

The subdivision of land shown hereon, designated as "LAUREL GREEN", is with the free consent and in accordance with the desires of the undersigned owners thereof.

All Streets, alleys and easements are of the width an 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 and overhead 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 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.

There is no mortgage on this property.

IN WITNESS WHEREOF, the Owners,  
have affixed their signature  
and seal as of this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

Owner: KYLE HAMPTON JOHNSTON

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ to-wit:

The foregoing instrument was acknowledged

before me this day \_\_\_\_\_ day of \_\_\_\_\_ 2022.

by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public

To the best of my knowledge and belief, all of requirements as set forth in the ordinance for the approving of plats of subdivision in the City of Richmond, Virginia have been complied with.

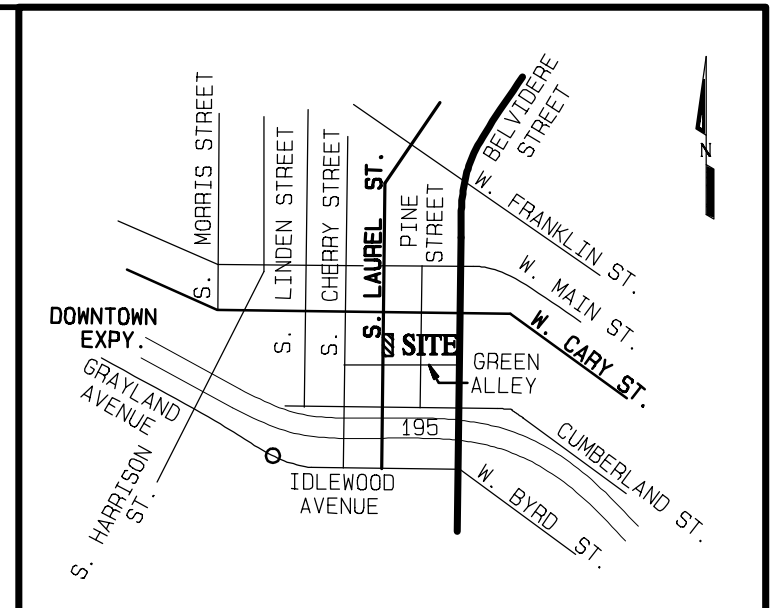
I hereby certify that this plat  
represents and is based on a field survey  
performed under my direction and supervision.

All monuments will be set by DEC.31, 2022

FREDERICK A. GIBSON, L.S. 0403 001561  
FREDERICK A. GIBSON & ASSOCIATES, P.C.

The property embraced within the limits of this subdivision is that property conveyed to Kyle H. Johnston by deed dated the 9th day of December, 2021 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 9th day of December, 2021, as instrument # 210034764.

FREDERICK A. GIBSON, L.S. 0403 001561  
FREDERICK A. GIBSON & ASSOCIATES, P.C.



VICINITY MAP  
1" = 2000' ±

1. Use: Single Family Residential  
2. Zoning: R-7  
Setbacks- per City Ordinance 2021-261  
3. Property address:  
105 S. LAUREL STREET

TAX PARCEL	W000-0255-037	LOT 1
TAX PARCEL	W000-0255-041	LOT 2
TAX PARCEL	W000-0255-042	LOT 3

The purpose of this subdivision plat is to  
legalize previous unofficial recordation.

4. Water: Public- City of Richmond, Virginia.
5. Sewers: Public - City of Richmond, Virginia.
6. Drainage: Curb and Gutter
7. Public Utilities: Overhead (Existing)
8. Owners: KYLE H. JOHNSTON

9. Developer: CANVAS DEVELOPMENT, LLC  
10. Total Area: 3,750 SQ. FT. 0.0861 AC.  
Area in Roads: N/A  
Area in Lots: 3,750 SQ. FT. 0.0861 AC.  
Area of Land Dedicated for Public Purposes - None

11. Number of Lots: 3  
Minimum Lot size: 793 SQ. FT. / 0.0182 Ac.  
Maximum Lot size: 1995 SQ. FT. / 0.0458 Ac.  
Average Lot size: 1250 SQ.FT. / 0.0287 Ac.

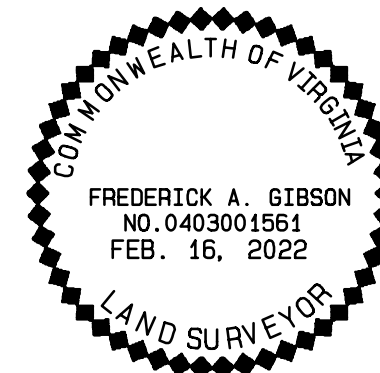
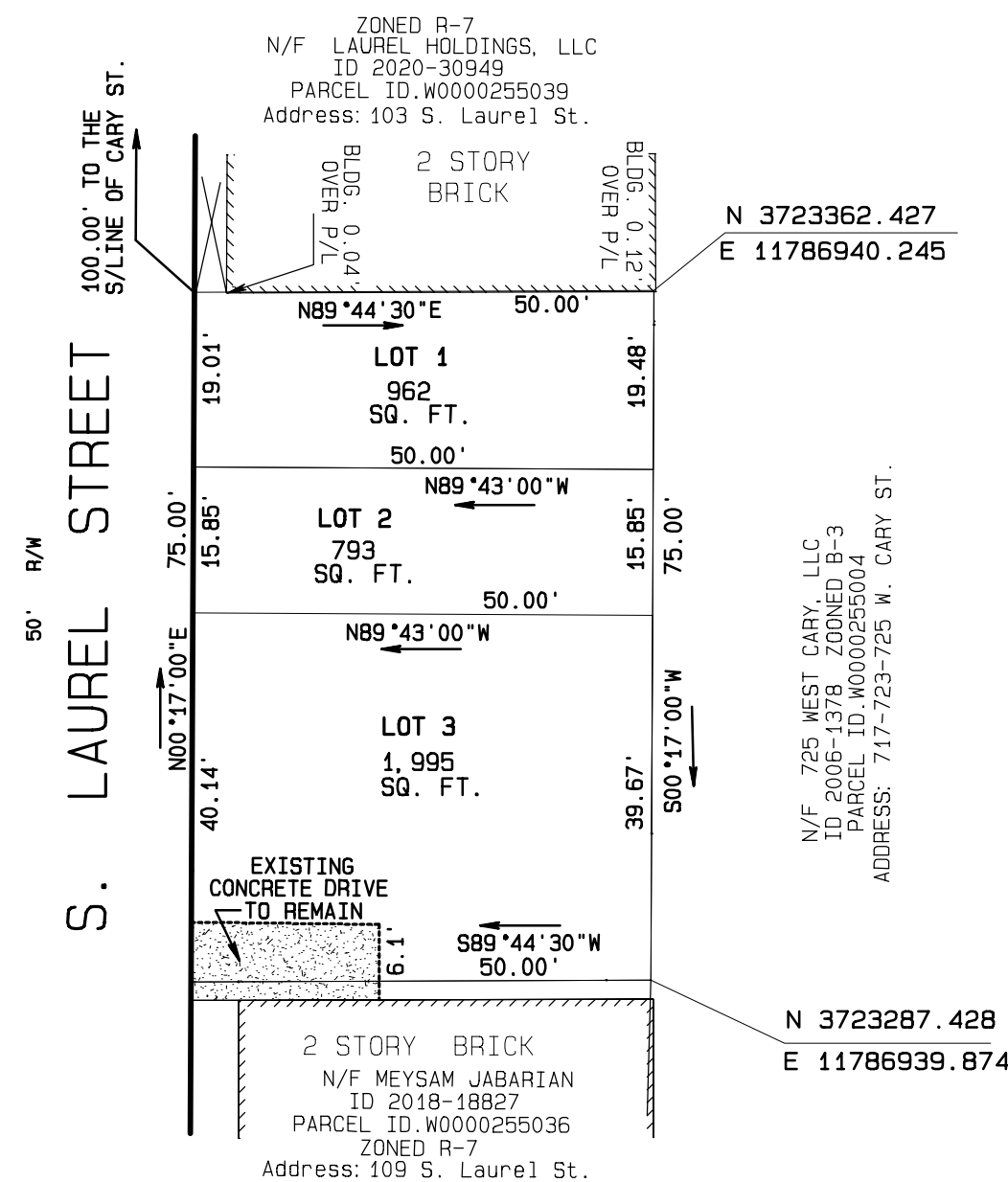
12. Property within the limits of this subdivision is located in Flood Zone "X", as shown on Flood Insurance Rate Map PANEL 37 of 83 for the City of Richmond, Community Panel No. 510129 0037 D dated April 2, 2009.

13. Property within the limits of this subdivision does not contain wetlands identified on the national wetlands inventory map entitled "Richmond, Va."

14. Property within 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.

15. Nad 83 Coordinates are based city Control Station # 30

16. Special Use Permit was approved by city of Richmond Ordinance 2021-261 adopted Nov. 8, 2021



## CITY OF RICHMOND - APPROVAL

LOT AREA TABULATION			
LOT 1	962	SQ.FT.	0.0221 AC.
LOT 2	793	SQ.FT.	0.0182 AC.
LOT 3	1995	SQ.FT.	0.0458 AC.

PROJ. NUMBER: 2007-11 SUB.

GRAPHIC SCALE



## REVISIONS

REV: APRIL 4, 2022  
PER CITY OF RICHMOND  
COMMENTS 3-25-2022

SUBDIVISION PLAT  
"LAUREL GREEN"

CITY OF RICHMOND, VIRGINIA.

DATE: FEB. 16, 2022

SCALE: 1" = 20'

FREDERICK A. GIBSON  
& ASSOCIATES, P.C.  
PROFESSIONAL LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
N. CHESTERFIELD, VIRGINIA 23235  
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