

SUBDIVISION CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED ORCUTT LANE SUBDIVISION, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED CAVA CAPITAL/FRANK CAVA 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 PLAN 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 OF THE CITY INCLUDES THE RIGHT TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITH IN 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 SIGNATURES AND SEALS OF SAID OWNERS:

CAVA CAPITAL LLC OR FRANK CAVA – OWNER DATE _____

STATE OF VIRGINIA OF _____ TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CAVA CAPITAL LLC/FRANK CAVA, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF _____ 2019.

NOTARY PUBLIC, DATE & SEAL
REGISTRATION # _____

SOURCE OF TITLE:

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO CAVA CAPITAL LLC, FROM DOROTHY O PARRISH BY INSTRUMENT DATED MAY 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON JUNE 8, 2018 IN INSTRUMENT 180011496.

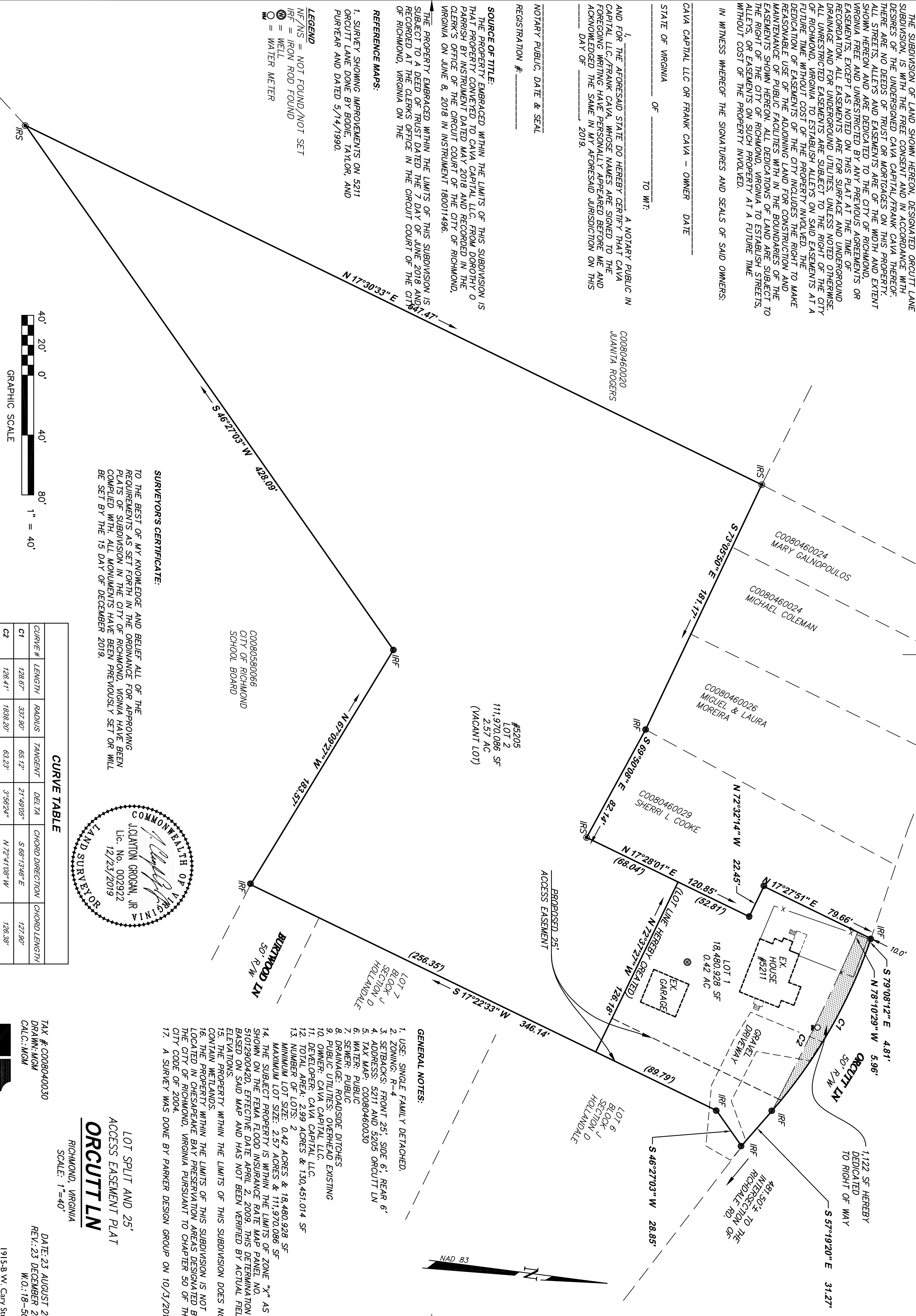
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS SUBJECT TO A DEED OF TRUST DATED THE 7 DAY OF JUNE 2018 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE _____ DAY OF _____ 2018.

REFERENCE MAPS:

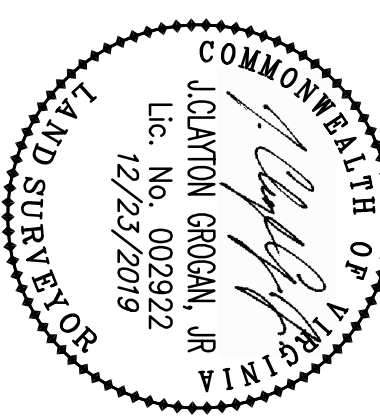
1. SURVEY SHOWING IMPROVEMENTS ON 5211 ORCUTT LANE DONE BY BODIE, TAYLOR, AND PURYEAR AND DATED 5/14/1990.

LEGEND

- INF/N/S = NOT FOUND/NOT SET
- IRF = IRON ROD FOUND
- ⊙ = WELL
- ⊕ = WATER METER



SURVEYORS CERTIFICATE:
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. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY THE 15 DAY OF DECEMBER 2019.



CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	128.67'	337.90'	65.12'	21°49'05"	S 68°3'34"E	127.90'
C2	128.41'	1838.20'	63.23'	3°56'24"	N 72°41'08"W	128.38'

- GENERAL NOTES:**
1. USE: SINGLE FAMILY DETACHED.
 2. ZONING: R-4
 3. SETBACKS: FRONT 25', SIDE 6', REAR 6'
 4. ADDRESS: 5211 AND 5205 ORCUTT LN
 5. TAX MAP: C0080460030
 6. WATER: PUBLIC
 7. SEWER: PUBLIC
 8. DRAINAGE: ROADSIDE DITCHES
 9. PUBLIC UTILITIES: OVERHEAD EXISTING
 10. OWNER: CAVA CAPITAL LLC
 11. DEVELOPER: CAVA CAPITAL LLC
 12. TOTAL AREA: 2.99 ACRES & 130,451.014 SF
 13. NUMBER OF LOTS: 2
 14. MINIMUM LOT SIZE: 0.42 ACRES & 18,480.928 SF
 15. MAXIMUM LOT SIZE: 2.57 ACRES & 111,970.086 SF
 16. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 5101290042D, EFFECTIVE DATE APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 17. THE PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS.
 18. THE 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.
 19. A SURVEY WAS DONE BY PARKER DESIGN GROUP ON 10/3/2019.

LOT SPLIT AND 25'
ACCESS EASEMENT PLAT
ORCUTT LN
RICHMOND, VIRGINIA
SCALE: 1"=40'

TAX # C008040030
DRAWN: M/GM
CALC: M/GM
DATE: 23 AUGUST 2019
REV.: 23 DECEMBER 2019
W.O.: 18-5083

Parker
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