

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated as "_____," is with the free consent and in accordance with the desires of the undersigned owners, There are 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 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.

IN WITNESS WHEREOF, the Owners, Mortgagees, and Trustees has affixed their signature and seal as of this ____ day of _____ 20__

By: _____
owner:

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: _____

SOURCE OF TITLE

The property embraced within the limits of this subdivision is that property conveyed to _____ from _____ by deed, dated _____, and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the _____ Instrument No. _____

James E. McKnight L.S.

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for the approving of plats of subdivision in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by _____.

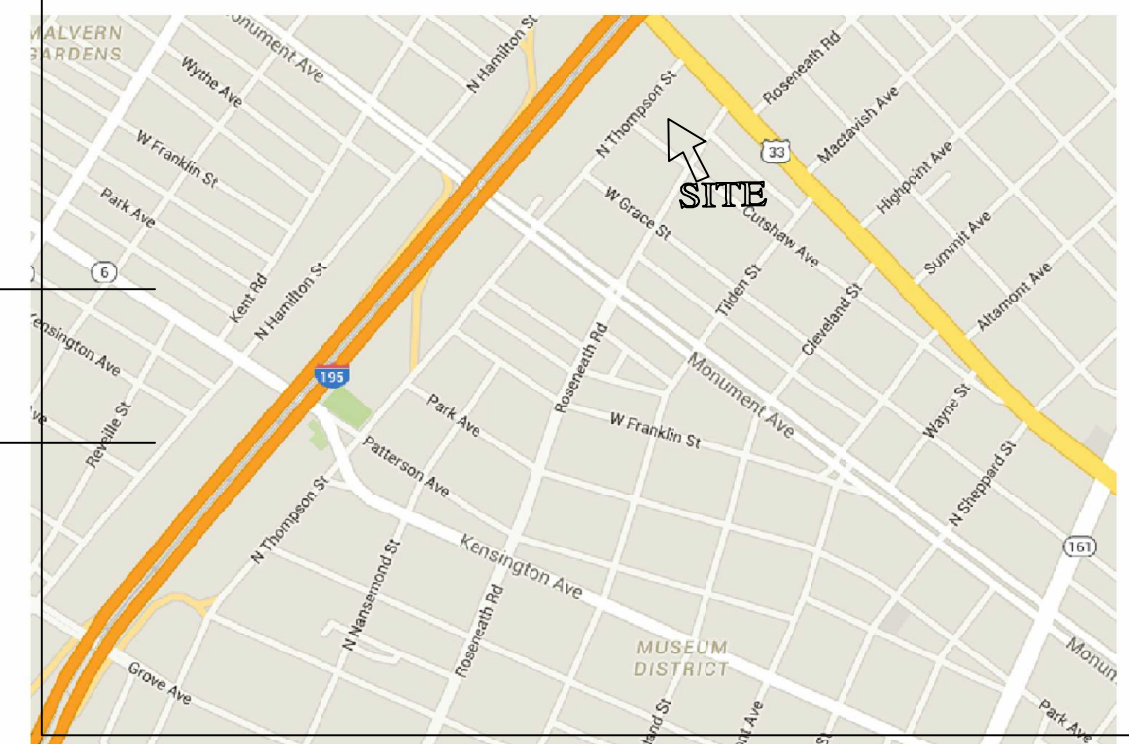
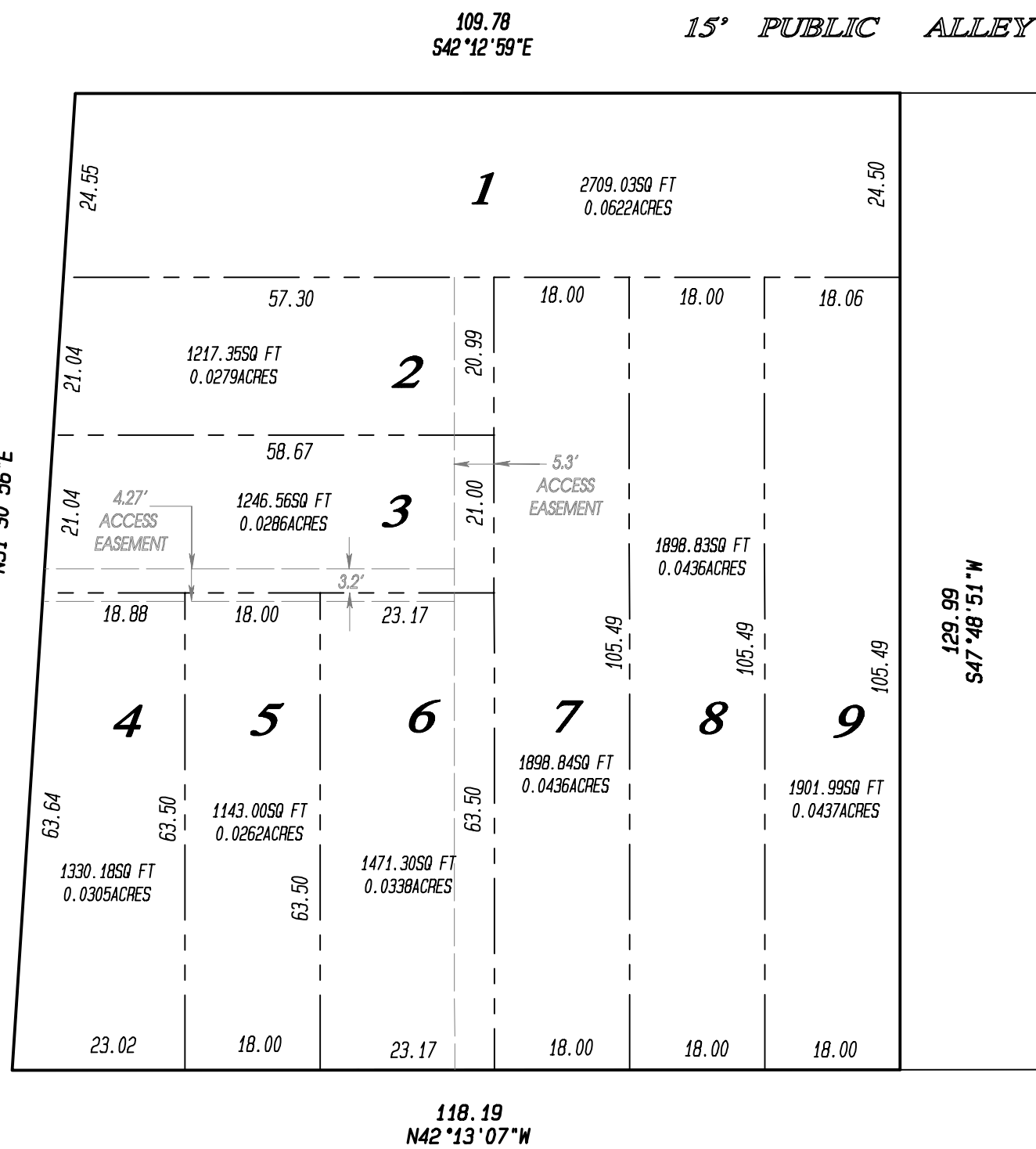
James E. McKnight L.S. No. 1926

NOTES

- 1.) Use: single- and two-family attached
- 2.) Zoning: R-4B
- 3.) Special Use Permit adopted February 8, 2016, Ordinance # 2016-035
- 4.) Address: 3410 Cutshaw Avenue
- 5.) Parcel ID # W0001629017
- 6.) Water: Public- City of Richmond, Virginia.
- 7.) Sewers: Public - City of Richmond, Virginia.
- 8.) Drainage: Curb, Gutter Storm Sewers
- 9.) Public Utilities: Overhead Existing / Underground
- 10.) Owners: Snipes Properties
- 11.) Developer: Snipes Properties
- 12.) Total Area: 14817.07 Sq. Ft.
- 13.) Number of Lots: 9
Minimum Lot size: 1143.00 Sq. Ft.
Maximum Lot size: 2709.03 Sq. Ft.
Average Lot size: 1446.34 Sq. Ft.
- 14.) Property within the limits of this subdivision is located in Flood Zone "X", as shown on Flood Insurance Rate Map panel 5101290028D effective April 2, 2009.
- 15.) Property within the limits of this subdivision does not contain wetlands.
- 16.) Property within the limits of this subdivision is not located in Chesapeake Bay Preservation areas designated by the City of Richmond, Virginia pursuant to Chapter 14 of the City Code of 2015

APPROVAL BLOCK

THOMPSON STREET
50' +/- R/W
130.27' N51°30'56"E



VICINITY MAP
1"=2000'

GPIN # W0001629015
MARK A. & TIFFANY PL LANG
ID # 2012-23009

CUTSHAW AVENUE
60' +/- R/W

THE MERIDIAN

A RESUBDIVISION OF OF
No. 3410 CUTSHAW AVENUE
RICHMOND, VIRGINIA.

June 6, 2016
Revised: July 11, 2016



McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646
JOB NUMBER: 920B2770

