

GENERAL NOTES

- 1 Use: Residential (Multi-Family Urban)
- 2 Current Zoning: R-63
- 3 Setbacks: To Be Determined In SUP Review In Compliance With Special Use Permit And Site Plan.
- 4 Address: 608 N. 26th Street
- 5 Tax Number: E0000382006B
- 6 Water Supply: City Of Richmond
- 7 Sewer Hookup: City Of Richmond
- 8 Drainage: Roadside Ditches, Curbing And Gutter
- 9 Public Utilities: Overhead
- 10 Owner Of Property: Bowler Housing L.P. Attn. Tony A. Webb
- 11 Total Area Of Lots: 17704.77 Sq. Ft. 0.406 Acre
Area In Roads 0 Area In Land Dedicated For Public Purposes 0
Area In Private Alley 3574.51 Sq. Feet 0.082 Acres
Total Area 21279.28 Sq. Feet 0.489 Acres
- 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 National Wetlands Inventory Map.
- 15 The Property Within This Division Is Not Located Within A Chesapeake Bay Preservation Area.
- 16 Traffic Zone: 1063
- 17 Base Deed For Subject Parcel: _____
- 18 Developer: Bowler Townhomes, LLC

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, DESIGNATES AS BOWLER SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED OWNERS, THERE IS A MORTGAGE ON THE PROPERTY IN THE NAME OF XXXXXXXXXXXX. 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 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.

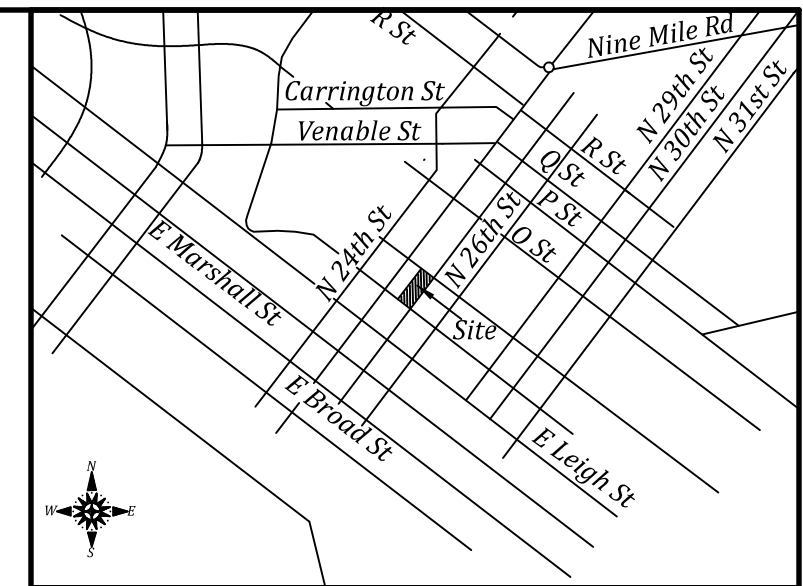
SOURCE OF TITLE:

Parcel E0000382006B
The property embraced within the limits of this Resubdivision was
Conveyed from Bowler Housing L.P. to _____
by deed dated _____
and recorded _____ in _____ in the
Clerk's office of the Circuit Court of Richmond, Virginia.

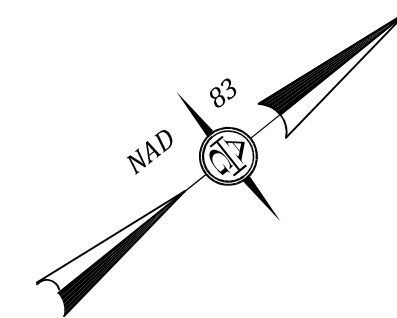
George A. Harocopus 5/24/22
George A. Harocopus, LS #2524 Date

Lot Areas

Lot 1 1423.12 Sq. Feet 0.033 Acres	Lot 6 2116.57 Sq. Feet 0.049 Acres
Lot 2 1423.12 Sq. Feet 0.033 Acres	Lot 7 2116.57 Sq. Feet 0.049 Acres
Lot 3 2161.28 Sq. Feet 0.050 Acres	Lot 8 1872.83 Sq. Feet 0.043 Acres
Lot 4 2116.57 Sq. Feet 0.049 Acres	Lot 9 2358.14 Sq. Feet 0.054 Acres
Lot 5 2116.57 Sq. Feet 0.049 Acres	Public Alley 3574.51 Sq. Feet 0.082 Acres



Scale 1" = 2000'



LINE	BEARING	DISTANCE
L1	N 73°54'26" E	39.22'
L2	N 36°40'24" E	18.00'
L3	N 53°18'34" W	96.00'
L4	N 36°37'00" E	151.00'
L5	N 53°18'34" W	31.83'
L6	N 53°18'34" W	24.17'
L7	N 53°18'34" W	23.67'
L8	N 53°18'34" W	23.67'
L9	N 53°18'34" W	23.67'
L10	N 53°18'34" W	23.67'
L11	N 53°18'34" W	23.63'
L12	N 53°18'33" W	23.64'
L13	N 36°40'24" E	20.00'
L14	S 53°18'34" E	3.46'
L15	N 36°40'24" E	69.42'
L16	S 36°40'24" W	89.42'
L17	S 36°40'24" W	89.42'
L18	S 36°40'24" W	89.42'
L19	S 36°40'24" W	89.42'
L20	S 36°40'24" W	89.42'
L21	N 36°40'24" E	89.42'
L22	S 36°40'24" W	44.71'
L23	S 36°40'24" W	44.71'
L24	N 53°18'34" W	31.83'
L25	N 36°37'00" E	43.07'
L26	N 53°23'00" W	22.00'
L27	N 36°37'00" E	0.51'

IN WITNESS WHEREOF

XXXXXXXXXXXXX DATE _____
REPRESENTATIVE FOR XXXXXXXXXXXXXXXX

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

NOTARY PUBLIC
NOTERY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF

BRYAN TRAYLOR DATE _____
REPRESENTATIVE FOR BOWLER TOWNHOMES, LLC

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

NOTARY PUBLIC
NOTERY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES _____

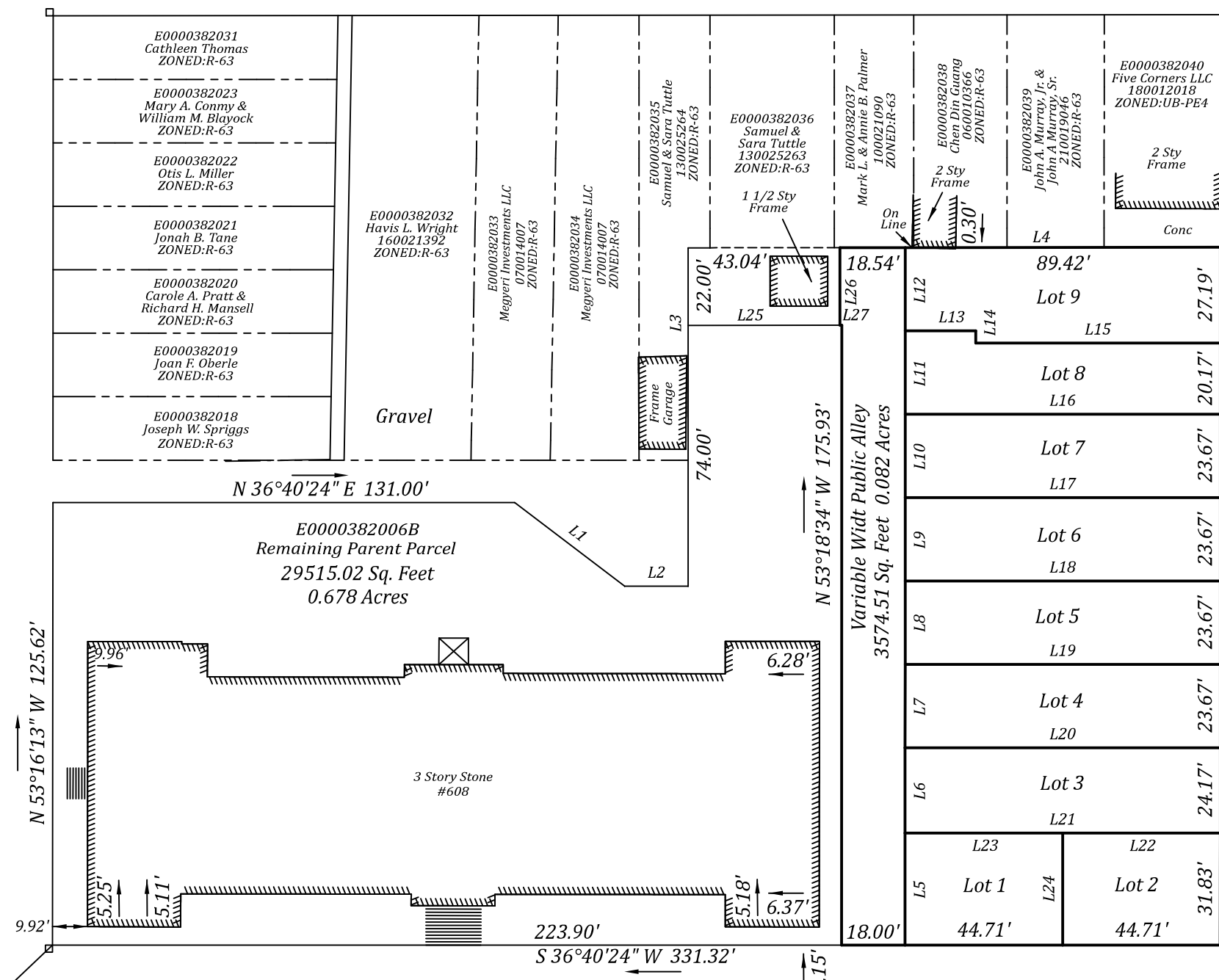
APPROVAL BLOCK

N. 25TH STREET

E. LEIGH STREET

"M" STREET

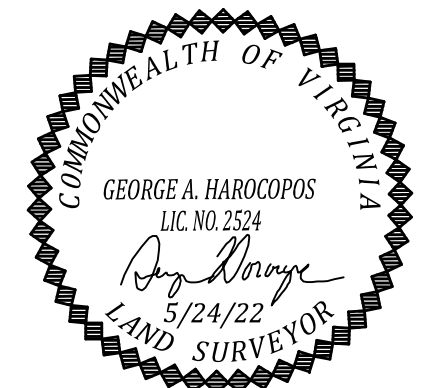
N. 26TH STREET



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 will be set within one year of this date.

George A. Harocopus 5/24/22
George A. Harocopus, LS #2524 Date



SURVEY OF
BOWLER SUBDIVISION
RICHMOND, VIRGINIA

JN 51825

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"=40' Date 5/24/22 Drawn by GAH

