

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 commission expires _____
 Registration Number _____

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 commission expires _____
 Registration Number _____

APPROVAL BLOCK

SOURCE OF TITLE

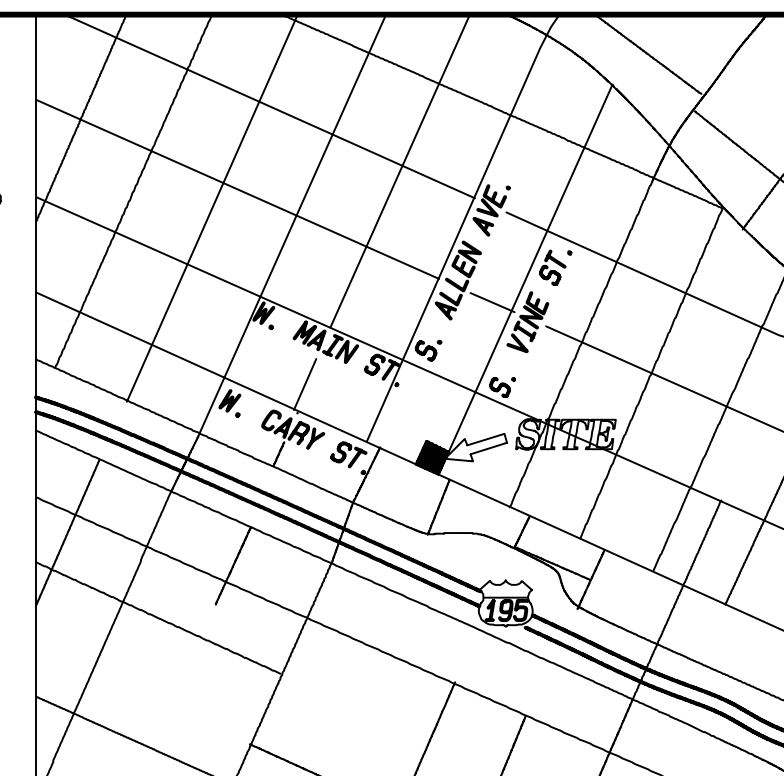
The property embraced within the limits of this subdivision is that property conveyed to: TELFAN BROTHERS LLC, a Virginia Limited Liability Company, from: ECK ENTERPRISES, INC. by deed dated July 01, 2021, and recorded on July 16, 2021, at the Clerk's Office of the Circuit Court of the City of Richmond, 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.

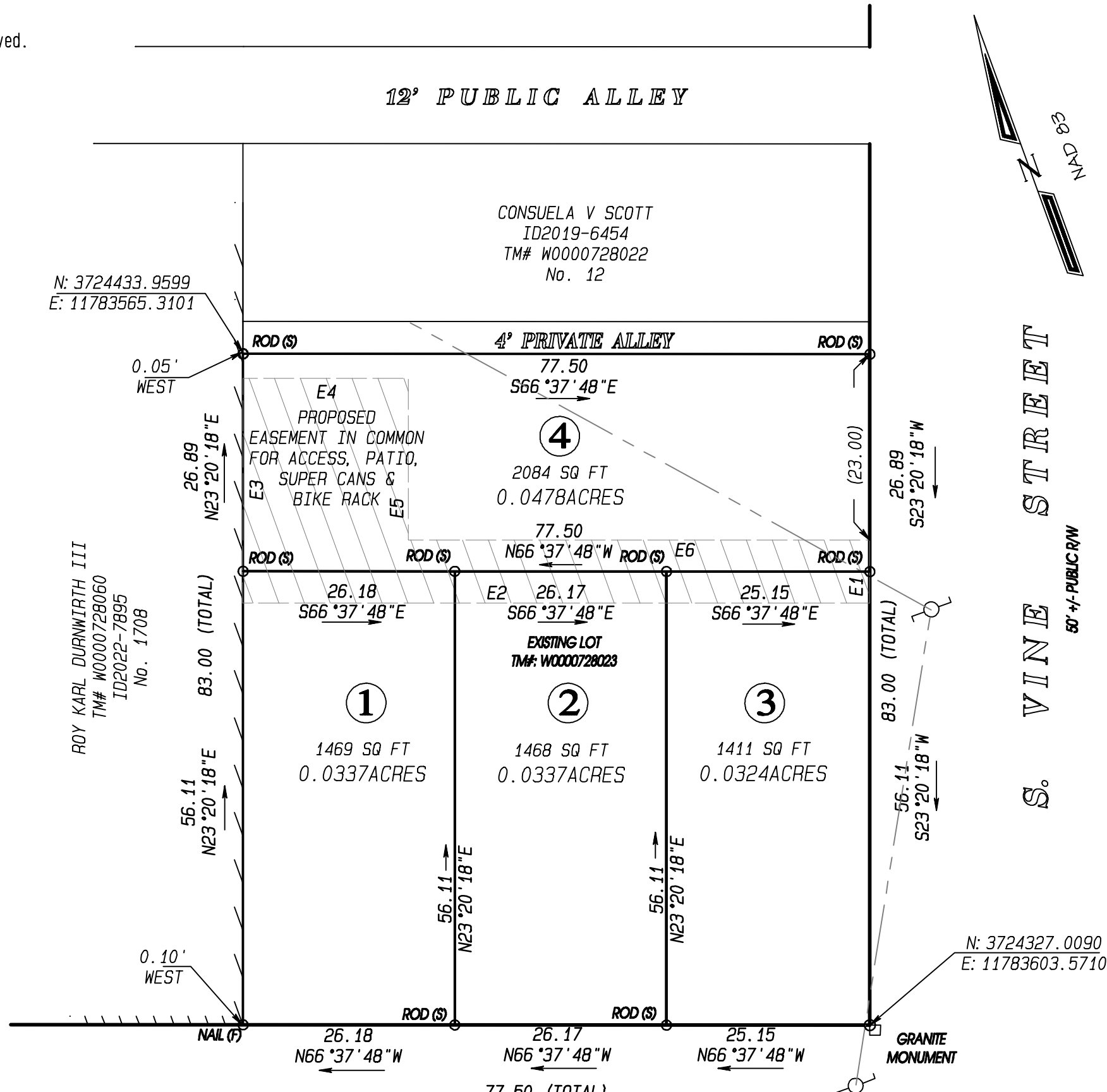
SURVEYORS CERTIFICATE

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.



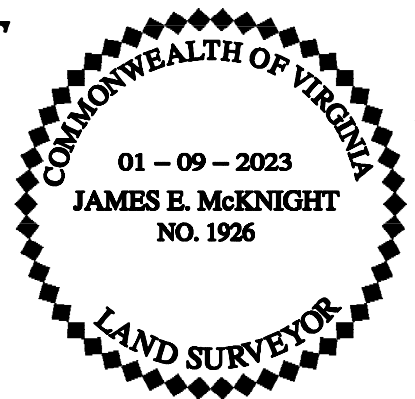
VICINITY MAP
 1" = 1000'



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: TELFAN BROTHERS LLC ID2021-20390.
- 6) Water: Public - City of Richmond, Virginia.
- 7) Sewers: Public - City of Richmond, Virginia
- 8) Drainage: Curb & Gutter
- 9) Public Utilities: Underground
- 10) Developer: Not Applicable
- 11) Total Area = 6432 SqFt; 0.1477Acres
- 12) Number of Lots: 4
Minimum Lot Size: 1411 SqFt
Maximum Lot Size: 2084 SqFt
Average Lot Size: 1608 SqFt;
- 13) This property is located in F.E.M.A. Flood Zone "X",
Map Number: 5101290037D, Effective date 4/2/2009
- 14) This property does not contain any wetlands.
- 15) This property is not located in Chesapeake Bay Preservation Areas.

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



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