

**SOURCE OF TITLE:**

Parcel E0000427014  
 The property embraced within the limits of this Resubdivision was  
 Conveyed from Frank L. Besosa And Sharlene P. Besosa, Trustees  
 Of 2324 Burton Street, A Series Of AFS Properties To JSB Investments, LLC  
 by deed dated 27th day of December, 2016 and recorded January 3, 2017  
 in ID 2017-44 in the Clerk's office of the Circuit Court  
 of Richmond, Virginia.

*George A. Harocopos*

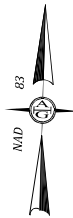
3/10/21

George A. Harocopos, LS #2524

Date

**GENERAL NOTES**

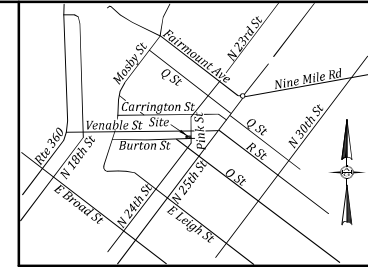
- 1 Use: Multi Family Urban
- 2 Current Zoning: R-63
- 3 Setbacks: Front 0' Side 3' Except Where Attached Rear 5'
- 4 Address: #2320 Thru # 2326 Burton Street
- 5 Tax Number: E0000427014
- 6 Water Supply: City Of Richmond
- 7 Sewer Hookup: City Of Richmond
- 8 Drainage: Roadside Ditches, Carbing And Gutter
- 9 Public Utilities: Overhead Lines
- 10 Owner Of Property: JSB Investments LLC
- 11 Total Area Of Lots: 3984.56 Sq. Ft. 0.0915 Acre  
 Area In Roads 0 Area In Land Dedicated For Public Purposes 0  
 Area In Lots 3984.56 Sq. Ft. Or 0.0915 Acre.
- 12 Number Of Lots 4
- 13 Lot Is Located In FEMA Flood Zone X On Panel No. 5101290041E
- 14 The Property Within This Division Does Not Contain Wetlands  
 Identified In The National Wetlands Inventory Map.
- 15 The Property Within This Division Is Not Located Within  
 A Chesapeake Bay Preservation Area.
- 16 Traffic Zone: 1058
- 17 Base Deed For Subject Parcel: ID 2017-44



**Lot Areas**

- Lot 1  
683.52 Sq. Feet  
0.016 Acres
- Lot 2  
667.73 Sq. Feet  
0.015 Acres
- Lot 3  
649.95 Sq. Feet  
0.015 Acres
- Lot 4  
1983.36 Sq. Feet  
0.046 Acres

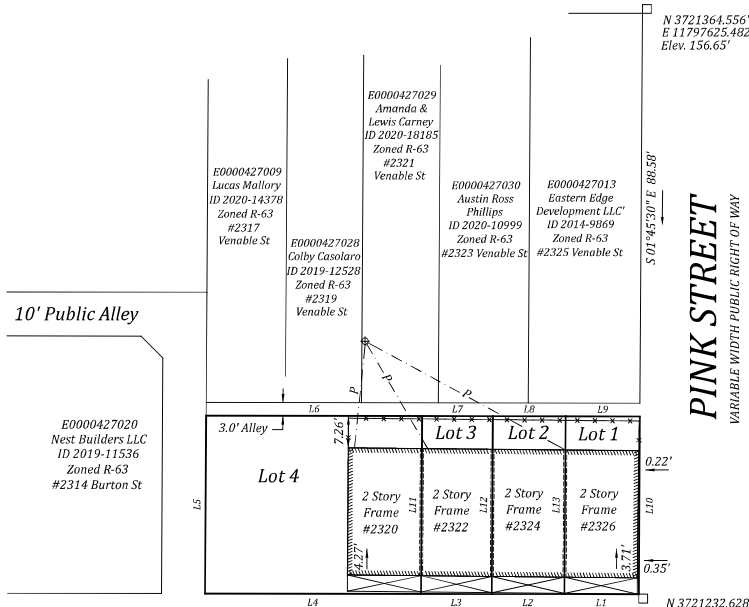
LINE	BEARING	DISTANCE
L1	S 87° 57' 55" W	16.91'
L2	S 87° 57' 55" W	16.52'
L3	S 87° 57' 55" W	16.08'
L4	S 87° 57' 55" W	49.07'
L5	N 01° 45' 30" W	40.42'
L6	N 87° 57' 55" E	49.07'
L7	N 87° 57' 55" E	16.08'
L8	N 87° 57' 55" E	16.52'
L9	N 87° 57' 55" E	16.91'
L10	S 01° 45' 30" E	40.42'
L11	N 01° 45' 30" W	40.42'
L12	N 01° 45' 30" W	40.42'
L13	N 01° 45' 30" W	40.42'



**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, DESIGNATES AS #2320 - #2326 BURTON STREET SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED OWNERS, THERE IS NO MORTGAGE ON THE PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS OF THE WIDTH AND EXTENT SHOWN HEREON ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS EASEMENTS OR AGREEMENTS EXCEPT AS NOTED ON THIS MAP 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 THE LAND ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH STREETS ALLEYS OR EASEMENTS ON SUCH PROPERTIES AT A FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED.

JOHN SPENCER BUDWELL DATE  
 REPRESENTATIVE FOR JSB INVESTMENTS, LLC



PINK STREET  
 VARIABLE WIDTH PUBLIC RIGHT OF WAY

**SURVEYOR'S CERTIFICATE**

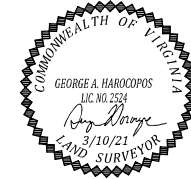
I certify that the boundary lines shown hereon are based on a field survey and are correct and that, to the best of my knowledge and belief, all the requirements as set forth in the ordinance for approving plats of subdivisions for recordation in Richmond Virginia, have been complied with. All monuments have previously been set.

*George A. Harocopos*

3/10/2021

George A. Harocopos, LS #2524

Date

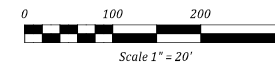


CITY/COUNTY OF \_\_\_\_\_  
 COMMONWEALTH OF VIRGINIA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

APPROVAL BLOCK

**BURTON STREET**  
 VARIABLE WIDTH PUBLIC RIGHT OF WAY

**SURVEY OF**  
**#2320 - #2326 BURTON STREET SUBDIVISION**  
 RICHMOND, VIRGINIA



JN 50262  
**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office: 804 744 2630 FAX: 804 744 2632  
 E-MAIL: AGHAROCOP@GMAIL.COM  
 Scale 1"=20' Date 3/10/21 Drawn by GAH