Subdivision Certificate

The subdivision of land shown hereon, designated SHIPLOCK TOWNHOUSES, SECTION 1, is with the free consent and in accordance with the desires of the undersigned owners, thereof. There is a Deed of Trust 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 as of the time of recordation. All easements are for surface and underground drainage and for underground and existing overhead 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 and Trustee have affixed their signatures and seals as of this _____ day of _____, 20___.

_____
Jeremy Connell, Manager (Shiplock, LLC)

_____
[NAME] & [TITLE] (Virginia Credit Union, Trustee)

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 Subdivision Certificate, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this _____ day of _____, 20___.

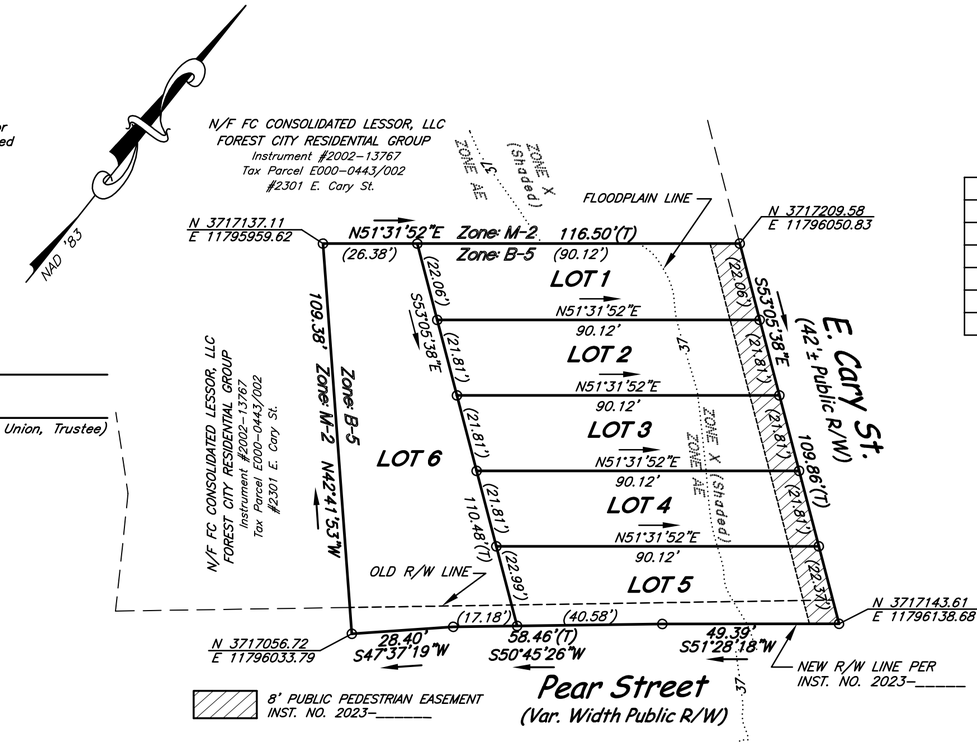
_____
Notary Public
My Commission expires: _____
Registration No.: _____

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

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

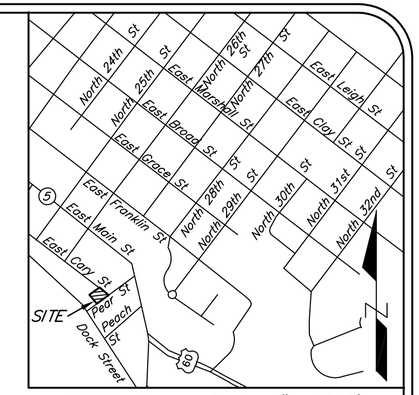
_____
Notary Public
My Commission expires: _____
Registration No.: _____

APPROVED BY CITY OF RICHMOND



LOT AREA TABLE

LOT	SQUARE FT.	ACRES
LOT 1	1,924	0.0441
LOT 2	1,902	0.0437
LOT 3	1,902	0.0437
LOT 4	1,902	0.0437
LOT 5	1,966	0.0451
LOT 6	3,925	0.0901



Vicinity Map – Scale: 1"= 1000'

Source of Title

The property embraced within the limits of this is the same property conveyed to Shiplock, LLC from the following sources:

By deed from PEAR STREET, L.L.C. dated December 14, 2021 and recorded December 16, 2021, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 2021-35509.

By deed from the City of Richmond dated _____, 2023 and recorded _____, 2023, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 2023-_____.

_____
Rodney B. Shadrach, L.S.
Shadrach & Associates, LLC

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 under my supervision and direction. All monuments will be set within a year of recordation.

_____
Rodney B. Shadrach, L.S.
Shadrach & Associates, LLC

COMMONWEALTH OF VIRGINIA
DRAFT
RODNEY B. SHADRACH
Lic. No. 2274
LAND SURVEYOR

Notes:

1. Land use: Single Family Attached Residential
2. Zoning: B-5 (Central Business District)
3. Setbacks:
   Front: None
   Side: None
   Rear: None
4. Address:
   #2723 East Cary Street
5. Parcel Number:
   E000-0443/001
6. Water: Public – City of Richmond, VA
7. Sewer: Public – City of Richmond, VA
8. Drainage: Curb & Gutter
9. Public Utilities: Underground
10. Owner: SHIPLOCK, LLC
11. Areas: Site Total: 13,519 square feet, 0.3104 Acres
    In Lots: 13,519 square feet, 0.3104 Acres
    In Common Areas: 0.00 square feet, 0.000 Acres
12. Number of Lots: 6
    Minimum Lot: 1,902 square feet
    Average Lot: 2,253 square feet
    Maximum Lot: 3,925 square feet
13. The Subject Property is partially located in Special Flood Hazard Zone AE as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development Community Panel 510129-0043-F with a preliminary issue date of February 2, 2022. Zone AE is bounded by the 36.9' Contour as shown hereon, the remainder of the property is located in Zone X (Shaded) 0.2% Annual Chance Flood Hazard.
14. Property within the limits of this subdivision does not contain wetlands.
15. Property within the limits of this subdivision is located in Chesapeake Bay Preservation Areas. The property is within RMA boundaries.
16. The property embraced within the limits of this subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions recorded simultaneously with this plat.
17. 5/8" Iron rods to be set at all perimeter property and lot corners.
18. Horizontal Datum based upon NAD '83.

30 0 30 60 90
Scale: 1"=30'

Shiplock Townhouses Section 1

City of Richmond, Virginia

Date: November 14, 2023 Scale: 1"=30'

Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B ● Richmond, Virginia 23236
Phone: (804)379-9300 ● Email: rod@shadrachsurveys.com

21063-PAR.JOB -- 21063-SUB.DWG

RECORDED: P.B. _____ PG. _____