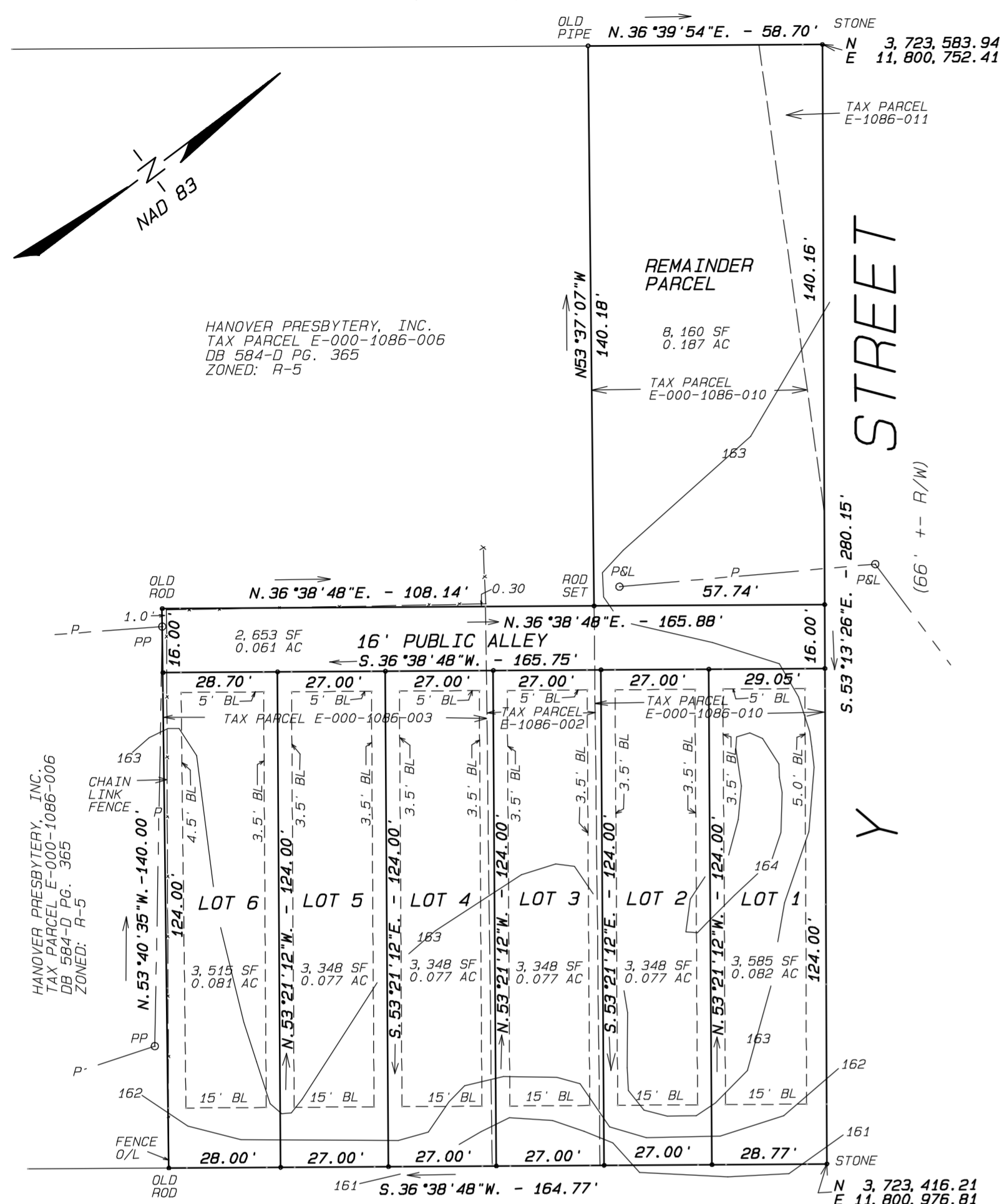


N. 27TH. STREET

(50' +- R/W - UNIMPROVED)



HANOVER PRESBYTERY, INC.
TAX PARCEL E-000-1086-006
DB 584-D PG. 365
ZONED: R-5

REMAINDER PARCEL

8,160 SF
0.187 AC

16' PUBLIC ALLEY
N. 36°38'48"E. - 165.88'
S. 36°38'48"W. - 165.75'

2,653 SF
0.061 AC

LOT 6: 3,515 SF, 0.081 AC

LOT 5: 3,348 SF, 0.077 AC

LOT 4: 3,348 SF, 0.077 AC

LOT 3: 3,348 SF, 0.077 AC

LOT 2: 3,348 SF, 0.077 AC

LOT 1: 3,585 SF, 0.082 AC

LEGEND
PP = POWER POLE
P = OVERHEAD POWER
P&L = POLE AND LIGHT
O/L = ON LINE
BL = BUILDING LINE

N. 28TH. STREET

(50' +- R/W)

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO QUALITY LIFE OF VIRGINIA LLC PER THE FOLLOWING INSTRUMENTS:
* TAX PARCELS E-000-1086-002 AND E-000-1086-003 CONVEYED BY FRESH ANOINTING CATHEDRAL, INC. BY INSTRUMENT NO. 14-5443 DATED FEB. 12, 2014 AND RECORDED APRIL 3, 2014.
* TAX PARCEL E-000-1086-010 CONVEYED BY WORD FOR LIVING MINISTRIES, TRUSTEE BY INSTRUMENT DATED RECORDED
* TAX PARCEL E-000-1086-011 CONVEYED BY FRESH ANOINTING CATHEDRAL, INC BY INSTRUMENT DATED RECORDED

STEVEN B. KENT - LAND SURVEYOR

NOTES

- USE: SINGLE FAMILY RESIDENTIAL DETACHED ZONING: R-5 (SINGLE FAMILY RESIDENTIAL) SEE SPECIAL USE PERMIT ORDINANCE NO. 2014-263-2015-13.
- ADOPTED JANUARY 12, 2015.
- SETBACKS: FRONT - 15.0' SIDES - 3.5' Y STREET - 5.0' REAR - 5' LOT 6 SIDES - 3.5', 4.5'
- ADDRESS: 1734 N. 28TH. STREET, 1736 N. 28TH. STREET
- TAX MAP REFERENCE NUMBERS: E-000-1086-002, E-000-1086-003, E-000-1086-010, AND E-000-1086-011.
- WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- DRAINAGE: CURBS AND GUTTERS
- PUBLIC UTILITIES: UNDERGROUND/OVERHEAD. OVERHEAD UTILITIES ARE EXISTING.
- OWNER: MR. LEROY CHILES
QUALITY LIFE OF VIRGINIA LLC
3416 GARLAND AVENUE
RICHMOND, VA. 23222
804-552-4803
email: leroy@qualitylifeofvirginia.com
- OWNER: WORD FOR LIVING MINISTRIES/
FRESH ANOINTING CATHEDRAL
LARRY C. MILES, SR.
3301 2ND. AVENUE
RICHMOND, VIRGINIA 23222
804-228-3735
email: yesazarian@yahoo.com
- DEVELOPER: MR. LEROY CHILES
QUALITY LIFE OF VIRGINIA LLC
- TOTAL AREA: 31,305 SF, 0.719 ACRE
AREA IN ROADS: NONE
AREA IN LOTS: 20,492 SF, 0.471 ACRE
AREA IN REMAINDER PARCEL: 8,160 SF, 0.187 ACRE
AREA OF LAND DEDICATED FOR PUBLIC USE (ALLEY): 2,653 SF, 0.061 ACRE
- NUMBER OF LOTS: 6
MINIMUM LOT SIZE: 3,348 SF, 0.077 ACRE
MAXIMUM LOT SIZE: 3,585 SF, 0.082 ACRE
AVERAGE LOT SIZE: 3,415 SF, 0.078 ACRE
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X, AS SHOWN ON INSURANCE RATE MAP SHEET 3012900420 FOR THE CITY OF RICHMOND, DATED JULY 16, 2014.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS AS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT LIE WITHIN THE LIMITS OF CHESAPEAKE BAY PRESERVATION AREA (PMA) AS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
- CONTOURS SHOWN TAKEN FROM RECORDS OF CITY OF RICHMOND, VIRGINIA AND BASED ON CITY OF RICHMOND DATUM.
- THE PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS A COMMON PLAN OF DEVELOPMENT AND SUBJECT TO AN R5MP (RICHMOND STORMWATER MANAGEMENT PERMIT).

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED GRACE PLACE SUBDIVISION, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. THERE ARE NO DEEDS OF TRUST OR MORTGAGE 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 HIS SIGNATURE AND SEAL AS OF THIS _____ DAY OF _____, 2015.

BY: _____
QUALITY LIFE OF VIRGINIA, LLC
LEROY CHILES - PRESIDENT

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, TO-WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT LEROY CHILES, 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 _____, 2015.

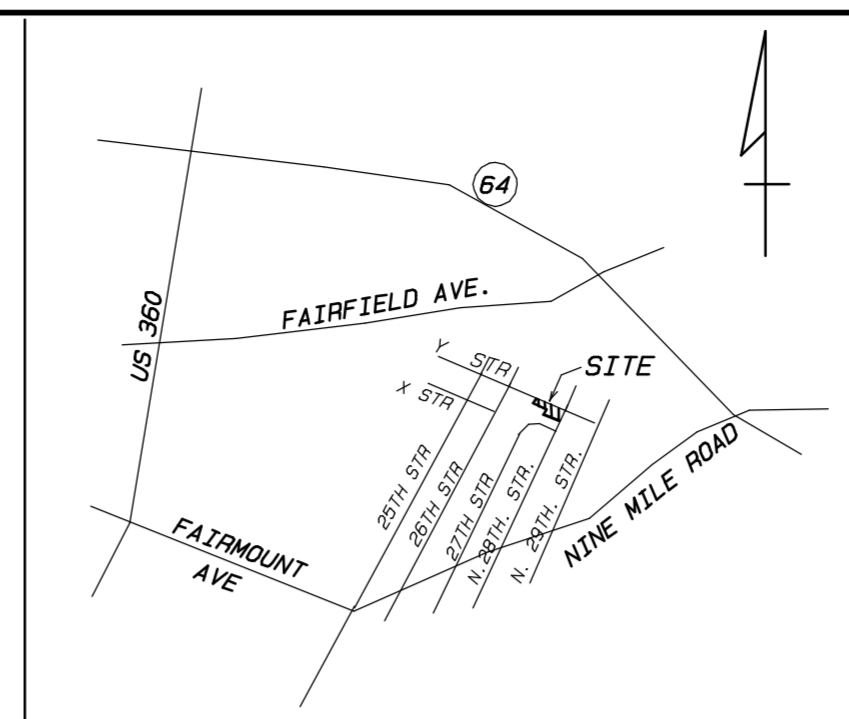
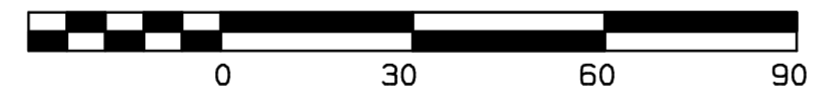
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
REGISTRATION NO: _____

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR 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 THE 1ST. DAY OF MARCH, 2016. (APPRX. ONE YEAR FROM RECORDATION)

STEVEN B. KENT - LAND SURVEYOR
REGISTRATION NO. 1686
COMMONWEALTH OF VIRGINIA

GRAPHIC SCALE 1"=30'



VICINITY MAP
SCALE: 1"=2000'

GRACE PLACE SUBDIVISION

CITY OF RICHMOND, VIRGINIA
APRIL 14, 2015 SCALE: 1"=30'

STEVEN B. KENT & ASSOCIATES, PC
LAND SURVEYORS
1521 BROOK ROAD
RICHMOND, VIRGINIA 23220
OFF. 804.643.6113
FAX 804.643.6038
email: stevenkent85@verizon.net