

Subdivision Certificate

The subdivision of land shown hereon, designated "THE OAKS AT 23RD", SECTION 1, is with the free consent and in accordance with the desires of the undersigned owner, thereof. There is not 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 existing 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 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 Owner has affixed their signature and seal as of this _____ day of _____, 20__.

[SIGNATURE]

[NAME] & [TITLE] (PRIZM, LLC)

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 Subdivision Certificate, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this _____ day of _____, 20__.

Notary Public

My Commission expires: _____

Registration No.: _____

Surveyor's Certificate

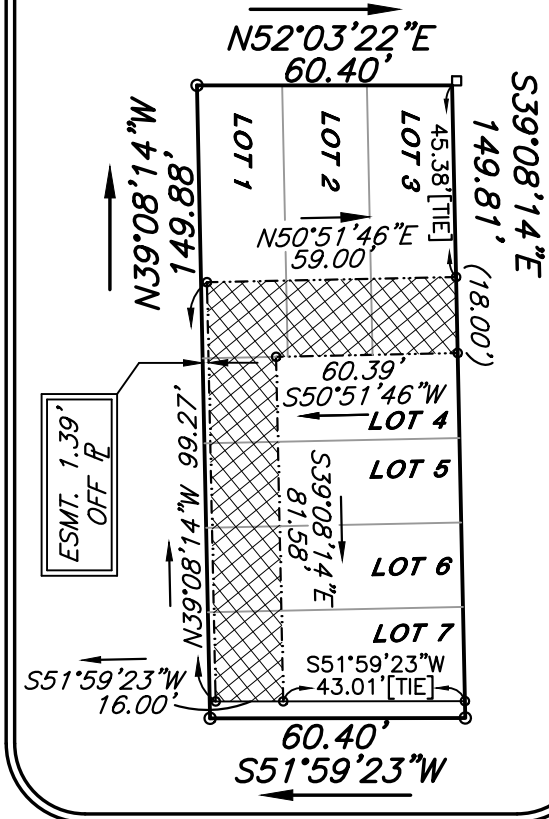
To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions for recordation in the City of Richmond, Virginia, have been complied with. This plat represents and is based upon a field survey made under my supervision and direction. All monuments will be set within a year of recordation.

Rodney B. Shadrach, L.S.
Shadrach & Associates, LLC



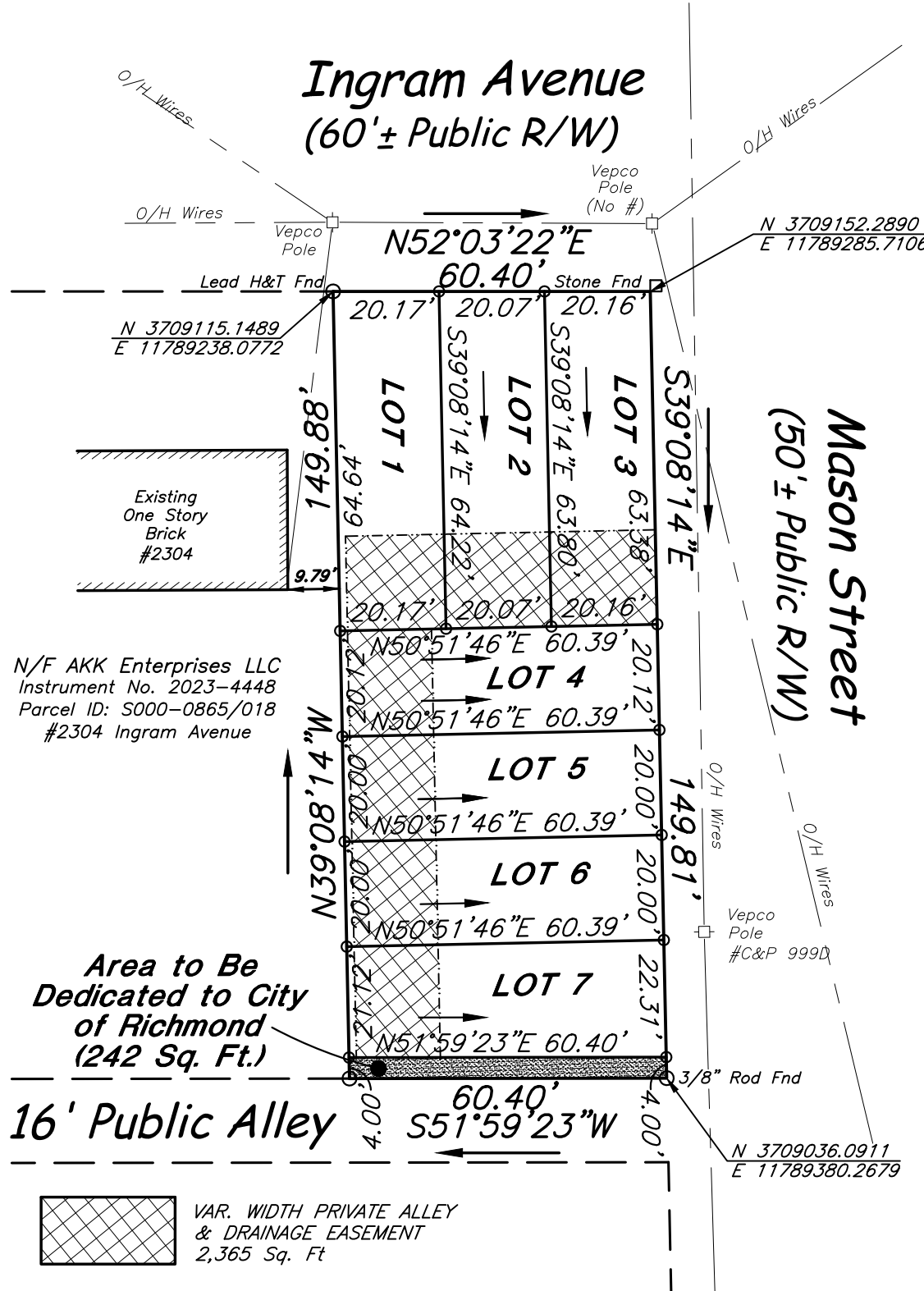
APPROVED BY CITY OF RICHMOND

EASEMENT
DETAIL



Notes:

- Land use: Single Family Attached Residential (SEE ORD. 2025-152)
- Zoning: R-5
- Setbacks:
Front: 25 Feet
Side: 5 Feet
Rear: 5 Feet
- Address:
#2300 Ingram Avenue
- Parcel Number:
S000-0865/019
- Water: Public - City of Richmond, VA
- Sewer: Public - City of Richmond, VA
- Drainage: Curb & Gutter
- Public Utilities: Underground
- Owner: PRIZM, LLC



VAR. WIDTH PRIVATE ALLEY
& DRAINAGE EASEMENT
2,365 Sq. Ft.

11. Areas:

Site Total: 9,049 square feet, 0.2077 Acres
In Lots: 8,807 square feet, 0.2022 Acres
In Common Areas: 0 square feet, 0.0000 Acres
In Roads or Alleys: 242 square feet, 0.0055 Acres

12. Number of Lots: 7

Minimum Lot: 1,208 square feet
Average Lot: 1,258 square feet
Maximum Lot: 1,311 square feet

13. Property within the limits of this subdivision is not located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Map No. #510129-0039-F effective date July 8, 2025 (Zone X).

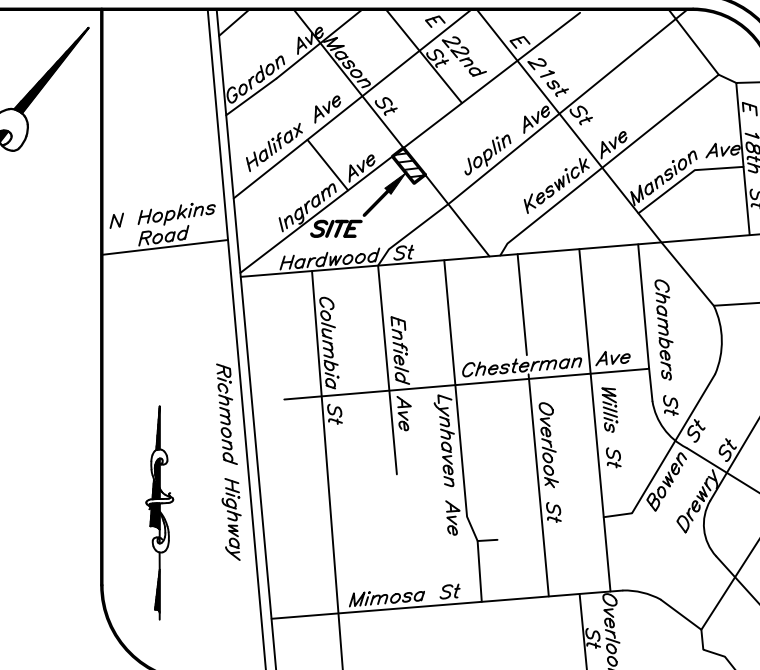
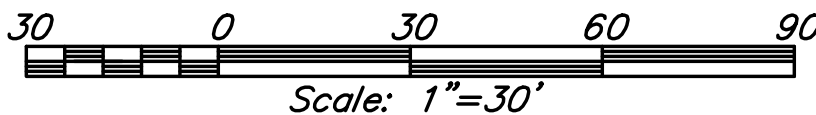
14. Property within the limits of this subdivision does not contain wetlands.

15. Property within the limits of this subdivision is not located in Chesapeake Bay Preservation Areas. Neither RPA nor RMA boundaries exist on the property.

16. The property embraced within the limits of this subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions recorded simultaneously with this plat.

17. 5/8" Iron rods to be set at all perimeter property and lot corners.

18. Horizontal Datum based upon NAD '83.



Vicinity Map - Scale: 1"= 1000'

Source of Title

The property embraced within the limits of this is the same property conveyed to PRIZM, LLC, by deed from Juan Wilson, also known as Juan Wilson, Jr., dated March 7, 2024 and recorded April 1, 2024, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 240004909.

Rodney B. Shadrach, L.S.
Shadrach & Associates, LLC

LOT AREA TABLE

LOT	SQUARE FT.	ACRES
LOT 1	1,299	0.0298
LOT 2	1,284	0.0295
LOT 3	1,282	0.0294
LOT 4	1,215	0.0279
LOT 5	1,208	0.0277
LOT 6	1,208	0.0277
LOT 7	1,311	0.0301

"The Oaks at 23rd" Section 1

City of Richmond, Virginia

Date: July 21 2025

Scale: 1"=30'



Shadrach & Associates LLC

LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • rod@shadrachsveys.com