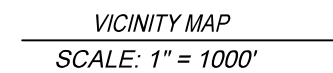


- 1) USE: SINGLE FAMILY ATTACHED
- 2) ZONED: R-53(RESIDENTIAL- MULTI-FAMILY)  
SETBACKS F:15', S:3'/0', R:5'
- 3) ADDRESS: 4508 GROVE AVENUE
- 4) TAX REFERENCE NUMBER: W0190278017
- 5) WATER: PUBLIC - CITY OF RICHMOND
- 6) SEWER: PUBLIC - CITY OF RICHMOND
- 7) DRAINAGE: CURB & GUTTER
- 8) PUBLIC UTILITIES: UNDERGROUND
- 9) OWNER: CORE FOUR RVA LLC
- 10) DEVELOPER: CORE FOUR RVA LLC
- 11) TOTAL AREA: 9756 SQ.FT. / 0.224 ACRES



1. THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM IN MARCH 2021.
2. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - SOUTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. CORNERS WILL BE SET BY MARCH 15, 2023.

AREA IN ROADS: 0  
AREA IN LOTS: 6570 SQ FT / 0.150 ACRES  
AREA IN COMMON AREA: 3186 SQ. FT. / 0.074 ACRES  
AREA DEDICATED FOR PUBLIC PURPOSES: 0

12) NUMBER OF LOTS: 7  
MINIMUM LOT SIZE: 833 SQ FT / 0.019 ACRES  
MAXIMUM LOT SIZE: 1018 SQ FT / 0.023 ACRES  
AVERAGE LOT SIZE: 938 SQ FT / 0.021 ACRES

13) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS IN  
ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP 5101.  
4/2/09.

14) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES  
NOT CONTAIN ANY WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY  
(<http://www.fws.gov/wetlands/data/mapper.html>).

15) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS IN  
BAY PRESERVATION AREA DESIGNATED BY THE CITY OF RICHMOND  
PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.

16) SUBDIVISION AUTHORIZED PER SUP ORDINANCE 2021-36

THE SUBDIVISION OF LAND SHOWN HERON, DESIGNATED AS "SUBDIVISION OF 4508 GROVE AVENUE" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THERE ARE NO DEEDS OF TRUST OR MORTGAGES ON THE PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS ARE OF THE WIDTH AND EXTEND SHOWN HEREON AND ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA AND 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 EASEMENT 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.

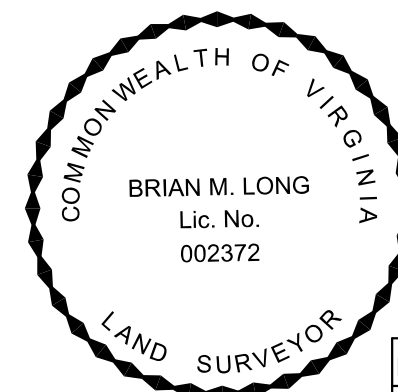
IN WITNESS WHEREOF, THE OWNERS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHARLES WENTWORTH  
MANAGING MEMBER

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, TO-WIT:

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID,  
DO HEREBY CERTIFY THAT CHARLES WENTWORTH, WHO ARE KNOWN TO ME AND WHOSE  
NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND  
HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 2021.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
REGISTRATION NO.: \_\_\_\_\_ (SEAL)



PRELIMINARY  
FOR REVIEW  
NOT FOR  
RECORDATION

|      |        |            |
|------|--------|------------|
| Rev# | DATE   | REVISION   |
| 1    | 4/5/22 | CITY COMM. |
|      |        |            |

DATE: 2/13/22

SHEET No.

1 OF 1

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23102

*SUBDIVISION PLAT  
4508 GROVE AVENUE  
PRE-SUBDIVISION OF LOTS 23, 24 AND 25, BLOCK 27 COLONIAL PLACE  
CITY OF RICHMOND ~ VIRGINIA*