

Subdivision Certificate

The subdivision of land shown hereon, designated "South Place Subdivision" is with the free consent and in accordance with the desires of the undersigned owners 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 easement, 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 affix their signature and seal as of this ____ day of _____, 2016

By: _____
Owner

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, To-wit:

I, _____ a Notary Public in and for the jurisdiction

aforsaid, do hereby certify that _____, 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 aforsaid this ____ day of _____, 2016.

Notary Public
My commission expires: _____

Registration No: _____

(SEAL)

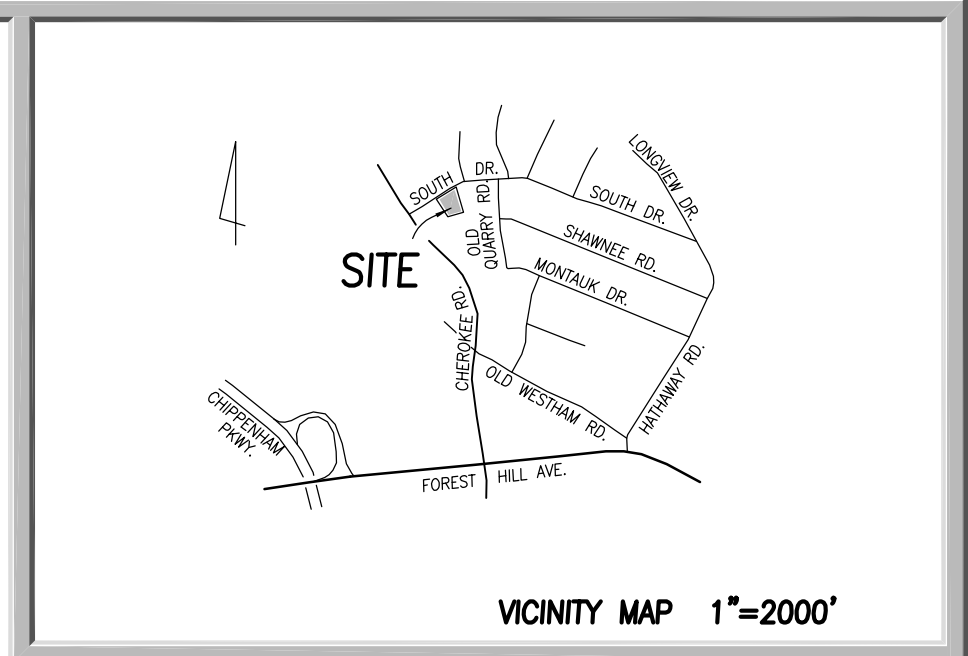
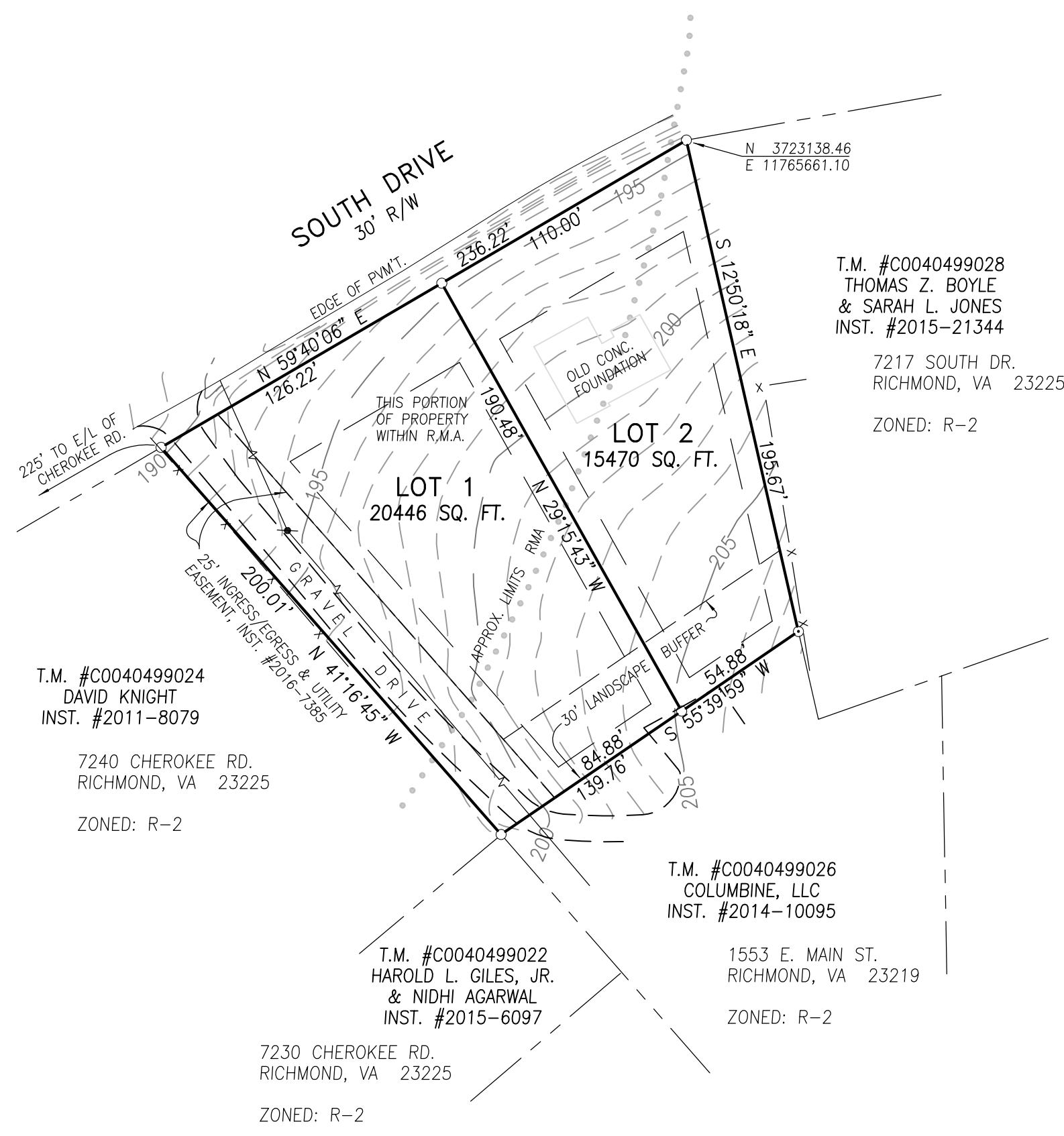
Source of Title

The property embraced within the limits of this subdivision is that property conveyed to Columbine L.L.C from Michael L. Owens by deed dated the 11th of June, 2014 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 16th day of June, 2014, Instrument #2014-10095.

Surveyor's Certificate

To the best of my knowledge and belief, all of the requirements as set forth in the ordinance for the approving of plats of subdivision in the City of Richmond, Virginia have been complied with. I hereby certify that this plat represents and is based on a field survey performed under my direction and supervision. All monuments have been previously set or will be set by December 31, 2016.

Bruce Robertson, LS #1971



Notes:

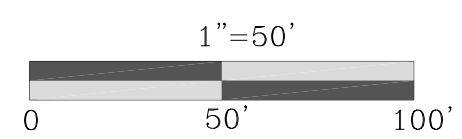
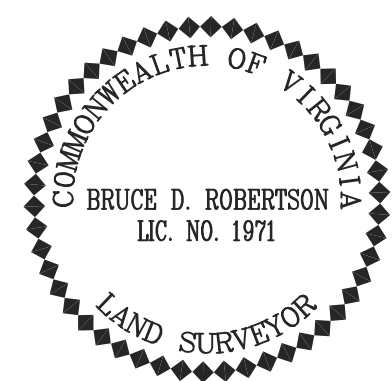
- Use: Single Family Detached Residential
- Zoning: R-2
- Setbacks: Front: 30'
Side: 9'
Rear: 9'
- Address: 7237 South Drive
- Tax Map: #C004-0499/041
- Water: Public, City of Richmond
- Sewer: Public, City of Richmond
- Drainage: Roadside Ditches
- Public Utilities: Overhead (Existing)
- Owner: Columbine, LLC
- Developer: Columbine, LLC
- Total Area: 0.8245 Ac., 35916 Sq. Ft.
Area in Roads: 0
Area in Lots: 0.8245 Ac., 35916 Sq. Ft.
Area of Land Dedicated for Public Purposes: 0
- Number of Lots: 2
Minimum Lot size: 0.3551 Ac., 15470 sq. ft.
Maximum Lot size: 0.4694 Ac., 20446 sq. ft.
Average Lot size: 0.4123 Ac., 17958 sq. ft.
- Property within the limits of this subdivision is located in Flood Zone "X" as shown on Flood Insurance Rate Map Panel 17 of 83 for the City of Richmond, dated April 2, 2009.
- Property within the limits of this subdivision does not contain wetlands identified on the National Wetlands Inventory Map for the City of Richmond, Virginia
- A portion of the property within the limits of this subdivision is located in a Chesapeake Bay Preservation Area designated by the City of Richmond, Virginia pursuant to Chapter 50 of the City Code of 2004. The approximate limits of the RMA is shown on this plat. There is no RPA located on any portion of the property within the limits of this subdivision.
- Existing structure on Lot 2 is to be demolished.
- Property within the limits of this subdivision is subject to a Deed of Private Sewer Easement & Agreement.
- Traffic Projection: 10 vehicle trips per day, per residence (VDOT Road Design Manual)

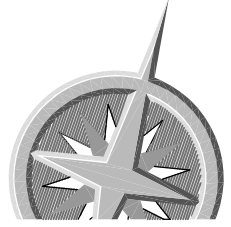
LOT AREA TABULATION

LOT 1:	20466 SQ. FT., 0.4694 AC.
LOT 2:	15470 SQ. FT., 0.3551 AC.

OWNER / DEVELOPER:
COLUMBINE, LLC,
LOUIS SALOMONSKY
1553 EAST MAIN STREET
RICHMOND, VA 23219

SURVEYOR:
BRUCE ROBERTSON LAND SURVEYING, P.C.
BRUCE ROBERTSON
P.O. BOX 35311
RICHMOND, VA 23235





Bruce Robertson Land Surveying, P.C.
P.O. Box 35311 Richmond, Virginia Phone/Fax (804)330-2801

SOUTH PLACE SUBDIVISION

CITY OF RICHMOND, VIRGINIA

JOB NO.: 1682	REVISIONS:	SHEET
DATE: 7/29/16		1 OF 1
SCALE: 1"=50'		
DRAWN BY: BDR		