

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "28TH and STONEWALL ESTATES" is with the free consent and in accordance with the desires of the undersigned owners thereof. There are no Deeds 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 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, Mortgagees, and Trustees have/has affixed their signature and seal as of this _____ day of _____, 2018.

By: _____
J. MARK SLACK (OWNER)

By: _____
BEN PARTIDGE (OWNER)

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

_____, 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 instrument personally appeared before me and has acknowledged the same before me in the jurisdiction

aforesaid this _____ day of _____, 2018.
Notary Public My commission expires: _____

Registration No.: _____

SOURCE OF TITLE

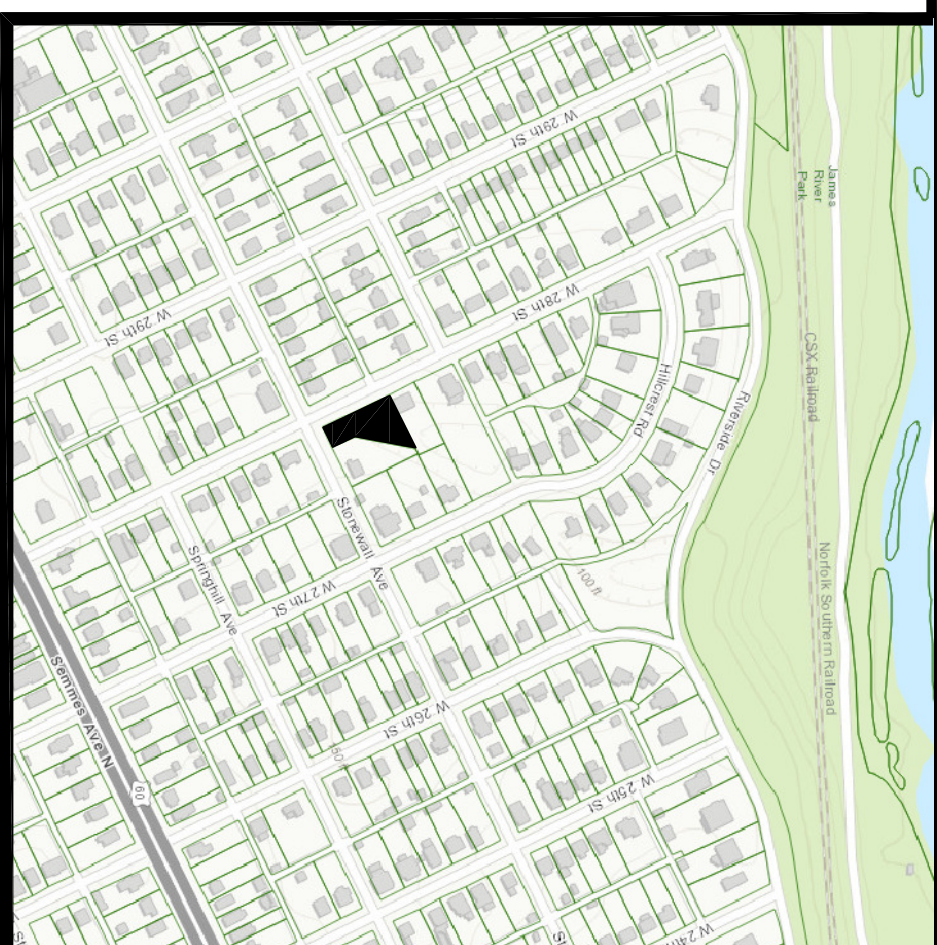
The property embraced within the limits of this subdivision is that property conveyed to CASTLE KANAWHA 1508, LLC from HAM PROPERTIES, LLC by deed dated the 19TH day of APRIL, 2018 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 2ND day of MARCH, 2018 in instrument #18-8752.

SURVEYOR'S CERTIFICATE

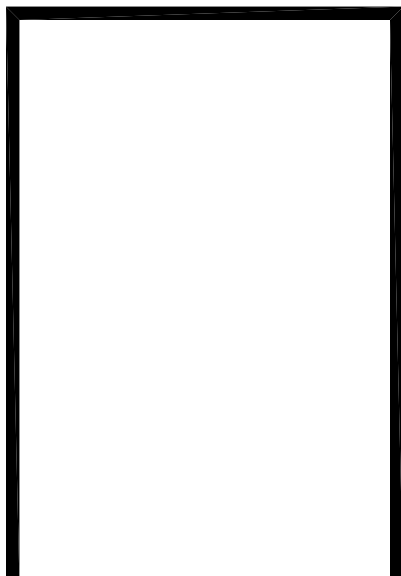
To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivision in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by the LAST day of June 2019.

NOTES:

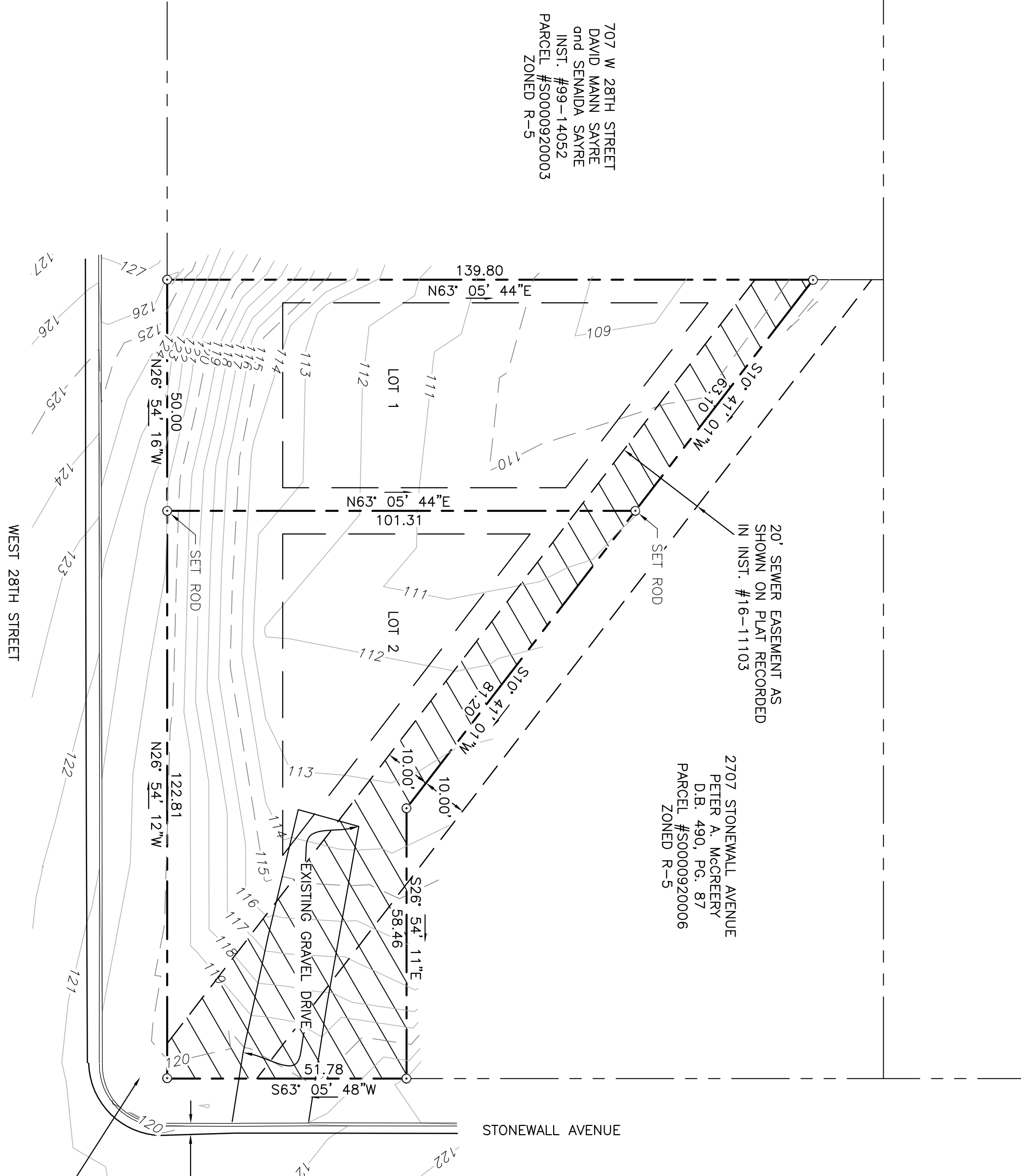
1. Use: Residential (Single Family)
2. Zoning: R-5
3. Setbacks: 25' Front, 5' Side and Rear
4. Address: 703 West 28th Street
5. Tax map reference number: S0000920013
6. Water: Public – City of Richmond, Virginia
7. Sewer: Public – City of Richmond, Virginia
8. Drainage: Curbs & Gutter
9. Public Utilities: Overhead (New)
10. Owner(s): CASTLE KANAWHA 1508, LLC
11. Developer: CASTLE KANAWHA 1508, LLC
12. Total Area: 0.321 Acres & 13,980 square feet
- Area in Roads: 0 Acres & 0 square feet
- Area in Lots: 0.321 Acres & 13,980 square feet
- Area of Land Dedicated for Public Purposes: 0 Acres & 0 square feet
13. Number of Lots: 2
- Minimum Lot size: 6,028 Square feet
- Maximum Lot size: 7,952 Square feet
- Average Lot size: 6,990 Square feet
14. Property within the limits of this subdivision is located in Flood Zone X, as shown on Flood Insurance Rate Map Number 5101290039E, revised 7/16/2014.
15. Property within the limits of this subdivision does not contain wetlands identified on the National Wetlands Inventory Map dated 1/5/2018 (online).
16. 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.



VICINITY MAP
SCALE: 1" = 500'

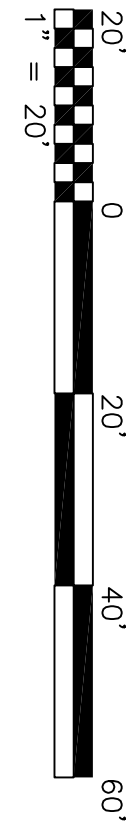


SUBDIVISION PLAT		SHEET NO.: 1 of 2	
28TH and STONEWALL ESTATES 703 WEST 28TH STREET CITY OF RICHMOND, VA PARCEL ID# 50000920013 PREPARED FOR CASTLE KANAWHA 1508, LLC		 NYFELER ASSOCIATES LAND SURVEYING & MAPPING 619 W CARY ST. RICHMOND, VA 23220 804-277-4231 www.nyfelerassociates.com	
		DATE: 11/12/2018	DRAWN BY: JRW
		JOB NUMBER: 18103	

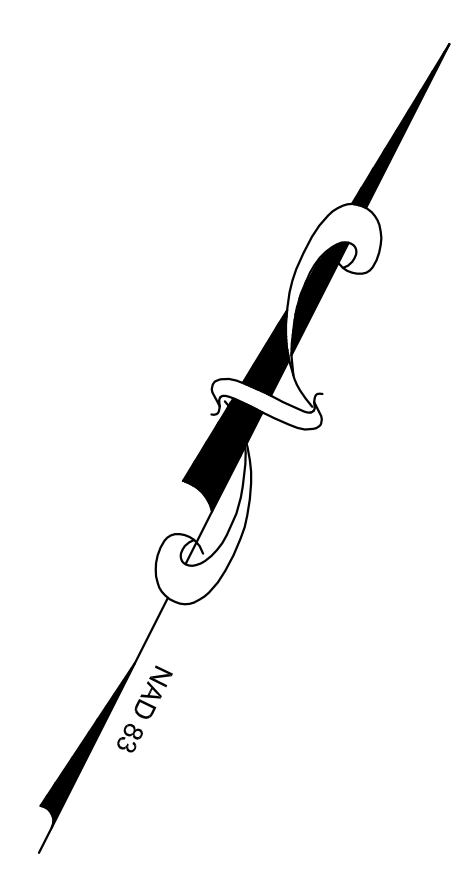


LEGEND

- PRIVATE ALLEY
- SET-BACK LINE
- SEWER EASEMENT
- FOUND ROD UNLESS OTHERWISE NOTED



SUBDIVISION ACREAGE = ±0.321
 PARCEL 1 ACREAGE = ±0.138
 PARCEL 2 ACREAGE = ±0.183
 PARCEL ZONED R-5



SUBDIVISION PLAT		SHEET NO.: 2 OF 2	
28TH and STONEWALL ESTATES 703 WEST 28TH STREET CITY OF RICHMOND, VA PARCEL ID# 50000920013 PREPARED FOR CASTLE KANAWHA 1508, LLC	 NYFELER ASSOCIATES LAND SURVEYING & MAPPING 619 W CARY ST. RICHMOND, VA 23220 804-277-4231 www.nyfelerassociates.com	DATE: 11/12/2018	SCALE: 1" = 20'
		JOB NUMBER: 18103	DRAWN BY: JRW