TRIM LINE

SUBDIVISION CERTIFICATE

The division of land shown hereon, known as
" DIVISION OF 1700 W. CARY STREET, IN THE CITY OF RICHMOND, VIRGINIA. ",
is with the free consent and in accordance with the desires of the undersigned owners and trustees thereof. There is a Deed of Trust 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 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS

OWNER

By:

[Signature]

[Print Name]

[Title]

Commonwealth of Virginia
City or County of _____, to wit:

I, _____ a notary public in and for the city or county of _____, Commonwealth of Virginia, do hereby certify that _____, whose name is signed to the subdivision certificate has acknowledged the same before me in my city or county and commonwealth aforesaid.

Given under my hand and seal this _____ day of _____, 20 .

My commision expires _____

Registration Number _____

TRUSTEE	*TRUSTEE*
By:	*By:*
[Signature]	*[Signature]*
[Print Name]	*[Print Name]*
[Title]	*[Title]*

Commonwealth of Virginia
City or County of _____, to wit:

I, _____ a notary public in and for the city or county of _____, Commonwealth of Virginia, do hereby certify that _____, whose name is signed to the subdivision certificate has acknowledged the same before me in my city or county and commonwealth aforesaid.

Given under my hand and seal this _____ day of _____, 20 .

My commision expires _____

Registration Number _____

APPROVAL BLOCK

SOURCE OF TITLE

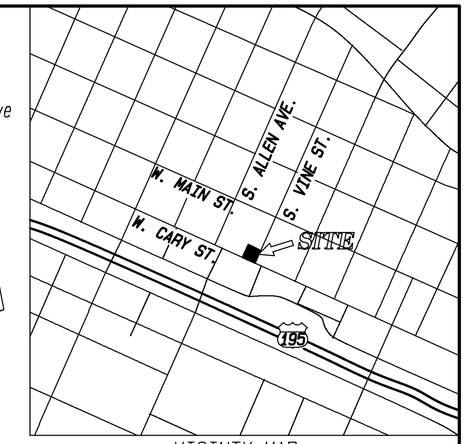
The property embraced within the limits of this subdivision is that property conveyed to: TELFIAN BROTHERS LLC, a Virginia Limited Liablity Company.
from: ECK ENTERPRISES, INC.
by deed dated July 01, 2021, and recorded on July 16, 2021, at the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 210020390.
The property embraced within the limits of this subdivision is subject to a Deed of Trust dated November 19, 2021 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on November 22, 2021 as Instrument No. 210033280.

James E. McKnight L.S.

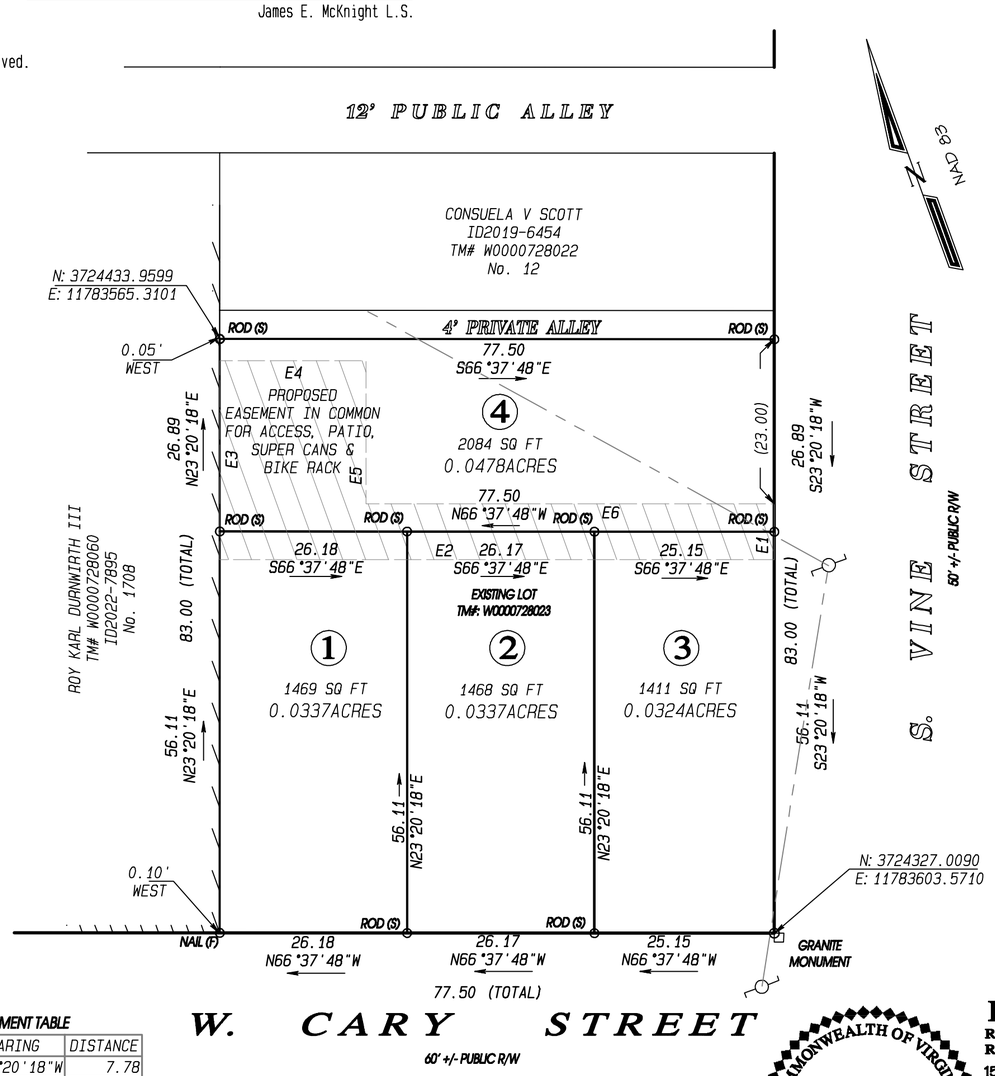
SURVEYORS CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving 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 9th day of January, 2024.

James E. McKnight L.S.



VICINTY MAP
1" = 1000'



EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	S23°20'18"W	7.78
E2	N66°39'38"W	77.56
E3	N23°27'57"E	27.78
E4	S66°39'42"E	20.43
E5	S23°20'18"W	20.00
E6	S66°39'42"E	57.07

NOTES:

1) Use: Residential Duplex
2) Zoned: R-7 (Single & 2 Family Urban)
3) Setbacks per SUP, Ord. #2023-137, dated 5/22/2023.
4) Property Address - 1700 W. Cary Street, Richmond, VA 23220
   Tax Map # W0000728023
5) Current Owner: TELFIAN BROTHERS LLC ID2021-20390.
5) Water: Public - City of Richmond, Virginia.
6) Sewers: Public - City of Richmond, Virginia
7) Drainage: Curb & Gutter
8) Public Utilities: Underground
9) Developer: Not Applicable
10) Total Area = 6432 SqFt; 0.1477Acres
11) Number of Lots: 4
    Minimum Lot Size: 1411 SqFt
    Maximum Lot Size: 2084 SqFt
    Average Lot Size: 1608 SqFt;
12) This property is located in F.E.M.A. Flood Zone "X",
    Map Number: 5101290037D, Effective date 4/2/2009
13) This property does not contain any wetlands.
14) This property is not located in Chesapeake Bay Preservation Areas.

COMMONWEALTH OF VIRGINIA
01 – 09 – 2023
JAMES E. McKNIGHT
NO. 1926
LAND SURVEYOR

DIVISION OF
No. 1700 W. CARY STREET
IN THE CITY OF RICHMOND, VIRGINIA.

REVISED: 05 – 01 – 2023
REVISED: 05 – 25 – 2023

SCALE: 1" = 15'

15 0 15 30 45 60

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

SHEET 1 OF 1

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