

**SUBDIVISION CERTIFICATE**

The subdivision of land shown hereon, designated \_\_\_\_\_ Subdivision, is with the free consent and in accordance with the desires of the undersigned owners. 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 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 Owner has affixed its signature and seal as of this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

CC RICHMOND II LP  
By: CENTER CREEK GP RICHMOND II LLC,  
General Partner

By: \_\_\_\_\_  
Gregory R. Shron,  
Executive Vice President

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, To-wit:

I, \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public My commission expires: \_\_\_\_\_

APPROVAL BLOCK



**SURVEYORS 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 11th day of June, 2020.

James E. McKnight L.S.

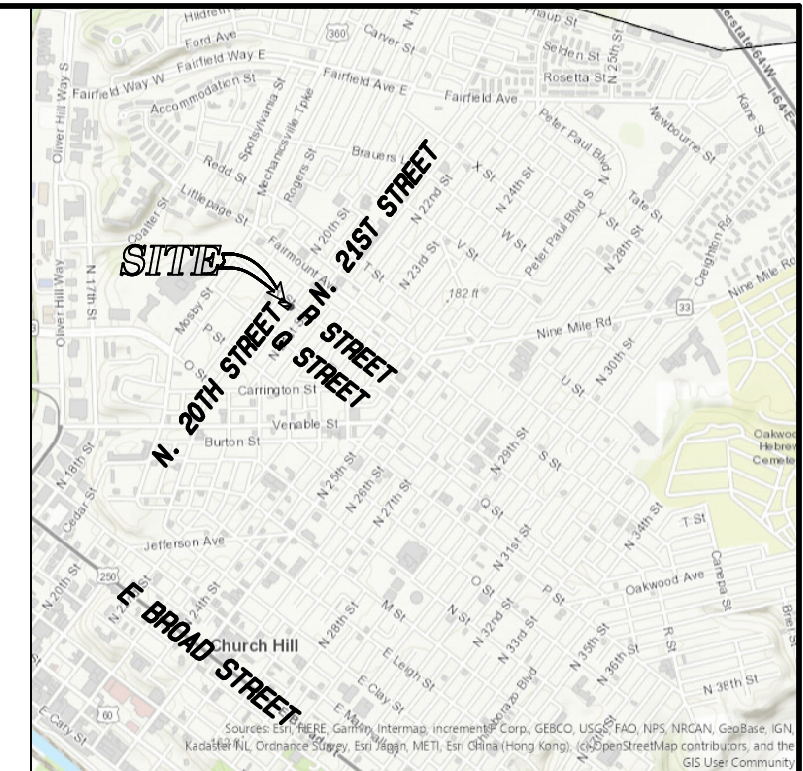
**SOURCE OF TITLE**

The property embraced within the limits of this subdivision is that property conveyed to CC RICHMOND II LP from OGBURN BUILDING DEVELOPMENT LLC by deed dated September 30, 2019, and recorded at the clerk's office in the Circuit Court of the City of Richmond, Virginia as Instrument No. 2019-20043.

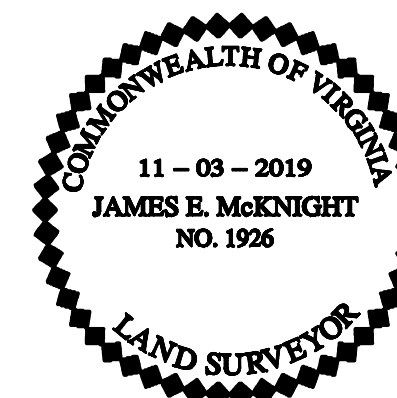
James E. McKnight L.S.

**Notes:**

- 1) Use: Single Family Attached Residential
- 2) Zoned: R-6 - Residential (Single Family Attached)  
Special Use Permit dated \_\_\_\_\_  
Ordinance No. \_\_\_\_\_.
- 3) Setbacks: Front = 6'; Side (southeastern)=15'; Side (northwestern)=10'; Rear = 15'
- 4) Property Address - 1121 N. 20th Street, Richmond, Virginia 23223  
Tax Map # E0000514026, Current Owner - CC RICHMOND II LP
- 5) Water: Public - City of Richmond, Virginia.
- 6) Sewers: Public - City of Richmond, Virginia
- 7) Drainage: Curb & Gutter Existing
- 8) Public Utilities: Underground/Overhead Existing
- 9) Developer: CC RICHMOND II LP
- 10) Total Area: 10219 SQ FT; 0.2346 ACRES  
Area within lots: 10219 SQ FT; 0.2346 ACRES
- 11) Number of Lots: 5  
Minimum Lot Size: 1118 SQ FT; 0.0257 ACRES  
Maximum Lot Size: 2016 SQ FT; 0.0463 ACRES  
Average Lot Size: 2043 SQ FT ; 0.0469 ACRES
- 12) This property is located in F.E.M.A. Flood Zone "X",  
Map Number: 5101290041D; Map Revised: July 16, 2019.
- 13) This property does not contain any wetlands.
- 14) This property is not located in Chesapeake Bay Preservation Areas.



VICINITY MAP  
1" = 2000'



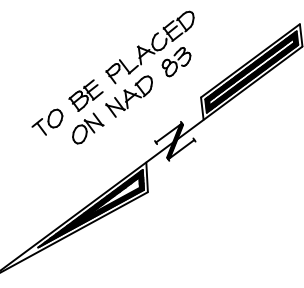
**DIVISION OF No. 1121 N. 20TH STREET,  
IN THE CITY OF RICHMOND, VIRGINIA.**

REVISED DATE:



201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

N. 21<sup>ST</sup> STREET



N 3722662.9963  
E 11797339.1035

EXISTING  
OVERHEAD  
UTILITIES

EXISTING  
BRICK SHED  
TO BE REMOVED

61.00

S36°35'18"W

15' BUILDING  
SETBACK

ALLEY  
(EXISTING GRAVEL)

S T R E E T

66' +/- PUBLIC R/W

EXISTING  
CURB & GUTTER

126.04

S53°10'57"E

21.48

S36°35'18"W

9' PARKING  
EASEMENT

6' BUILDING  
SETBACK

61.00

S36°49'03"W

18.33

18.33

4' ACCESS EASEMENT  
FOR LOT 2

61.00

S36°49'03"W

23.17

23.17

4.0' ACCESS  
EASEMENT

61.00

S36°49'03"W

23.17

23.17

61.00

S36°49'03"W

23.17

23.17

10' BUILDING  
SETBACK

61.00

N36°33'57"E

28.44

28.17

15' BUILDING  
SETBACK

CC RICHMOND II LP  
ID 2019-20043  
TM# E0000514026

CONTOURS OVERLAYED FROM  
CITY OF RICHMOND GIS MAP

N. 20<sup>TH</sup> STREET

66' +/- PUBLIC R/W

EXISTING  
STORM DRAIN

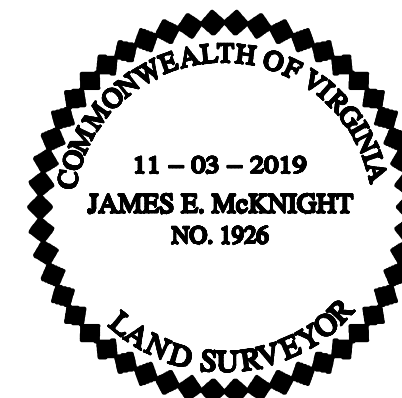
FIRE  
HYDRANT

N 3722689.5013  
E 11797201.8991

### DIVISION OF No. 1121 N. 20TH STREET, IN THE CITY OF RICHMOND, VIRGINIA.

REVISED DATE:

SCALE 1" = 20'



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