

SOURCE OF TITLE:

Parcel E0000427033

The property embraced within the limits of this Resubdivision was
Conveyed from Frank L. Besosa And Sharlene P. Besosa, Trustees
Of 2324 Burton Street , A Series Of AFS Properties To JSB Investments, LLC
by deed dated 27th day of December , 2016 and recorded January 3, 2017
in ID 2017-44 in the Clerk's office of the Circuit Court
of Richmond, Virginia.

George A. Harocopos

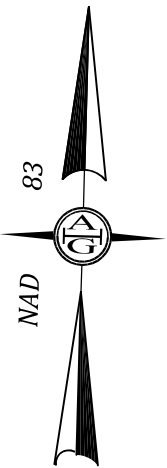
George A. Harocopos, LS #2524

1/31/2022

Date

GENERAL NOTES

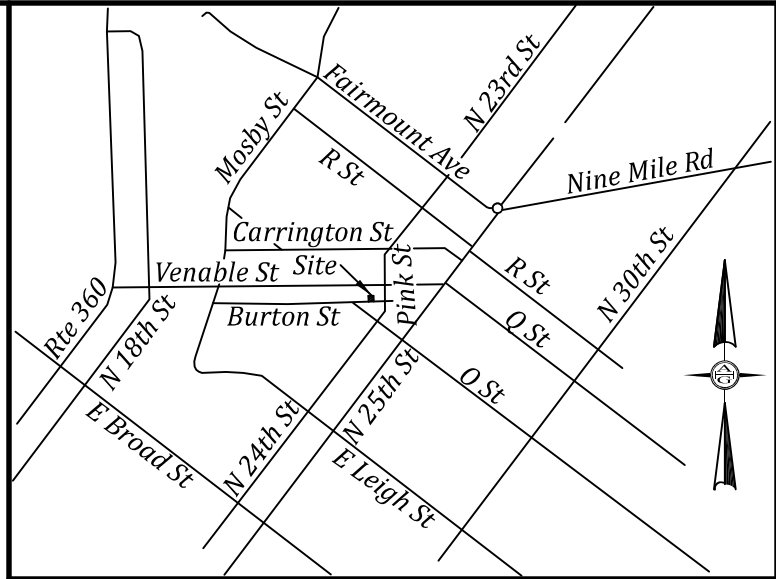
- 1 Use: Multi Family Urban
- 2 Current Zoning: R-63
- 3 Setbacks: Front 0' Side 3' Except Where Attached Rear 5'
- 4 Address: #2320 Burton Street
- 5 Tax Number: E0000427033
- 6 Water Supply: City Of Richmond
- 7 Sewer Hookup: City Of Richmond
- 8 Drainage: Roadside Ditches, Curbing And Gutter
- 9 Public Utilities: Overhead Lines
- 10 Owner Of Property: JSB Investments LLC
- 11 Total Area Of Lots: 1983.36 Sq. Ft. 0.046 Acre
Area In Roads 0 Area In Land Dedicated For Public Purposes 0
Area In Lots 1983.36 Sq. Ft. Or 0.046 Acre.
- 12 Number Of Lots 3
- 13 Lot Is Located In FEMA Flood Zone X On Panel No. 5101290041E
- 14 The Property Within This Division Does Not Contain Wetlands
Identified In The NationalWetlands Inventory Map.
- 15 The Property Within This Division Is Not Located Within
A Chesapeake Bay Preservation Area.
- 16 Traffic Zone: 1058
- 17 Base Deed For Subject Parcel: ID 2017-44
- 18 Developer: SLF LLC



Lot Areas

- Lot 1
676.18 Sq. Feet
0.016 Acres
Lot 2
653.59 Sq. Feet
0.015 Acres
Lot 3
653.59 Sq. Feet
0.015 Acres

LINE	BEARING	DISTANCE
L1	S 87°57'55" W	16.71'
L2	S 87°57'55" W	16.18'
L3	S 87°57'55" W	16.18'
L4	N 01°45'30" W	40.42'
L5	N 87°57'55" E	16.16'
L6	N 87°57'55" E	16.16'
L7	N 87°57'55" E	16.73'
L8	N 01°46'58" W	40.42'
L9	N 01°48'27" W	40.42'
L10	N 01°45'30" W	40.42'



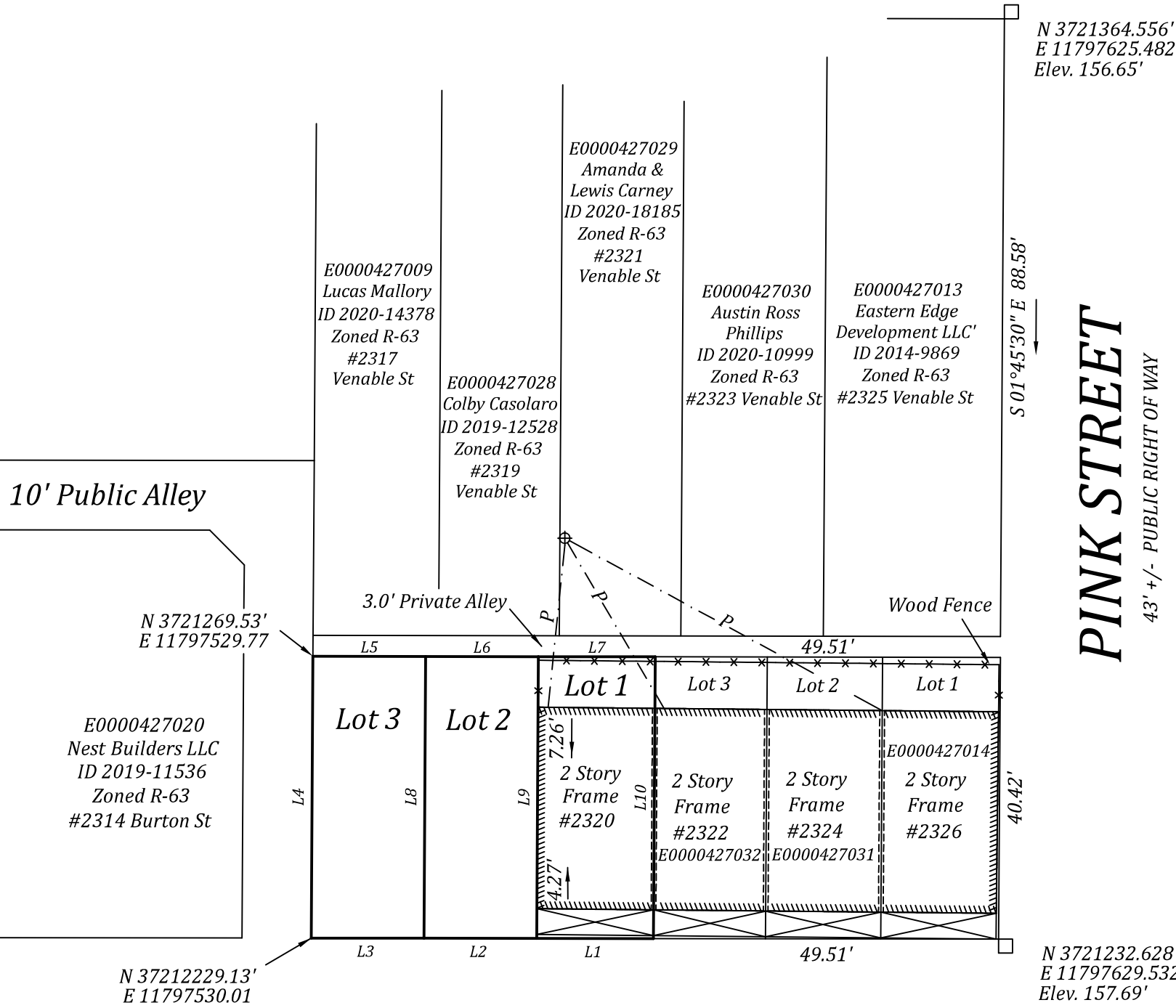
Scale 1" = 2000'

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, DESIGNATES AS #2316 - #2320 BURTON STREET SUBDIVISION
IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE
UNDERSIGNED OWNERS, THERE IS NO MORTGAGE ON THE PROPERTY. ALL STREETS, ALLEYS
AND EASEMENTS OF THE WIDTH AND EXTENT SHOWN HEREON ARE DEDICATED TO THE CITY
OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS EASEMENTS ARE AGREEMENTS
EXCEPT AS NOTED ON THIS MAP 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 MAINTENENCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES
OF THE EASEMENTS SHOWN HEREON. ALL DEDICATIONS OF THE LAND ARE SUBJECT TO THE RIGHT OF THE
CITY OF RICHMOND, VIRGINIA TO ESTABLISH STREETS ALLEYS OR EASEMENTS ON SUCH PROPERTIES AT A
FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED.

IN WITNESS WHEREOF

JOHN SPENCER BUDWELL DATE
REPRESENTATIVE FOR JSB INVESTMENTS, LLC



PINK STREET

43' +/- PUBLIC RIGHT OF WAY

SURVEYOR'S CERTIFICATE

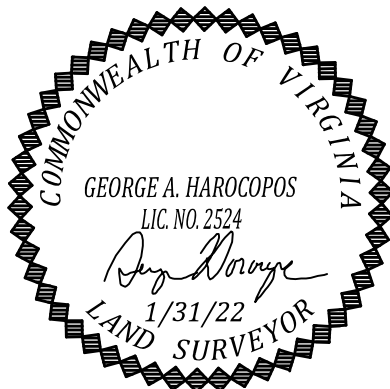
I certify that the boundry lines shown hereon are based on a
field survey and are correct and that, to the best of my
knowledge and belief, all the requirements as set forth in the
ordinance for approving plats of subdivisions for recordation in
Richmond Virginia, have been complied with. All monuments have
previously been set

George A. Harocopos

George A. Harocopos, LS #2524

1/31/2022

Date



CITY/COUNTY OF _____
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFOR ME
THIS _____ DAY OF _____

NOTARY PUBLIC
NOTERY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES _____

APPROVAL BLOCK

BURTON STREET

32' +/- PUBLIC RIGHT OF WAY

SURVEY OF
#2316 - #2320 BURTON STREET SUBDIVISION
A RESBDIVISION OF LOT 4 OF THE
#2320 - #2326 BURTON STREET SUBDIVISION

RICHMOND, VIRGINIA

JN 50262

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 1/31/22 Drawn by GAH



Scale 1" = 20'