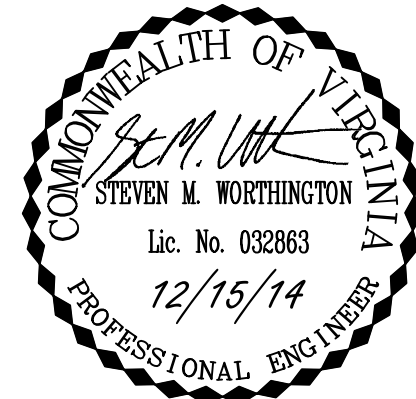


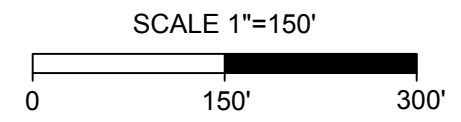
Lot #	Address	Owner	Tax Map Parcel Number	Zoning
SECTION 1 BLOCK B				
8	4360 Bathgate Road	Nichole G Jones	C0081265023	R-2
9	4350 Bathgate Road	Herbert N Moses	C0081265022	R-2
10	4340 Bathgate Road	Gina & Henry L Braswell III	C0081265021	R-2
11	4330 Bathgate Road	Shelia R Gunn	C0081265020	R-2
12	4320 Bathgate Road	PNC Bank Nation Association	C0081265019	R-2
13	4310 Bathgate Road	Linda M York	C0081265018	R-2
14	5101 Kenmare Loop	Derik & Tamara Jones	C0081265017	R-2
SECTION 1 BLOCK C				
1	4200 Bathgate Road	Daniel L & Carolyn Y Oliver	C0081265015	R-2
2	4210 Bathgate Road	Joseph & Suletta N McCaskill	C0081265016	R-2
SECTION 2 BLOCK B				
56	5143 Glenbeigh Drive	Brenda C Clark	C0081265051	R-2
57	5149 Glenbeigh Drive	Monica Smith	C0081265052	R-2
58	5155 Glenbeigh Drive	Melissa L & Jason F Reeves	C0081265053	R-2
59	5161 Glenbeigh Drive	Reginald Smith Jr.	C0081265054	R-2
60	5167 Glenbeigh Drive	Juan C Tejada	C0081265055	R-2
61	5173 Glenbeigh Drive	Rufus A & Darlene F Wilkins	C0081265056	R-2
62	5179 Glenbeigh Drive	Robert L & Lisa Bowles	C0081265057	R-2
SECTION 2 BLOCK C				
10	5137 Glenbeigh Drive	Timothy & Michelle Tindall	C0081265070	R-2
11	5131 Glenbeigh Drive	Amy Wentz	C0081265071	R-2
12	5125 Glenbeigh Drive	Phyllis Parker	C0081265072	R-2
13	5119 Glenbeigh Drive	Marlowe Cosby	C0081265073	R-2
14	5113 Glenbeigh Drive	Denise Williams	C0081265074	R-2
15	5107 Glenbeigh Drive	Dawn N Allen	C0081265075	R-2

CITY OF RICHMOND APPROVAL



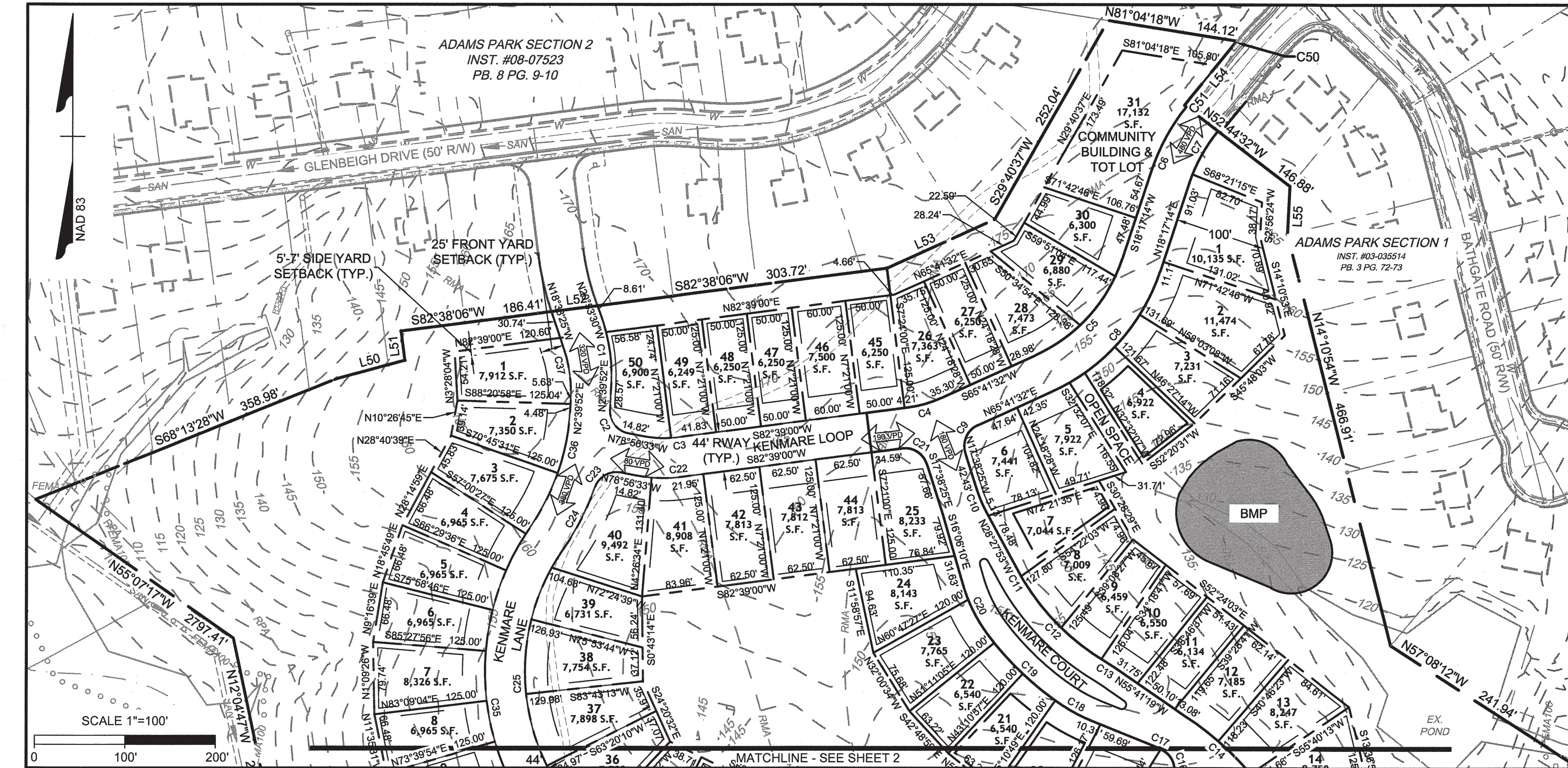
PRELIMINARY PLAT OF
ADAMS PARK
SECTIONS 3 & 4

District #8	CITY OF RICHMOND, VA
DATE: OCTOBER 31, 2014	SCALE: 1"=150'
SHEET 1 OF 3	J.N.: 35536
DRAWN BY: S. CASTONGUAY	CHECKED BY: S. WORTHINGTON
REVISED:	



TIMMONS GROUP
 Site Development | Residential | Infrastructure | Technology
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 1001 Builders Parkway, Suite 300 | Richmond, VA 23225
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S:\4103036-Adams_Park_Site\DWG\Sheets\3536-C1-D-SITE.dwg | Plotted on 12/15/2014 9:00 AM | by Sam Castonguay



SURVEYOR'S CERTIFICATE

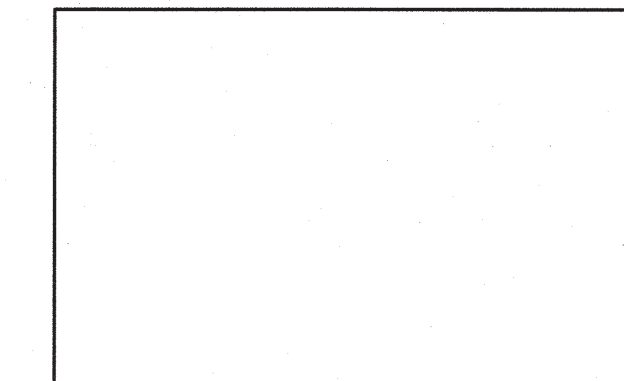
To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving of plats of subdivision in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by the _____ day of _____ 2014.
(Not to exceed one year from recordation.)

SOURCE OF TITLE

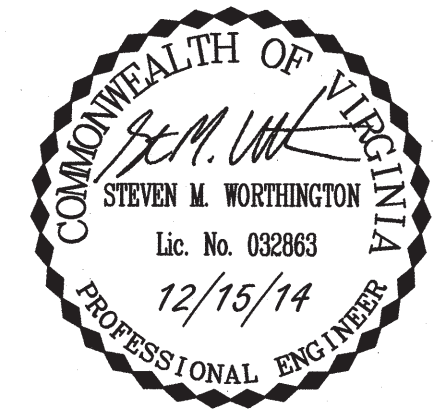
The property embraced within the limits of this subdivision is that property conveyed to Avon Associates, LLC, from C. Porter Vaughan, Jr.; Coleman S. Lyttle, Administrator of the Estate of Starnie E. Lyttle, deceased; Walter A. Stosch; & the University of Richmond by deed dated August 30, 2002 and recorded September 10, 2002 in Instrument #02-028289 in the Clerk's office of City of Richmond, VA.

The aforesaid deed mentioned above was also dually recorded in the Clerk's office of the County of Chesterfield in Deed Book 4677 page 856, dated August 30, 2002.

Signature: _____



CITY OF RICHMOND APPROVAL



PRELIMINARY PLAT OF
ADAMS PARK
SECTIONS 3 & 4

District #8	CITY OF RICHMOND, VA
DATE: OCTOBER 31, 2014	SCALE: 1"=100'
SHEET 2 OF 3	J.N.: 35536
DRAWN BY: S. CASTONGUAY	CHECKED BY: S. WORTHINGTON
REVISED:	

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "Adams Park - Section 3 & 4" is with the free consent and in accordance with the desires of the undersigned owners thereof. 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 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 have 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____.

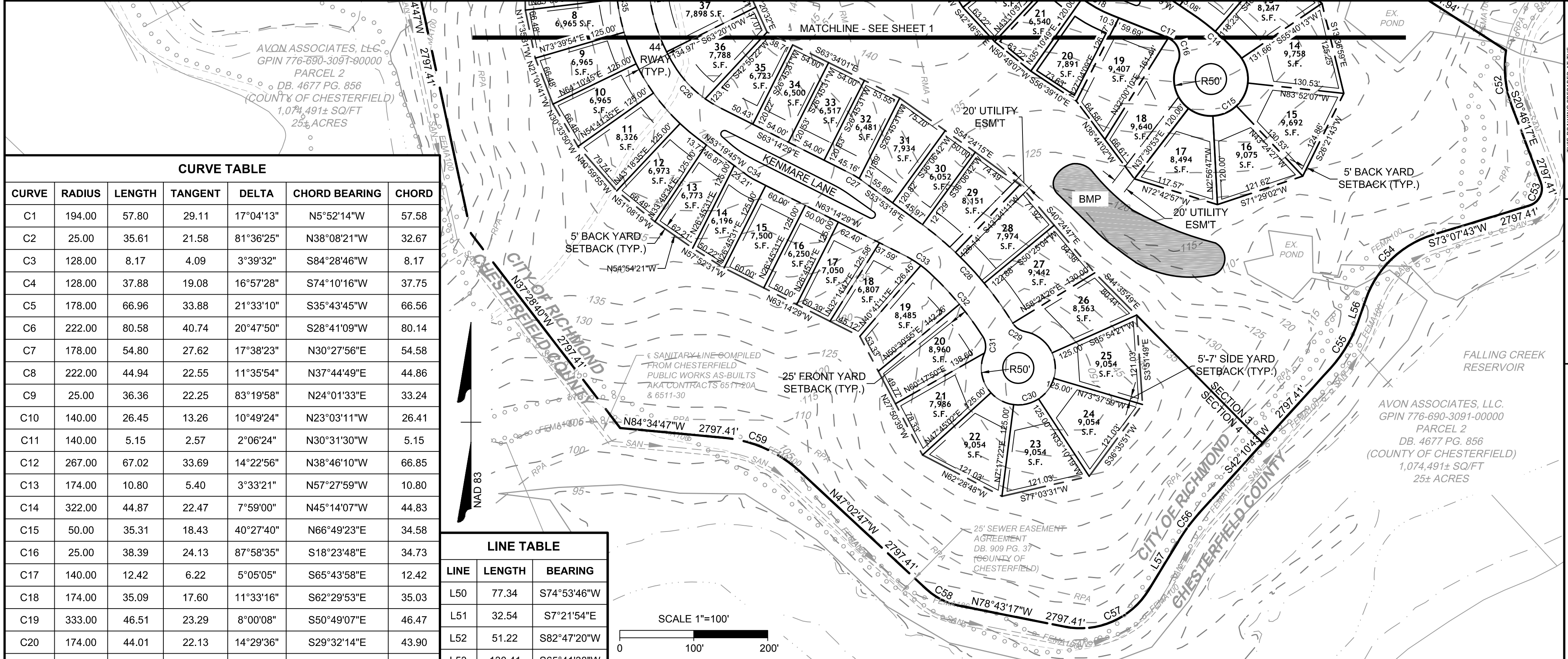
Notary Public
My commission expires: _____ (SEAL)
Registration No.: _____

NOTES

- Use: Single Family Residential Detached
- Zoning: R-5C, Single Family Residential, Ordinance Number 2014-74-69
- Setbacks: Front=25', Rear=5', 50' Lot Side=5', 60' Lot Side=6', 70' Lot Side=7', Cul-de-sac Front=Distance where lot is at least 60' wide
- Address: 5107 Kenmare Loop, Richmond, Virginia 23234
- Tax map reference number: C008-1265/004
- Water: Public - City of Richmond, Virginia
- Sewer: Public - Chesterfield County, Virginia
- Drainage: Curb & Gutter
- Public Utilities: Underground (New)
- Owner: Avon Associates, LLC
- Developer: Gusnpenel, Inc.
- Total Area: 34.39 Acres (within City Limits)
Area in Roads: 2.83 Acres
Area in Lots: 14.07 Acres
Area of Land Dedicated for Common Purposes: 17.49 Acres (Open Space)
- Number of Lots: 80 + 1 Community Center Lot
Minimum Lot size: 6,053 square feet
Maximum Lot size: 11,474 square feet
Average Lot size: 7,647 square feet
- A portion of the property within the limits of this subdivision is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on FEMA Flood Insurance Rate Map Sheet 5101290078D, revised April 2, 2009. A portion of the property is located in flood zones B & C, as shown on FEMA Flood Insurance Rate Map Sheet 5100350057B dated March 16, 1983.
- Property within the limits of this subdivision does contain wetlands, the wetland location shown hereon was taken from digital files provided by Michael E. Doczi & Associates, PLLC for "Adams Park - Phase II". An updated wetland study by Enviro-Utilities verified wetland locations remained unchanged from the last delineation.
- Property within the limits of this subdivision is located in the Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 50 of the City Code of 2004. The approximate limits of the Chesapeake Bay Resource Protection Area is denoted by RPA and RMA.
- Property within the limits of this subdivision qualifies for VWP General Permit Number WP4. Please reference VWP General Permit Number Authorization Number WP4-09-0834 for details.
- Vertical Datum = NAD 83 Virginia State Planes, South Zone, US Feet
- The property embraced within the limits of this subdivision is subject to Declaration of Covenants and Restrictions recorded simultaneously with plat

RESIDENTIAL LOT INFORMATION

MAXIMUM AREA	11,474 S.F.
AVERAGE AREA	7,647 S.F.
MINIMUM AREA	6,053 S.F.
AVERAGE WIDTH	60.40 FT.
	LOT COUNT
50' LOT	26
60' LOT	38
70' LOT	16



CURVE TABLE

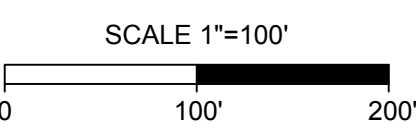
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	194.00	57.80	29.11	17°04'13"	N5°52'14"W	57.58
C2	25.00	35.61	21.58	81°36'25"	N38°08'21"W	32.67
C3	128.00	8.17	4.09	3°39'32"	S84°28'46"W	8.17
C4	128.00	37.88	19.08	16°57'28"	S74°10'16"W	37.75
C5	178.00	66.96	33.88	21°33'10"	S35°43'45"W	66.56
C6	222.00	80.58	40.74	20°47'50"	S28°41'09"W	80.14
C7	178.00	54.80	27.62	17°38'23"	N30°27'56"E	54.58
C8	222.00	44.94	22.55	11°35'54"	N37°44'49"E	44.86
C9	25.00	36.36	22.25	83°19'58"	N24°01'33"E	33.24
C10	140.00	26.45	13.26	10°49'24"	N23°03'11"W	26.41
C11	140.00	5.15	2.57	2°06'24"	N30°31'30"W	5.15
C12	267.00	67.02	33.69	14°22'56"	N38°46'10"W	66.85
C13	174.00	10.80	5.40	3°33'21"	N57°27'59"W	10.80
C14	322.00	44.87	22.47	7°59'00"	N45°14'07"W	44.83
C15	50.00	35.31	18.43	40°27'40"	N66°49'23"E	34.58
C16	25.00	38.39	24.13	87°58'35"	S18°23'48"E	34.73
C17	140.00	12.42	6.22	5°05'05"	S65°43'58"E	12.42
C18	174.00	35.09	17.60	11°33'16"	S62°29'53"E	35.03
C19	333.00	46.51	23.29	8°00'08"	S50°49'07"E	46.47
C20	174.00	44.01	22.13	14°29'36"	S29°32'14"E	43.90
C21	25.00	34.78	20.87	79°42'18"	S57°29'51"E	32.04
C22	172.00	35.40	17.76	11°47'33"	S88°32'47"W	35.34
C23	25.00	35.61	21.58	81°36'25"	S60°15'14"W	32.67
C24	297.00	78.76	39.61	15°11'38"	S27°02'51"W	78.53
C25	233.00	82.89	41.89	20°23'03"	S3°54'44"W	82.46
C26	150.00	55.46	28.05	21°11'02"	S43°59'57"E	55.14
C27	47.00	7.67	3.84	9°21'10"	S58°33'54"E	7.66
C28	477.00	57.01	28.54	6°50'53"	S43°00'22"E	56.98
C29	25.00	20.85	11.07	47°46'33"	S55°28'50"E	20.25
C30	50.00	35.31	18.43	40°27'40"	S77°03'31"W	34.58
C31	25.00	23.14	12.47	53°02'07"	N5°50'32"W	22.32
C32	433.00	58.41	29.25	7°43'46"	N43°20'58"W	58.37
C33	150.00	26.09	13.08	9°57'54"	N58°15'32"W	26.06
C34	47.00	8.13	4.08	9°54'44"	N58°17'07"W	8.12
C35	277.00	45.86	22.98	9°29'10"	N11°35'31"W	45.81
C36	253.00	73.20	36.86	16°34'37"	N10°57'10"E	72.94
C37	150.00	55.78	28.21	21°18'17"	N7°59'17"W	55.46

LINE TABLE

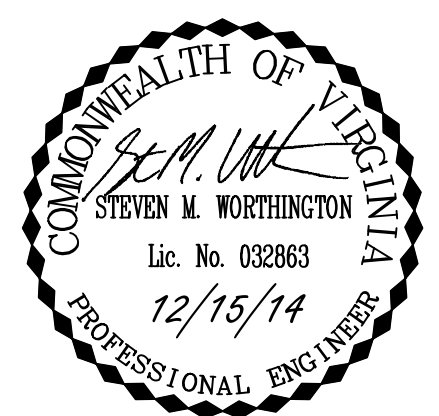
LINE	LENGTH	BEARING
L50	77.34	S74°53'46"W
L51	32.54	S72°21'54"E
L52	51.22	S82°47'20"W
L53	130.41	S65°41'38"W
L54	74.35	N39°16'57"E
L55	52.80	N2°56'24"E
L56	33.40	S19°16'13"W
L57	81.41	S31°25'43"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C50	425.00	4.81	2.41	0°38'54"	S39°36'29"W	4.81
C51	345.00	12.19	6.10	2°01'28"	S38°16'13"W	12.19
C52	150.23	77.21	39.48	29°26'46"	S6°02'54"E	76.36
C53	23.93	39.22	25.62	93°54'00"	S26°10'43"W	34.97
C54	139.15	130.80	70.68	53°51'30"	S46°11'58"W	126.04
C55	180.09	72.00	36.49	22°54'30"	S30°43'28"W	71.53
C56	233.19	43.75	21.94	10°45'00"	S36°48'13"W	43.69
C57	107.96	131.62	75.38	69°51'00"	S66°21'13"W	123.61
C58	88.53	48.94	25.11	31°40'30"	N62°53'02"W	48.32
C59	172.65	113.10	58.66	37°32'00"	N65°48'47"W	111.09



CITY OF RICHMOND APPROVAL



PRELIMINARY PLAT OF
ADAMS PARK
SECTIONS 3 & 4

District #8	CITY OF RICHMOND, VA
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SHEET 3 OF 3	J.N.: 35536
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