

GENERAL NOTES

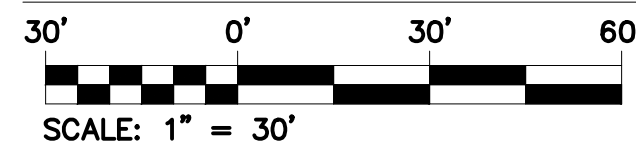
- USE: MULTI-FAMILY RESIDENTIAL ATTACHED/DETACHED
 - ZONING: R-48 (MULTI-FAMILY RESIDENTIAL)
 - SETBACKS: FRONT: 15'*, SIDE: 3', REAR: 5'
- *SECT. 114-630.2 "...WHERE ADJACENT BUILDINGS HAVE FRONT YARDS GREATER THAN THE REQUIRED REGULATIONS, A PROPOSED BUILDING MAY PROJECT IN FRONT OF THE ADJACENT BUILDING NOT MORE THAN ONE FOOT FOR EACH FOUR FEET OF DISTANCE BETWEEN THE NEWLY ERECTED BUILDING AND THE ADJACENT BUILDING..."
- ADDRESS: 2601 KENSINGTON AVE.
 - TAX MAP #: W0001166009
 - WATER: PUBLIC
 - SEWER: PUBLIC
 - DRAINAGE: CURB & GUTTER
 - PUBLIC UTILITIES: EXISTING OVERHEAD
 - OWNER/DEVELOPER: NCRE, INC. 9830 MAYLAND DR, SUITE L RICHMOND, VA 23233 CONTACT: JOHN NOLDE (804) 212-8470
 - TOTAL AREA: 0.727 ACRES (50,486 SF) AREA IN ROADS: NONE AREA IN LOTS: 0.727 ACRES AREA IN LANDS DEDICATED FOR PUBLIC PURPOSES: NONE
 - NUMBER OF LOTS: (9) NINE MINIMUM LOT SIZE: 2,595 SF MAXIMUM LOT SIZE: 4,454 SF AVERAGE LOT SIZE: 3,518 SF
 - PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X AS SHOWN ON INSURANCE RATE MAP SHEET 510129-0036D FOR THE CITY OF RICHMOND.
 - PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR 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 THE 1ST DAY OF DECEMBER 2015 (APPROXIMATELY ONE YEAR FROM RECORDATION)

BRUCE ROBERTSON - LAND SURVEYOR

GRAPHIC SCALE



SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO BY DEED OF BARGAIN AND SALE FROM PER INSTRUMENT NO. 201 AND RECORDED IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE TH DAY OF 201.

BRUCE ROBERTSON - LAND SURVEYOR

APPROVAL BLOCK

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "KENSINGTON SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. THERE ARE TWO DEEDS OF TRUST ON THIS PROPERTY. THE PRIORITY DEED OF TRUST IS FROM (OWNER), TRUSTEE(S), DATED (DATE), RECORDED (DATE) IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. TO SECURE THE REPAYMENT OF A NOTE HELD BY (BANK). ALL STREETS, ALLEYS, AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HEREON ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS 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 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 OWNERS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS DAY OF 201.

BY: OWNER (NAME - TITLE) (NAME - TITLE)

COMMONWEALTH OF VIRGINIA TO-WIT: CITY/COUNTY OF

I, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT (NAME) AND (NAME), WHO ARE KNOWN TO ME AND WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS DAY OF 201.

NOTARY PUBLIC MY COMMISSION EXPIRES: (SEAL) REGISTRATION NO.:

KENSINGTON SUBDIVISION

CITY OF RICHMOND, VIRGINIA
NOVEMBER 25, 2014
SCALE 1" = 30'

BRUCE ROBERTSON
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