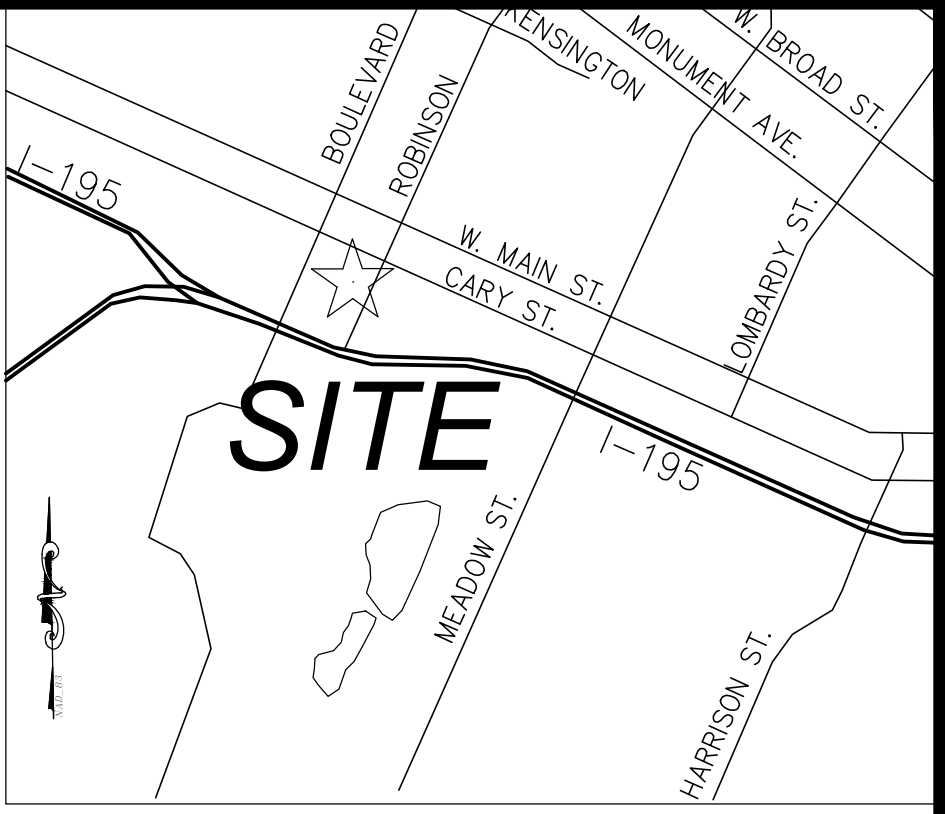
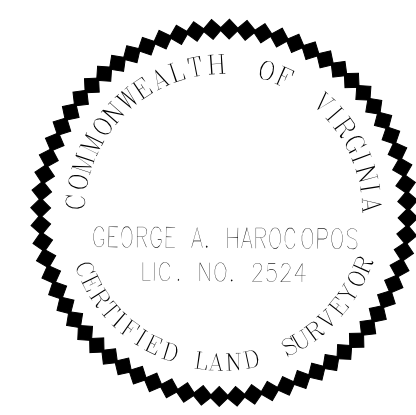
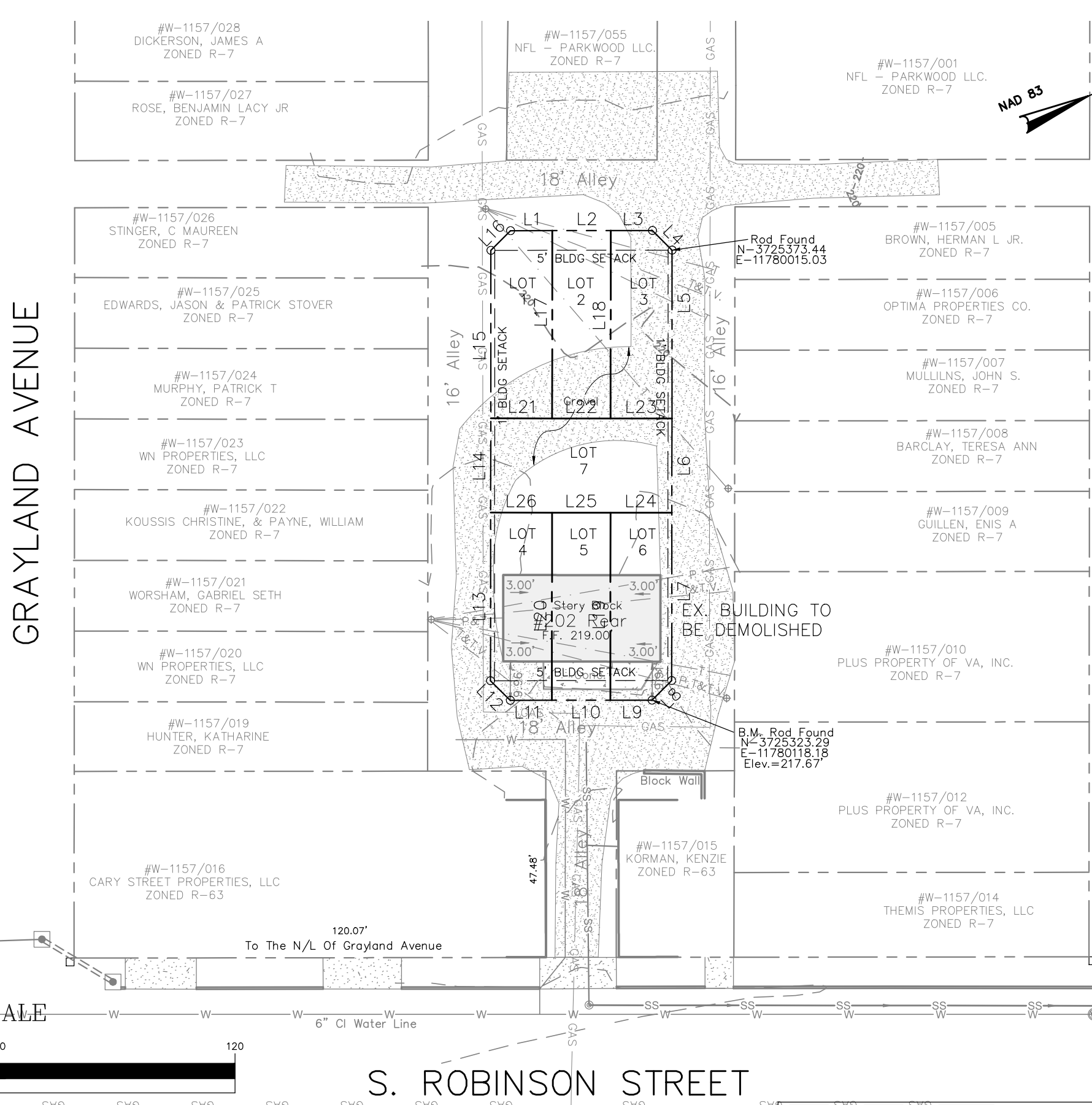


GENERAL NOTES

- USE: SINGLE-FAMILY ATTACHED RESIDENTIAL
- ZONING: R-7 (SINGLE AND TWO FAMILY URBAN)
SUP ORDINANCE NO. 2015-247-241
- SETBACKS:
FRONT: 5'
SIDE: 1'
REAR: NONE
- ADDRESS: 202 REAR S ROBINSON ST
- TAX MAP REFERENCE NUMBER: W0001157056
- WATER: PUBLIC- CITY OF RICHMOND, VIRGINIA
- SEWER: PUBLIC- CITY OF RICHMOND, VIRGINIA
- DRAINAGE: ROADSIDE DITCHES
- PUBLIC UTILITIES: UNDERGROUND
- OWNER:
DALLAN DEVELOPMENT, LLC
4900 FITZHUGH AVENUE
RICHMOND, VA 23230
PH: (804) 421-9326
CONTACT: DANNY MEYER
- DEVELOPER:
DALLAN CONSTRUCTION, INC
4900 FITZHUGH AVENUE
RICHMOND, VA 23230
PH: (804) 421-9326
CONTACT: JOHN FROST
- TOTAL AREA: 0.126 AC. & 5,467 SQ. FT.
AREA IN ROADS: 0
AREA IN LOTS: 0.126 AC. & 5,467 SQ. FT.
AREA OF LAND DEDICATED FOR PUBLIC PURPOSES: 0
- NUMBER OF LOTS: 7
MINIMUM LOT SIZE: 711 SQ. FT.
MAXIMUM LOT SIZE: 1,107 SQ. FT.
AVERAGE LOT SIZE: 781 SQ. FT.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP SHEET 36 OF 83 FOR THE CITY OF RICHMOND, DATED 4/2/2009.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN A CHESAPEAKE BAY PRESERVATION AREA DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.



VICINITY MAP SCALE 1" = 2000'

SOURCE OF TITLE:

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO DALLAN DEVELOPMENT, LLC FROM THT PROPERTIES, INC. BY DEED DATED THE 24TH DAY OF FEBRUARY 2015 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 10TH DAY OF MARCH 2015 INSTRUMENT 15-3835

GEORGE A. HAROCOPOS - LAND SURVEYOR

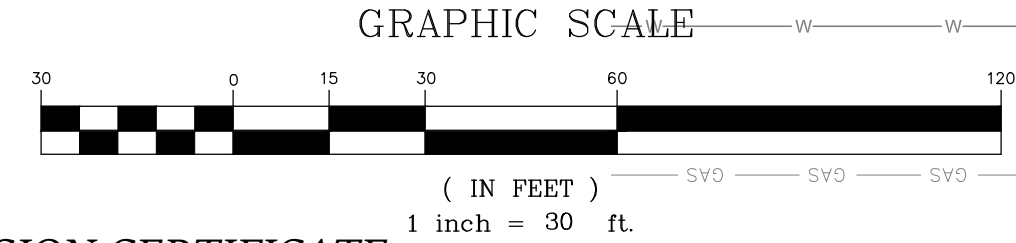
Parcel Line Table

Line #	Length	Direction
L1	10.63	N23° 18' 25"E
L2	14.89	N23° 18' 25"E
L3	10.62	N23° 18' 25"E
L4	7.07	N68° 22' 16"E
L5	42.87	S66° 33' 57"E
L6	24.00	S66° 33' 57"E
L7	42.71	S66° 33' 57"E
L8	7.07	S21° 37' 44"E
L9	10.63	S23° 18' 28"W
L10	14.89	S23° 18' 28"W
L11	10.62	S23° 18' 28"W
L12	7.07	S68° 22' 16"W
L13	42.80	N66° 33' 57"W
L14	24.00	N66° 33' 57"W
L15	42.77	N66° 33' 57"W
L16	7.07	N21° 37' 32"W
L17	47.80	N66° 33' 57"W
L18	47.84	N66° 33' 57"W
L19	47.74	N66° 33' 57"W
L20	47.78	N66° 33' 57"W
L21	15.63	N23° 26' 03"E
L22	14.89	N23° 26' 03"E
L23	15.63	N23° 26' 03"E
L24	15.63	N23° 26' 03"E
L25	14.89	N23° 26' 03"E
L26	15.63	N23° 26' 03"E

SURVEYOR'S CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING OF PLATS OF SUBDIVISION IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY THE ___ DAY OF ___ 20___ (NOT TO EXCEED ONE YEAR FROM RECORDATION)

GEORGE A. HAROCOPOS - LAND SURVEYOR DATE



S. ROBINSON STREET

LOT 1: 734 SQ. FT. (0.017 AC)
LOT 2: 712 SQ. FT. (0.016 AC)
LOT 3: 735 SQ. FT. (0.017 AC)
LOT 4: 734 SQ. FT. (0.017 AC)
LOT 5: 711 SQ. FT. (0.016 AC)
LOT 6: 733 SQ. FT. (0.017 AC)
LOT 7: 1,107 SQ. FT. (0.025 AC)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____ TO-WIT:
I, _____, A NOTARY PUBLIC IN HENRICO COUNTY, DO HEREBY CERTIFY THAT RAYMOND SANTELLI AND ANDREW G. FERGUSON, WHO ARE KNOWN TO ME AND WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS _____ DAY OF _____, 2016.

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

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "A2" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. THERE ARE NO DEEDS OF TRUST ON THIS PROPERTY. ALL STREETS, ALLEYS, AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HERON 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 OR 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.

APPROVAL BLOCK

IN WITNESS WHEREOF, THE OWNERS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS _____ DAY OF _____, 2016.
BY: _____
DANNY MEYER - OWNER
DALLAN DEVELOPMENT, LLC

202 REAR S ROBINSON ST

A SUBDIVISION OF TAX PARCEL # W0001157056

FAN / NEAR WEST DISTRICT, RICHMOND, VIRGINIA

SCALE: 1"=30'
DATE: MARCH 3, 2016

A.G. HAROCOPOS & ASSOCIATES, P.C.
LAND SURVEYORS
4920 MILLRIDGE PARKWAY, SUITE 200
MIDLOTHIAN, VA 23112
(804) 744-2630 OFFICE
(804) 744-2632 FAX