

**SUBDIVISION CERTIFICATE**

THIS SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS "OLIVET GARDENS SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS A DEED OF TRUST OR MORTGAGE 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 AS OF THE TIME OF RECORDATION. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND AND OVERHEAD UTILITIES, UNLESS NOTED OTHERWISE. ALL UNRESTRICTED EASEMENTS ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH ALLEYS ON EASEMENTS AT A FUTURE TIME WITHOUT COST OF PROPERTY INVOLVED. THE DEDICATION OF THE 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 HAVE AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_\_, 2024.

\_\_\_\_\_  
 (OWNER - OLIVET GARDENS, LLC)  
 KELVIN G. HANSON, MANAGER

\_\_\_\_\_  
 (TRUSTEE - SIGNATURE)

\_\_\_\_\_  
 (TRUSTEE - PRINT)

**COMMONWEALTH OF VIRGINIA**

CITY / COUNTY OF \_\_\_\_\_ TO WIT  
 I, \_\_\_\_\_, CERTIFY THAT KELVIN G. HANSON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED THE SAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

REG. #: \_\_\_\_\_  
 EXPIRING: \_\_\_\_\_

**COMMONWEALTH OF VIRGINIA**

CITY / COUNTY OF \_\_\_\_\_ TO WIT  
 I, \_\_\_\_\_, CERTIFY THAT \_\_\_\_\_ WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED THE SAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

REG. #: \_\_\_\_\_  
 EXPIRING: \_\_\_\_\_

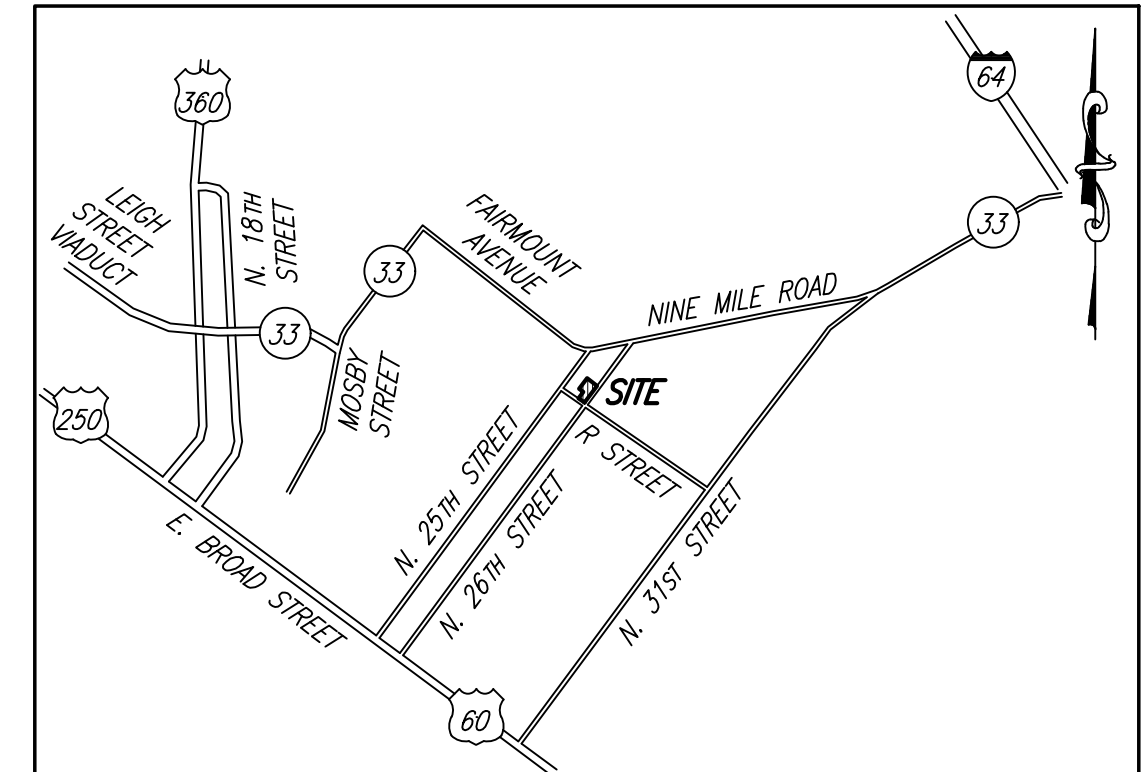
**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO OLIVET GARDENS, LLC, A VIRGINIA LIMITED COMPANY FROM DR. DARRYL F. HUSBAND, SR., ELDER JAMES TUNSTALL, ELDER SANDRA JOHNSON AND PEGGY DANIELS AS TRUSTEES ON BEHALF OF MT. OLIVET BAPTIST CHURCH BY DEED DATED THE 4TH DAY OF OCTOBER, 2022, AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 21ST DAY OF OCTOBER, 2022, IN INSTRUMENT NUMBER 2022-23192, ON PAGES 1-6.

THIS PROPERTY IS SUBJECT TO A QUITCLAIM DEED AND MODIFICATION OF PARCEL LINES BETWEEN OLIVET GARDENS, LLC, A VIRGINIA LIMITED COMPANY AND DR. DARRYL F. HUSBAND, SR., ELDER JAMES TUNSTALL, ELDER SANDRA JOHNSON AND PEGGY DANIELS AS TRUSTEES ON BEHALF OF MT. OLIVET BAPTIST CHURCH BY DEED DATED THE 6TH DAY OF OCTOBER, 2022, AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 21ST DAY OF OCTOBER, 2022, IN INSTRUMENT NUMBER 2022-23193, ON PAGES 1-11.

**PRELIMINARY #2**

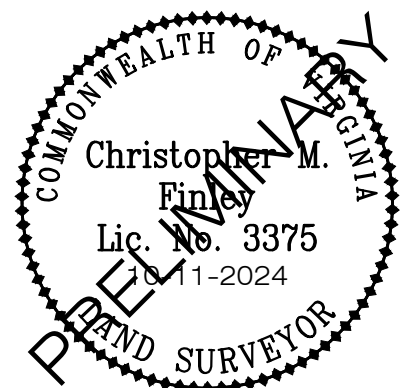
BALZER & ASSOCIATES, INC.



VICINITY MAP 1" = 2000'

**GENERAL NOTE**

1. USE: SINGLE FAMILY ATTACHED RESIDENTIAL
2. ZONING: R-6
3. SETBACKS: FRONT: 15', SIDE: 3' (10' END OF SERIES), REAR: 5'
4. PROPERTY ADDRESSES: #1200-#1220 N. 26TH STREET
5. PARCEL NUMBERS: E000-0561/006, E000-0561/008, E000-0561/010, E000-0561/011, E000-0561/012, E000-0561/013, E000-0561/014, E000-0561/015
6. WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
7. SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
8. DRAINAGE: CURB & GUTTER
9. PUBLIC UTILITIES: UNDERGROUND/OVERHEAD (EXISTING) / UNDERGROUND (NEW)
10. OWNER/DEVELOPER: OLIVET GARDENS, LLC  
 927 HULL STREET  
 RICHMOND, VA 23224  
 CONTACT: KELVIN HANSON  
 PHONE: 804-325-3797
11. TOTAL AREA: 0.564 ACRE & 24,568 SQUARE FEET  
 AREA IN ROADS: 0.000 ACRES  
 AREA IN LOTS: 0.564 ACRE & 24,568 SQUARE FEET  
 AREA DEDICATED FOR PUBLIC PURPOSES: 0.000 ACRES  
 NUMBER OF LOTS: 10  
 MINIMUM LOT SIZE: 1,708 SQUARE FEET  
 MAXIMUM LOT SIZE: 3,156 SQUARE FEET  
 AVERAGE LOT SIZE: 2,457 SQUARE FEET
12. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP SHEET 41 OF 100 FOR THE CITY OF RICHMOND, MAP NUMBER: 5101290041E, DATED JULY 16, 2014.
13. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS. PER THE NATIONAL WETLANDS INVENTORY WEBSITE ACCESSED ON SEPTEMBER 16, 2024.
14. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN CHESAPEAKE BAY PRESERVATION AREA DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004. THE ENTIRE SITE IS NOT WITHIN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. THERE IS NO RESOURCE PROTECTION AREA LOCATED ON THIS SITE.
15. HORIZONTAL DATUM: NAD 83
16. VERTICAL DATUM: NAVD 88



**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 FOR RECORDATION IN CITY OF RICHMOND, VIRGINIA, HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY 10-11-2025.

**PRELIMINARY #2**

BALZER & ASSOCIATES, INC.

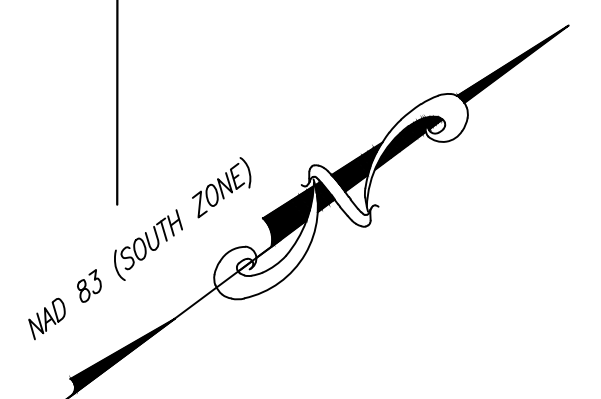
**OLIVET GARDENS  
 SUBDIVISION**

CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
 ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.co

REV: 10-11-2024  
 DATE: 09-16-2024  
 SCALE: AS SHOWN  
 JOB: 55240071.00  
 DRAWN BY: BCH  
 CHECKED BY: CMF  
 SHEET 1 OF 2





OMIYAH INVESTMENT CORPORATION  
#1201 N. 25TH STREET  
PARCEL: E000-0561/019  
INSTR. 1300-01205  
ZONING: B-2

MELVIN CRAWLEY, JR.  
#1205 N. 25TH STREET  
PARCEL: E000-0561/021  
INSTR. 2200-07483  
ZONING: B-2

ELEVEN ELEVEN 25th LLC  
#1207 N. 25TH STREET  
PARCEL: E000-0561/035  
INSTR. 2200-12064  
ZONING: B-2

MOUNT OLIVET BAPTIST CHURCH TR.  
#1209 N. 25TH STREET  
PARCEL: E000-0561/023  
D.B. 360, PG. 70  
ZONING: B-2

MOUNT OLIVET CHURCH INC.  
#1211 N. 25TH STREET  
PARCEL: E000-0561/024  
INSTR. 2400-13916  
ZONING: B-2

MOUNT OLIVET BAPTIST CHURCH TR.  
#1215 N. 25TH STREET  
PARCEL: E000-0561/026  
D.B. 257, PG. 729  
ZONING: B-2

ELEVEN ELEVEN 25th LLC  
#1217 N. 25TH STREET  
PARCEL: E000-0561/027  
INSTR. 2000-27093  
ZONING: B-2

MOUNT OLIVET CHURCH INC.  
#1219 1/2 N. 25TH STREET  
PARCEL: E000-0561/028  
INSTR. 2400-13916  
ZONING: B-2

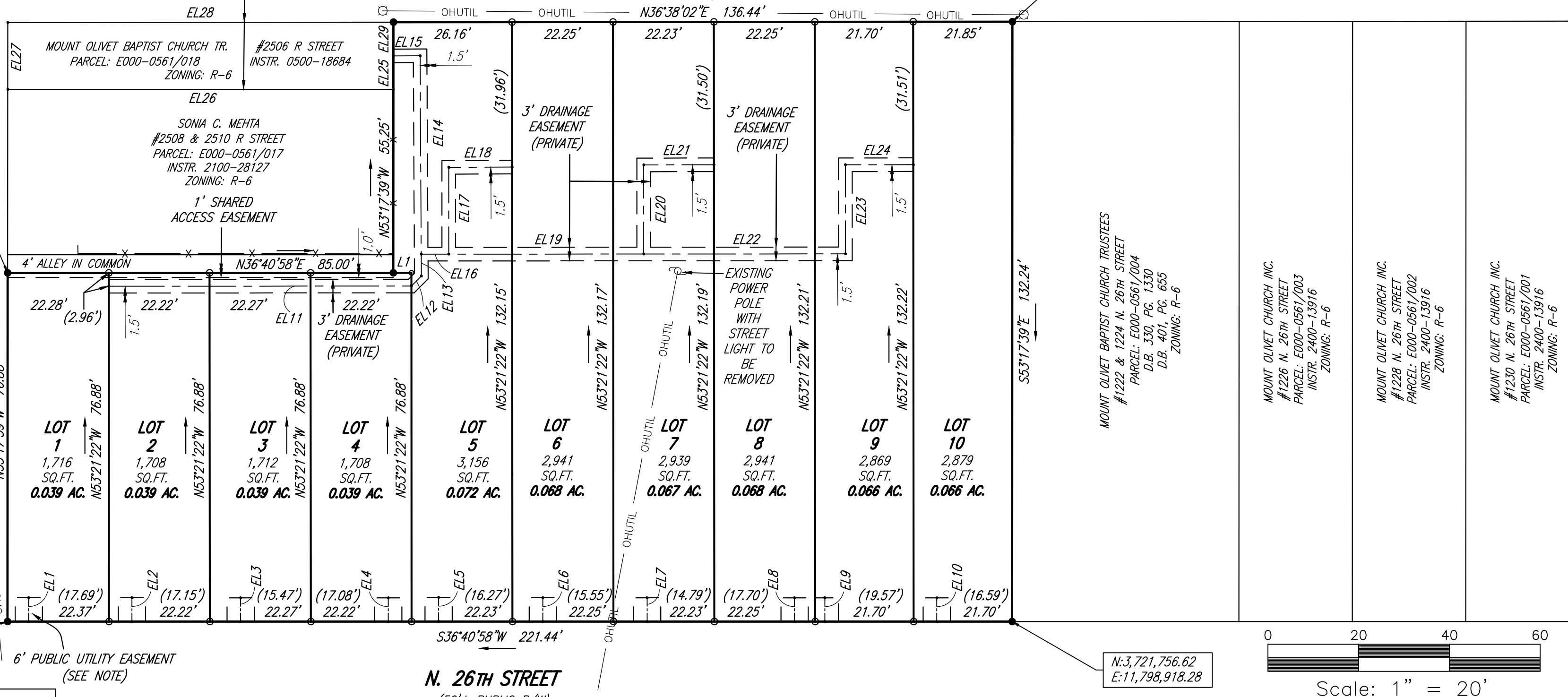
MOUNT OLIVET CHURCH INC.  
#1223 N. 25TH STREET  
PARCEL: E000-0561/031  
INSTR. 2400-13916  
ZONING: B-2

16'± PUBLIC ALLEY

N:3,721,835.66  
E:11,798,812.26

N:3,721,624.99  
E:11,798,724.36

R STREET  
(50'± PUBLIC R/W)



N:3,721,579.04  
E:11,798,786.00

6' PUBLIC UTILITY EASEMENT  
(SEE NOTE)

N. 26TH STREET  
(50'± PUBLIC R/W)

N:3,721,756.62  
E:11,798,918.28

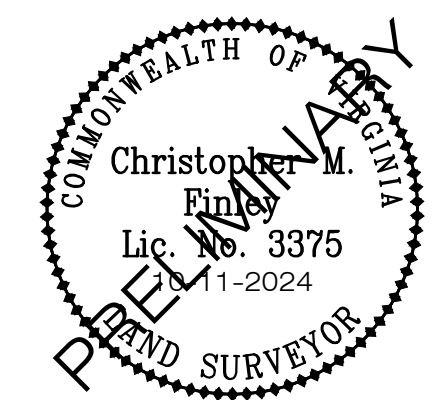
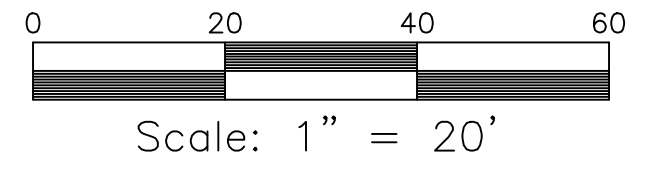
S STREET  
(50'± PUBLIC R/W)

MOUNT OLIVET BAPTIST CHURCH TRUSTEES  
#1222 & 1224 N. 26TH STREET  
PARCEL: E000-0561/004  
D.B. 330, PG. 1330  
D.B. 401, PG. 655  
ZONING: R-6

MOUNT OLIVET CHURCH INC.  
#1226 N. 26TH STREET  
PARCEL: E000-0561/003  
INSTR. 2400-13916  
ZONING: R-6

MOUNT OLIVET CHURCH INC.  
#1228 N. 26TH STREET  
PARCEL: E000-0561/002  
INSTR. 2400-13916  
ZONING: R-6

MOUNT OLIVET CHURCH INC.  
#1230 N. 26TH STREET  
PARCEL: E000-0561/001  
INSTR. 2400-13916  
ZONING: R-6



LINE	BEARING	DISTANCE
L1	N36°40'58"E	3.98'

NOTE: EL1 - EL10 ALL REFER TO THE CENTERLINE OF 6' PUBLIC UTILITY EASEMENTS. EASEMENT TIES ARE REPRESENTED WITHIN SINGLE PARENTHESIS. (XX.XX')

LINE	BEARING	DISTANCE
EL1	N53°21'22"W	5.25'
EL2	N53°21'22"W	5.25'
EL3	N53°21'22"W	5.25'
EL4	N53°21'22"W	5.25'
EL5	N53°21'22"W	5.25'
EL6	N53°21'22"W	5.25'
EL7	N53°21'22"W	5.25'
EL8	N53°21'22"W	5.25'

LINE	BEARING	DISTANCE
EL9	N53°21'22"W	5.25'
EL10	N53°21'22"W	5.25'
EL11	N36°37'47"E	66.70'
EL12	N08°21'22"W	3.11'
EL13	N53°37'53"W	4.82'
EL14	N53°37'53"W	43.73'
EL15	S36°25'30"W	5.90'

LINE	BEARING	DISTANCE
EL16	N36°38'38"E	6.09'
EL17	N53°21'22"W	19.12'
EL18	N36°22'14"E	13.97'
EL19	N36°38'38"E	42.97'
EL20	N53°21'22"W	19.65'
EL21	N36°38'38"E	15.48'
EL22	N36°38'38"E	44.47'

LINE	BEARING	DISTANCE
EL23	N53°21'22"W	19.65'
EL24	N36°38'38"E	14.97'
EL25	S53°17'39"E	7.38'
EL26	S36°40'58"W	85.00'
EL27	N53°17'39"W	14.74'
EL28	N36°38'02"E	85.00'
EL29	S53°17'39"E	7.43'

- LEGEND**
- CORNER FOUND
  - CORNER TO BE SET

# OLIVET GARDENS SUBDIVISION

CITY OF RICHMOND, VIRGINIA

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REV: 10-11-2024  
DATE: 09-16-2024  
SCALE: 1"=20'  
JOB: 55240071.00  
DRAWN BY: BCH  
CHECKED BY: GMF  
SHEET 2 OF 2

