

**SUBDIVISION CERTIFICATE:**

The platting or dedication of the following described land  
**VALIDATION PLAT OF**  
 No. 1012 N. 32nd Street Par.Id:E0000723008,  
 No. 1014 N. 32nd Street, Par.Id:E0000723033,  
 and No. 1016 N. 32nd Street Par.Id:E0000723034,  
 RICHMOND, VIRGINIA

is with the free consent and in accordance with the desire of the undersigned owners thereof. There is a mortgage on this 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 agreements or easements except as noted on this plat the time of recordation. All easement 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.

\_\_\_\_\_  
 MATTHEW P. JARREAU, LLC. Date  
 \_\_\_\_\_  
 STEPHEN DANIEL VALENTINE Date  
 \_\_\_\_\_  
 MEGAN MONIZ Date  
 \_\_\_\_\_  
 CHRISTOPHER MEMIN Date

CITY/COUNTY OF \_\_\_\_\_  
 COMMONWEALTH OF VIRGINIA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY: Matthew P. Jarreau, LLC

NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

CITY/COUNTY OF \_\_\_\_\_  
 COMMONWEALTH OF VIRGINIA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY: Stephen Daniel Valentine

NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

CITY/COUNTY OF \_\_\_\_\_  
 COMMONWEALTH OF VIRGINIA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY: Megan Moniz

NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

CITY/COUNTY OF \_\_\_\_\_  
 COMMONWEALTH OF VIRGINIA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY: Christopher Memin

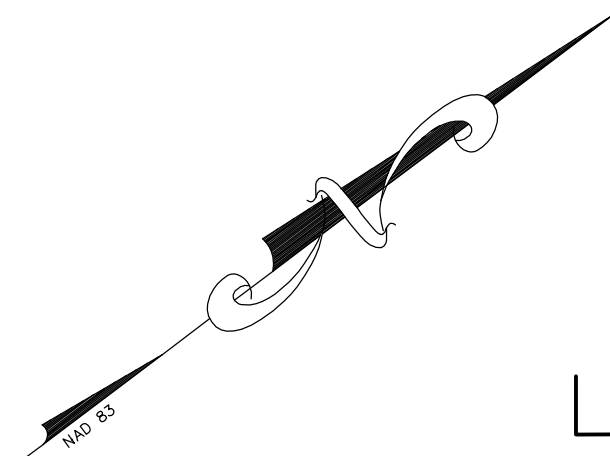
NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVAL BLOCK

**SURVEYOR'S CERTIFICATE:**

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING OF PLATS OF SUBDIVISIONS IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE PREVIOUSLY SET.

\_\_\_\_\_  
 JEFFREY K. FLOYD - LAND SURVEYOR DATE  
 10-29-2021



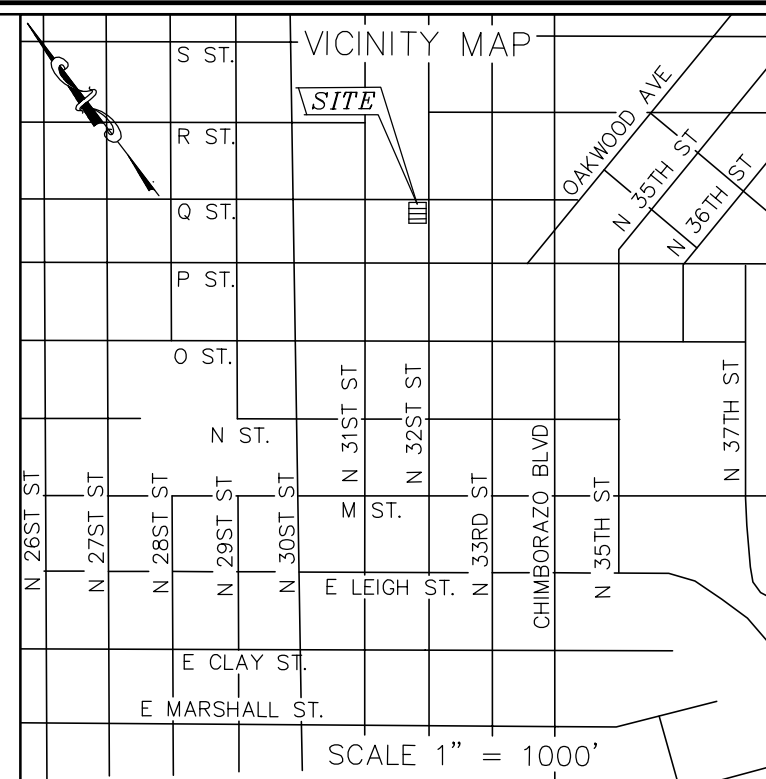
**SOURCE OF TITLE:**

No. 1012 N 32nd St. ~ Par.Id: E0000723008  
 The property embraced within the limits of this Subdivision was conveyed from L. KENT POND to MATTHEW P. JARREAU LLC by Deed dated August 19, 2019 and recorded August 22, 2019 in, Instrument No. 201917202 in the Clerk's office of the Circuit Court of the City of Richmond, VA.

AND  
 No. 1014 N 32nd St. ~ Par.Id: E0000723033  
 was conveyed from SARA ELIZABETH NALL to STEVEN DANIEL VALENTINE by Deed dated July 24, 2020 and recorded August 3, 2020 in, Instrument No. 202017025 in the Clerk's office of the Circuit Court of the City of Richmond, VA.

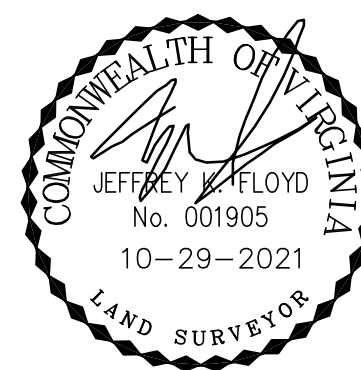
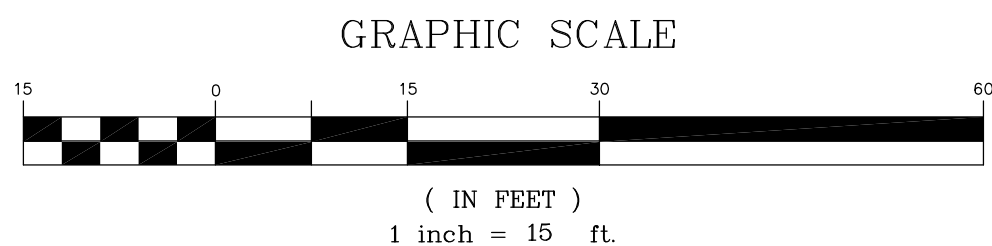
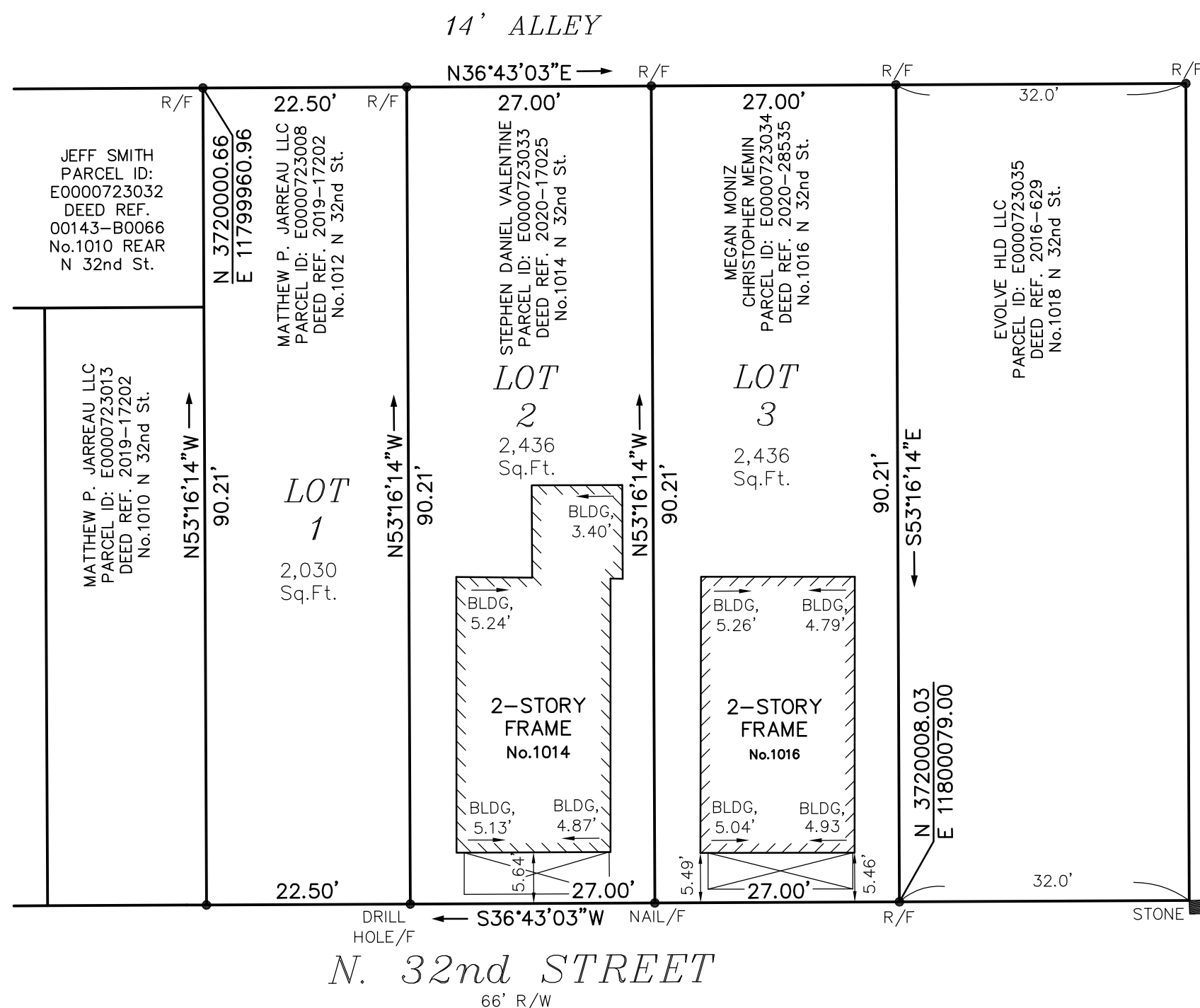
AND  
 No. 1016 N 32nd St. ~ Par.Id: E0000723034  
 was conveyed from MATTHEW P. JARREAU, LLC to MEGAN MONIZ AND CHRISTOPHER MEMIN by Deed dated November 18, 2020 and recorded November 30, 2020 in, Instrument No. 202028535 in the Clerk's office of the Circuit Court of the City of Richmond, VA.

\_\_\_\_\_  
 Jeffrey K. Floyd Date  
 10-29-2021



**NOTES:**

- 1 - Use: Single Family Detached Residential
- 2 - Zoning: R-6
- 3 - Setbacks:  
 Front: 15 ft  
 Sides: 5 ft.  
 Rear: 5 ft.
- 4 - Address: Lot 1 ~ 1012 N 32nd St. ~ Par. Id.E0000723008  
 Lot 2 ~ 1014 N 32nd St. ~ Par. Id.E0000723033  
 Lot 3 ~ 1016 N 32nd St. ~ Par. Id.E0000723034
- 5 - Water Supply: Public- City of Richmond, VA
- 6 - Wastewater: Public- City of Richmond, VA
- 7 - Drainage: Curb & Gutter
- 8 - Public Utilities: Above ground
- 9 - Owner Lot 1:  
 Matthew P. Jarreau LLC  
 114 N 3rd Street  
 Richmond, VA 23219  
 Owner Lot 2:  
 Stephen Daniel Valentine  
 1014 N 32nd Street  
 Richmond, Va. 23223  
 Owner Lot 3:  
 Megan Moniz  
 Christopher Memin  
 1016 N 32nd Street  
 Richmond, Va. 23223
- 10 - Total Area:  
 Area in Roads: 0  
 Area in Lots: 6,902 Sq.Ft.  
 Area in land dedicated to public purpose: 0
- 11 - Number of lots: 3
- 12 - Improvements are not shown
- 13 - FEMA ~ FIRM Map 5101290041E  
 Effective Date July 16, 2014 and  
 FIRM Map 5101290042D  
 Effective Date April 2, 2009  
 All parcels are within Zone "X"
- 14 - Property within the limits of this division does not contain wetlands identified on the National Wetlands Inventory Map.
- 15 - Property within the limits of this division is not located in a Chesapeake Bay Preservation Area designated by the City of Richmond, Virginia pursuant to Chapter 50 of the city code of 2004.
- 16 - NAD83 Coordinates are based on City Control Station 42
- 17 - This plat depicts lots that were created in violation the subdivision ordinance in place at the time of recordation. This plat is intended to remedy that violation.



**VALIDATION PLAT OF**  
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 and No. 1016 N. 32nd Street Par.Id:E0000723034,  
 RICHMOND, VIRGINIA

**VIRGINIA SURVEYS**  
 P.O. BOX 118  
 CHESTERFIELD VA. 23832  
 804-748-9481

**VIRGINIA SURVEYS**

DATE: SEPTEMBER 15, 2021  
 SCALE: 1" = 15'  
 DRAWN BY: JKJ  
 CHECKED BY: HS  
 Jn: 190612779

REVISIONS:  
 October 29, 2021

SHEET  
**1 OF 1**