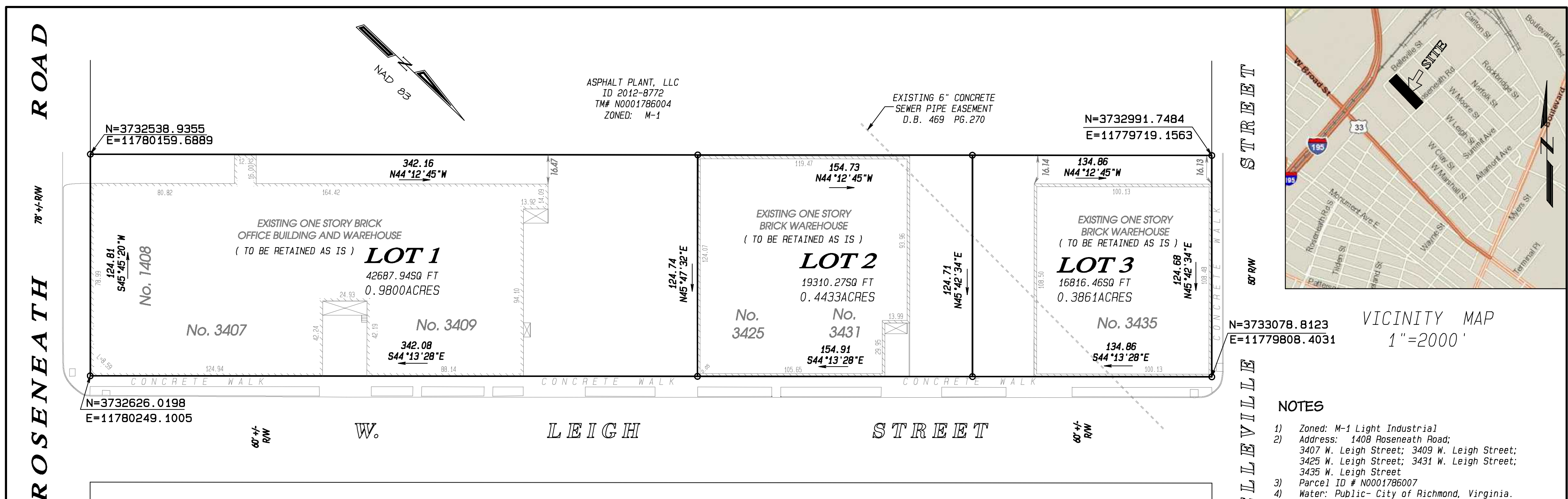


trim line



VICINITY MAP
1"=2000'

SOURCE OF TITLE

The property embraced within the limits of this subdivision is that property conveyed to Roseleigh Partners, LLC from Belleville St. Associates, by deed, dated August 31, 2016, and recorded at the clerk's office in the Circuit Court of the City of Richmond, Virginia on the 31st day of August Instrument No. 160016984.

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for the 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 December 31, 2016

James E. McKnight L.S. No. 1926

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "ROSELEIGH" is with the free consent and in accordance with the desires of the undersigned owners, mortgagees and trustees 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.

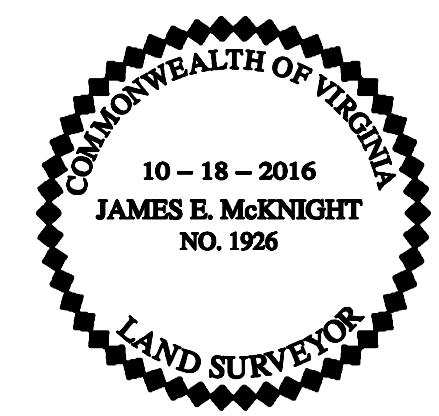
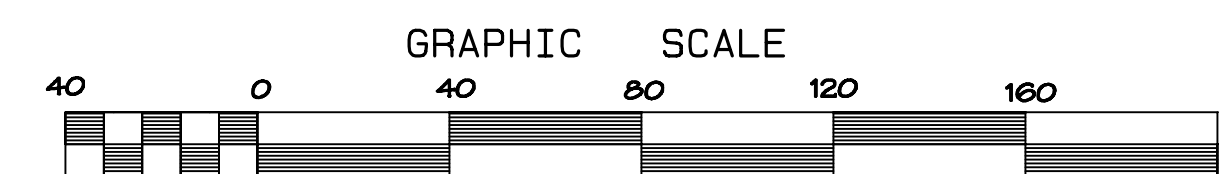
IN WITNESS WHEREOF, the Owner, has affixed their signature and seal as of this ___ day of ___ 2016

By: _____
Owner: Charles Bice

COMMONWEALTH OF VIRGINIA
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 ___ 2016.

Notary Public My commission expires: _____

APPROVAL BLOCK



ROSELEIGH
DIVISION OF
No. 1408 ROSENEATH ROAD,
IN THE CITY OF RICHMOND,
VIRGINIA.

1" = 40'



RICHMOND CITY
VIRGINIA
SHEET 1 OF 1
DRAWN BY: N.J.M.
CHECKED BY: J.E.M.
DATE: 10 18, 2016

- NOTES**
- 1) Zoned: M-1 Light Industrial
 - 2) Address: 1408 Roseneath Road; 3407 W. Leigh Street; 3409 W. Leigh Street; 3425 W. Leigh Street; 3431 W. Leigh Street; 3435 W. Leigh Street
 - 3) Parcel ID # N0001786007
 - 4) Water: Public - City of Richmond, Virginia.
 - 5) Sewers: Public - City of Richmond, Virginia.
 - 6) Drainage: Curb, Gutter Storm Sewers
 - 7) Public Utilities: Overhead Existing/ Underground
 - 8) Owners: Roseleigh Partners, LLC
 - 9) Developer: Charles Bice
 - 10) Total Area: 1.8093 Acres, 788814.67 Sq. Ft.
 - 11) Number of Lots: 3
Minimum Lot size: 16816.46 Sq. Ft.
Maximum Lot size: 42687.94 Sq. Ft.
Average Lot size: 26271.56 Sq. Ft.
 - 12) Property within the limits of this subdivision is located in Flood Zone "X", as shown on Flood Insurance Rate Map panel 5101290028D effective April 2, 2009.
 - 13) Property within the limits of this subdivision does not contain wetlands.
 - 14) Property within the limits of this subdivision is not located in Chesapeake Bay Preservation areas designated by the City of Richmond, Virginia pursuant to Chapter 50 of the City Code of 2004.