



Application for PRELIMINARY PLAT SUBDIVISION

The City Planning Commission
c/o Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- Preliminary Approval (New) Plat of Correction
- Preliminary Approval (Extension) Subdivision Confirmation Letter

Name/Location

Name of the Subdivision: MAPLEWOOD Date: 5/11/16
2016-16
 Property Address: 501 & 503 MAPLE AVE Tax Map # W0210261007
W0210261008
 Number of Lots: 4 Fee: _____ (check made payable to "City of Richmond")

Statistical Summary

- 1) Total Area: 19586 (SF)
- 2) Area in Roads: 3704 (SF)
- 3) Area in Lots: 19586 (SF)
- 4) Area for Public Purpose: 3704 (SF)
- 5) Average Lot Size: 4896 (SF)
- 6) Minimum Lot Size: 4208 (SF)
- 7) Maximum Lot Size: 5597 (SF)

Zoning

Current Zoning: R-4
 Is this property subject to any previous land use case(s)? Yes No
 If Yes, please list the Ordinance Number: 2016-042

Public Utilities

- Underground
- Overhead [Existing]
- Overhead [New]*

Proposed Use

- Single Family Detached
- Single Family Attached
- Two Family Attached/Detached
- Multi-Family
- Commercial
- Industrial

* A CPC exception request is required. Please attach a written request per Section 94-9 of the Subdivision Ordinance.

Drainage

- Curbs & Gutter
- Roadside Ditches*

Applicant/Contact Person: John Vinis

Company: TRI AMERICAN PROPERTIES LLC

Mailing Address: 420 LIBBIE AVE City: RICHMOND

State: VA Zip Code: 23226 Telephone: (804) 822-5361

Fax: (_____) E-mail: CLAUDEWHITEHEAD@COMCAST.NET

Property Owner: TRI AMERICAN PROPERTIES LLC

If Business Entity, title and individual who can sign for the company: JOHN VINIS GENERAL MGR

Mailing Address: 420 LIBBIE AVE City: RICHMOND

State: VA Zip Code: 23226 Telephone: (804) 822-5361

Fax: (_____) E-mail: JTVINIS@VERIZON.NET

The City will send all correspondence to the applicant/contact person. Please check this box if the property owner would also like to receive copies of all correspondence.

Property Owner Signature: [Signature]

(Except for subdivision confirmation letters, the names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plats, checklist, subject parcel information and a check for the application fee.

(See Filing Procedures for Subdivisions.)

revised: 1/25/2011

16-8575

16 0525 MAY -9th

Prepared By:

Consideration: \$350,000.00

Faisal S. Qureshi

Assessed value: \$190,000.00

VSB No. 45780

Tax Map: W021-0261/007

Chaplin & Qureshi, PLC

Return to:

4900 Dominion Blvd., Suite A-1

Glen Allen, VA 23060

Underwritten through First American

DEED OF BARGAIN AND SALE

THIS DEED OF BARGAIN AND SALE, made and entered into this 4 day of May, 2016 by DAVID R. MARAGHY and JENNY P. MARAGHY, husband and wife, and JENNY G. PEEL, "Grantors", and TRI-AMERICAN PROPERTIES, LLC, "Grantee".

M-1324

WITNESSETH:

That for and in consideration of the sum of TEN Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE unto the Grantee, in fee simple, the following described real estate, to-wit:

See Schedule A Attached for Legal Description

This conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein.

WITNESS THE FOLLOWING SIGNATURES:

David R. Maraghy

David R. Maraghy

Jenny P. Maraghy

Jenny P. Maraghy

State of Virginia
City/County of Henrico

Subscribed and sworn to before me this 4 of May, 2016 by David R. Maraghy and Jenny P. Maraghy

ROY WILLIAM MCEWEN
Notary Public
7589391
Commonwealth of Virginia
My Commission Expires April 30, 2018

2
Notary Public
My Commission expires: 04/30/2018

Grantee's Address:

420 Libbie Avenue
Richmond, VA 23226

PG 0527 MAY -9 16

Jenny G. Peel
Jenny G. Peel

State of North Carolina
City/County of Dare

Subscribed and sworn to before me this 5th of May, 2016 by Jenny G. Peel



Bobbi Wells
Notary Public
My Commission expires: 6/17/2018

160528 MAY -9th

SCHEDULE A – LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, together with the improvements thereon, known as No. 501 Maple Avenue, lying and being in the City of Richmond, formerly Henrico County, Virginia, described as follows:

COMMENCING at a point on the east line of Maple Lane 375 feet north of its intersection with the north line of York Street, formerly Center Street; thence from said point of beginning and running northwardly along and fronting on the east line of Maple Avenue 50 feet; thence back eastwardly from said front between parallel lines about 197 feet on its north line and 195 feet 1 inch on its southern line, being the southern 50 feet of Lot No. 30, in Section 2 of Dahlia Farm Subdivision, as shown on a plat made by T. Crawford Redd & Brother, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, in Plat Book 9, page 60.

BEING the same property conveyed to David R. Maraghy and Jenny P. Maraghy, husband and wife, a one-half interest as tenants by the entirety and Jenny G. Peel, a one-half interest, both interest to be held as tenants in common, by Deed from Betty Jane Delp, dated July 28, 1997, and recorded July 31, 1997, in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 97-16569.

INSTRUMENT #160008575
RECORDED IN THE CLERK'S OFFICE OF
CITY OF RICHMOND ON
MAY 9, 2016 AT 01:26PM
\$350.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$175.00 LOCAL: \$175.00

EDWARD F. JEWETT, CLERK
RECORDED BY: VEB