUALLY IN PLACE OR HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY WITHIN ONE YEAR OF THE RECORDATION OF THIS PLAT, AND THEIR LOCATION AND CHARACTER ARE TRULY SHOWN ON THIS PLAT.

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
 BENJAMIN L. STALLINGS, LS (LIC. NO. 2864) DATE



**VICINITY MAP**  
 1" = 2000'

**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON, TITLED "PLAT SHOWING SUBDIVISION ON THE LANDS OF CCR3 HOLDINGS, LLC", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED CCR3 HOLDINGS, LLC, THEREOF. 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 OWNERS, AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

CCR3 HOLDINGS, LLC  
 A VIRGINIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 NATE VAN EPP (VP OF DEVELOPMENT)

**NOTARY**

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

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT NATE VAN EPP AS VP OF DEVELOPMENT FOR CCR3 HOLDINGS, LLC, 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)  
 REGISTRATION NO.: \_\_\_\_\_

**Bowman**  
 © Bowman Consulting Group, Ltd.  
 Phone: (804) 616-3240  
 www.bowman.com  
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 Richmond, Virginia 23230

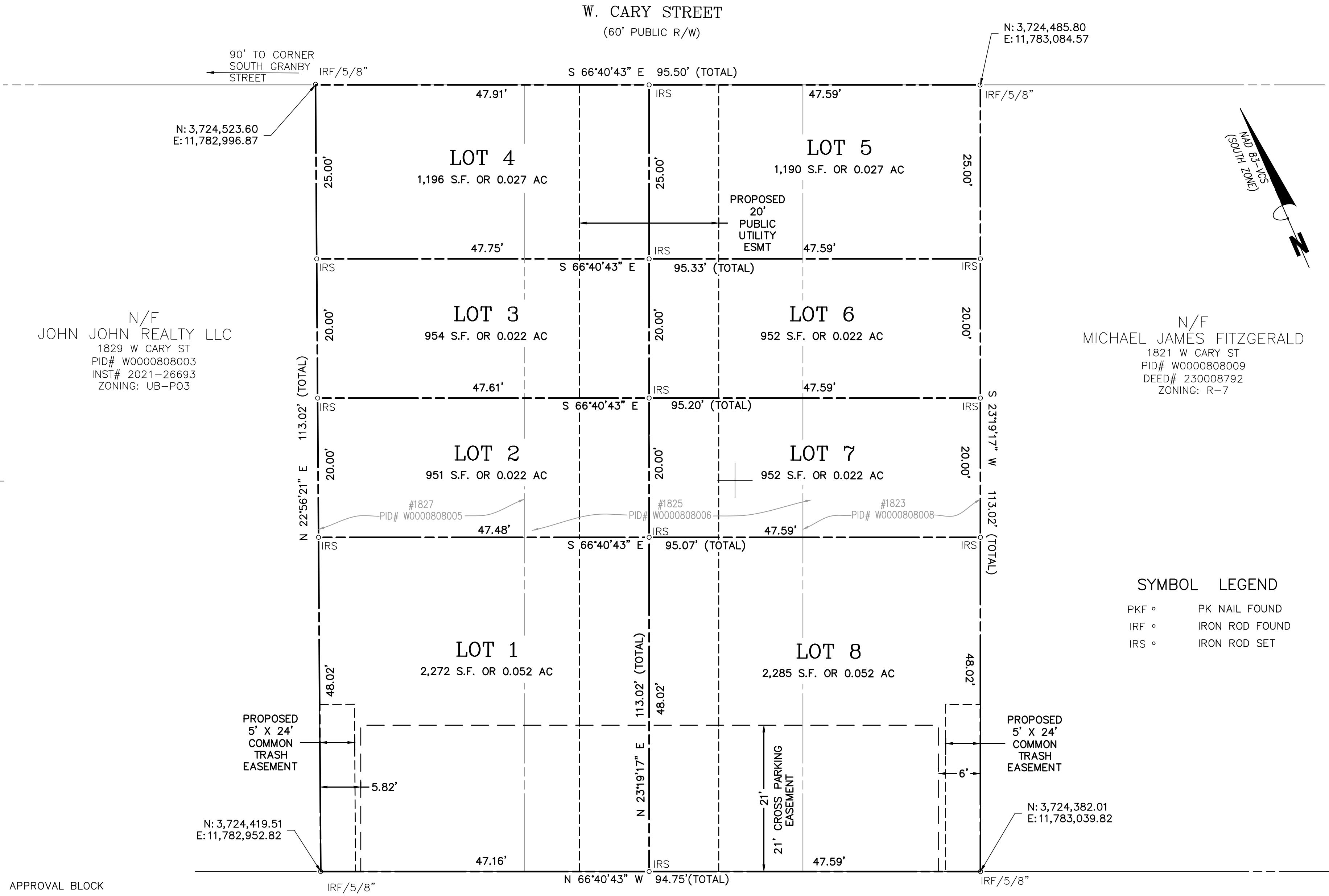
REVISIONS	DATE	DESCRIPTION
REVISION		

PLAT SHOWING  
 SUBDIVISION  
 OF THE LANDS OF  
**CCR3 HOLDINGS, LLC**  
 INSTRUMENT # 220008314  
 1823-1827 W CARY ST  
 PID#S W0000808005, W0000808006, AND W0000808008  
 CITY OF RICHMOND, VIRGINIA



DRAWN: AL	CHK: BLS	QC: BLS
SCALE: 1" = 10'		
PROJ No. 100294-13-001		
TASK No. SX003		
DATE : 01-04-2024		
SHEET		
1 OF 2		

NOT FOR RECORDATION



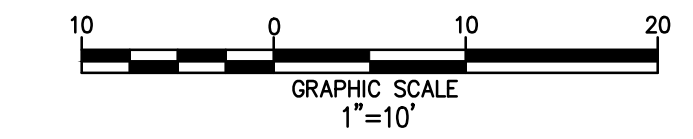
**Bowman**  
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REVISION	DESCRIPTION	DATE

PLAT SHOWING  
 SUBDIVISION  
 OF THE LANDS OF  
**CCR3 HOLDINGS, LLC**  
 INSTRUMENT # 220008314  
 1823-1827 W CARY ST  
 PID#S W0000808005, W0000808006, AND W0000808008  
 CITY OF RICHMOND, VIRGINIA

COMMONWEALTH OF VIRGINIA  
*Benjamin L. Stallings*  
 BENJAMIN L. STALLINGS  
 Lic. No. 002864  
 01/04/2024  
 LAND SURVEYOR

DRAWN: AL	CHK: BLS	QC: BLS
SCALE: 1" = 10'		
PROJ No. 100294-13-001		
TASK No. SX003		
DATE : 01-04-2024		
SHEET		
2 OF 2		



NOT FOR RECORDATION