

Subdivision Certificate

The subdivision of land shown hereon designated as November Hill, Section 1, is with the free consent and in accordance with the desires of the undersigned owners and mortgagee. There are Deeds of Trust or Mortgages on this property. All streets, alleys and public 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.

Given under our hand and seals this _____ day of _____, 2022.

Owner; Lathan M. Ewers, Jr.

Mortgagee; Wells Fargo

Signature

Authorized Signature

Notary Public

Commonwealth of Virginia
 City or County of _____, to wit:
 I, _____, a Notary Public in and for the
 city or county of _____,
 Commonwealth of Virginia, do hereby certify that
 _____, whose name is signed
 to the Subdivision Certificate has acknowledged the same
 before me in my city or county and commonwealth
 aforesaid.

Given under my hand and seal this _____ day of
 _____ 2022.

NOTARY PUBLIC REG. NO.
 MY COMMISSION EXPIRES: _____

Notary Public

Commonwealth of Virginia
 City or County of _____, to wit:
 I, _____, a Notary Public in and for the
 city or county of _____,
 Commonwealth of Virginia, do hereby certify that
 _____, whose name is signed
 to the Subdivision Certificate has acknowledged the same
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 aforesaid.

Given under my hand and seal this _____ day of
 _____ 2022.

NOTARY PUBLIC REG. NO.
 MY COMMISSION EXPIRES: _____

Notes

1. Use: Single Family Residential
2. Zoning: R-2 Single Family Residential District
3. Building setbacks: Front Yard = 30 feet
 Side Yard = 9 feet
 Rear Yard = 9 feet
4. Parcel Address: 4238 Southampton Road
5. Parcel ID: C0010340042
6. Water: Public - City of Richmond System
7. Sewer: Public - City of Richmond System
8. Drainage: Roadside Ditches
9. Public Utilities: Underground/Overhead (Existing)
 Overhead (New)
10. Owner: Lathan M. Ewers, Jr.
11. Developer: Lathan M. Ewers, Jr.
12. Area: 8.103 acres (352,957.271 Sq. Ft.)
 A. Area in Roads: None
 B. Area in Lots: Lot I = 1.928 acres (83,970.506 Sq. Ft.)
 Lot II = 3.893 acres (169,592.588 Sq. Ft.)
 Lot III = 2.282 acres (99,394.177 Sq. Ft.)
 C. Area in R/W Dedicated = 0.122 acres (5,299.299 Sq. Ft.)
 D. Total Area: 8.103 acres (352,957.271 Sq. Ft.)
13. Number of Lots: 3
 Minimum Lot size: 83,970.506 Sq. Ft.
 Maximum Lot size: 169,592.588 Sq. Ft.
 Average Lot size: 117,652.424 Sq. Ft.
14. This property does not lie within a Special Flood Hazard Area as shown on a FEMA Flood Insurance Rate Map for the City of Richmond, Virginia; Community Panel No. 5101290016D (Panel 16 of 83), Effective Date: April 2, 2009
15. Property within the limits of this Subdivision does not contain wetlands, per study performed by Virginia Wetland Consulting, L.C., dated August 15, 2022.
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.

Source of Title

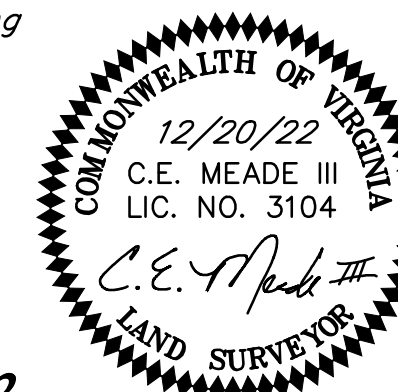
The property embraced within the limits of this subdivision was conveyed to Lathan M. Ewers, Jr. by deed from Eleanor P. and Robert T. Barton, Jr., dated April 17, 1980, recorded on April 30, 1980 in Deed Book 564 at Page 1286 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

C.E. Meade III
 Clarence E. Meade III, LS
 License No. 3104

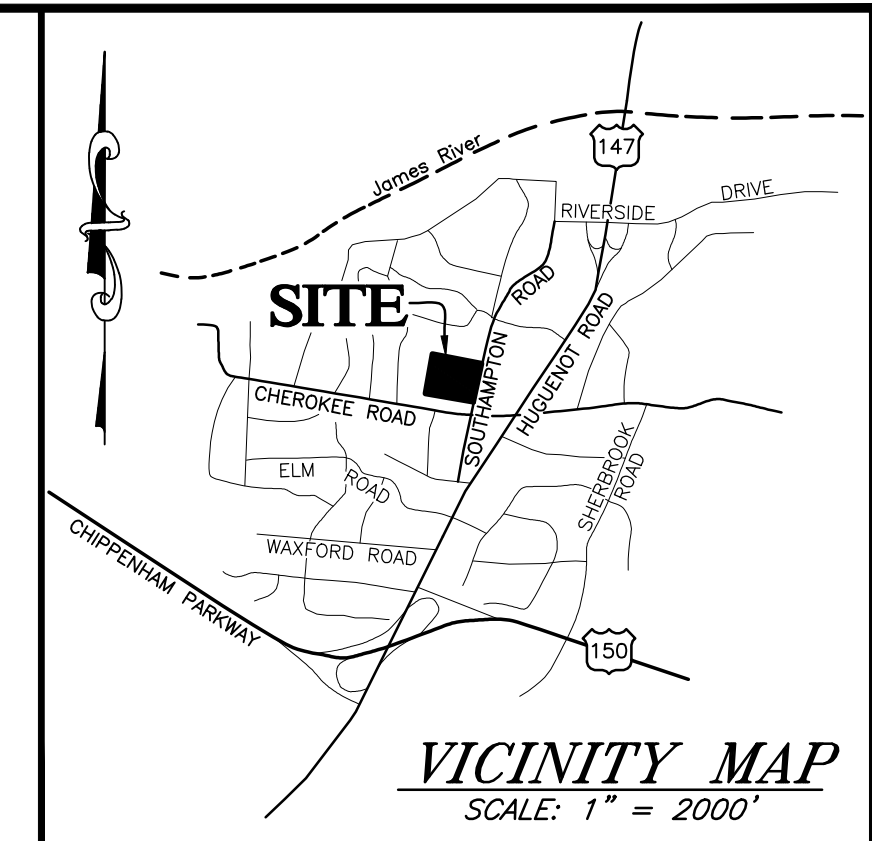
Surveyor's Certificate

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of all subdivisions for recordation in the City of Richmond, Virginia have been complied with. All monumentation will be set by 12/20/23.

C.E. Meade III
 Clarence E. Meade III, LS
 License No. 3104



SHEET 1 OF 2

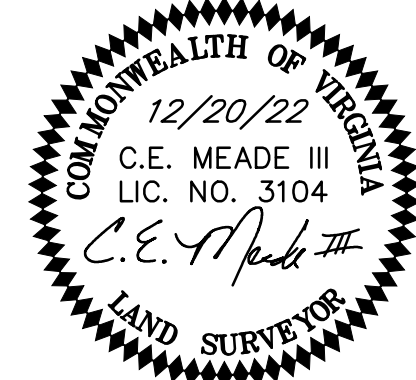
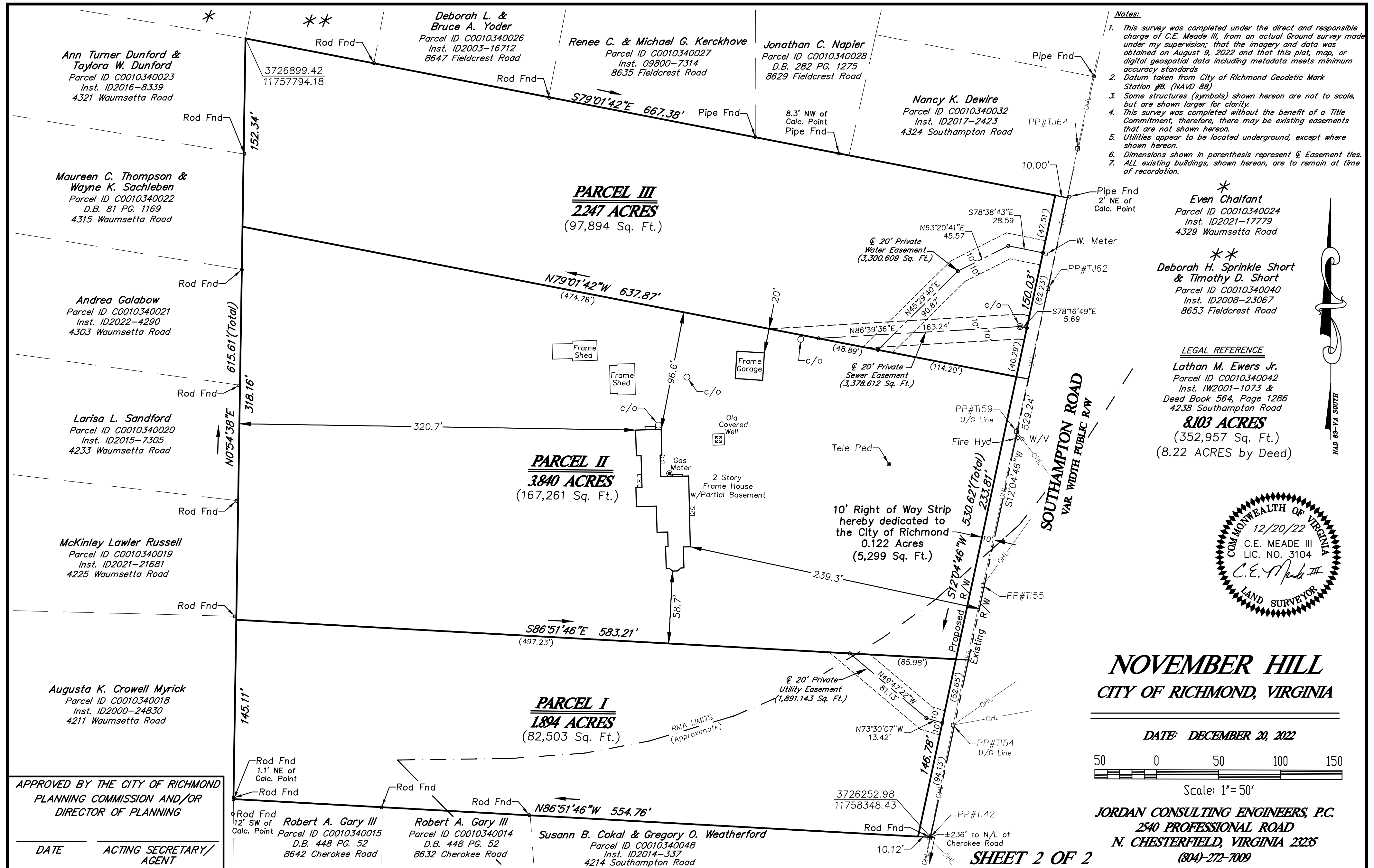


APPROVED BY THE CITY OF RICHMOND
 PLANNING COMMISSION AND/OR
 DIRECTOR OF PLANNING

 DATE ACTING SECRETARY/
 AGENT

**NOVEMBER HILL
 CITY OF RICHMOND, VIRGINIA**

DATE: DECEMBER 20, 2022
 SCALE: 1" = 50'
 JORDAN CONSULTING ENGINEERS, P.C.
 2540 PROFESSIONAL ROAD
 N. CHESTERFIELD, VIRGINIA 23235
 (804)-272-7009



APPROVED BY THE CITY OF RICHMOND
PLANNING COMMISSION AND/OR
DIRECTOR OF PLANNING

DATE _____ ACTING SECRETARY/
AGENT _____