

**Subdivision Certificate**

The subdivision of land shown hereon, designated McDONOUGH GREEN, SECTION 1, is with the free consent and in accordance with the desires of the undersigned owners, thereof. There is no Deed 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 as of the time of recordation. All easements are for surface and underground drainage and for underground and existing overhead 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 and Trustee has affixed their signatures and seals as of this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Charles S. Macfarlane, Managing Member  
Manchester Partners, LLC [Owner]

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, to wit:

I, \_\_\_\_\_, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Charles S. Macfarlane, Managing Member of Manchester Partners, LLC, who is known to me and whose name is signed to the foregoing Subdivision Certificate, 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.: \_\_\_\_\_

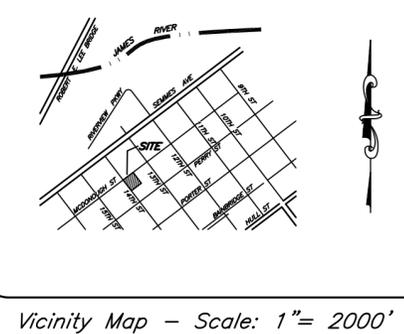
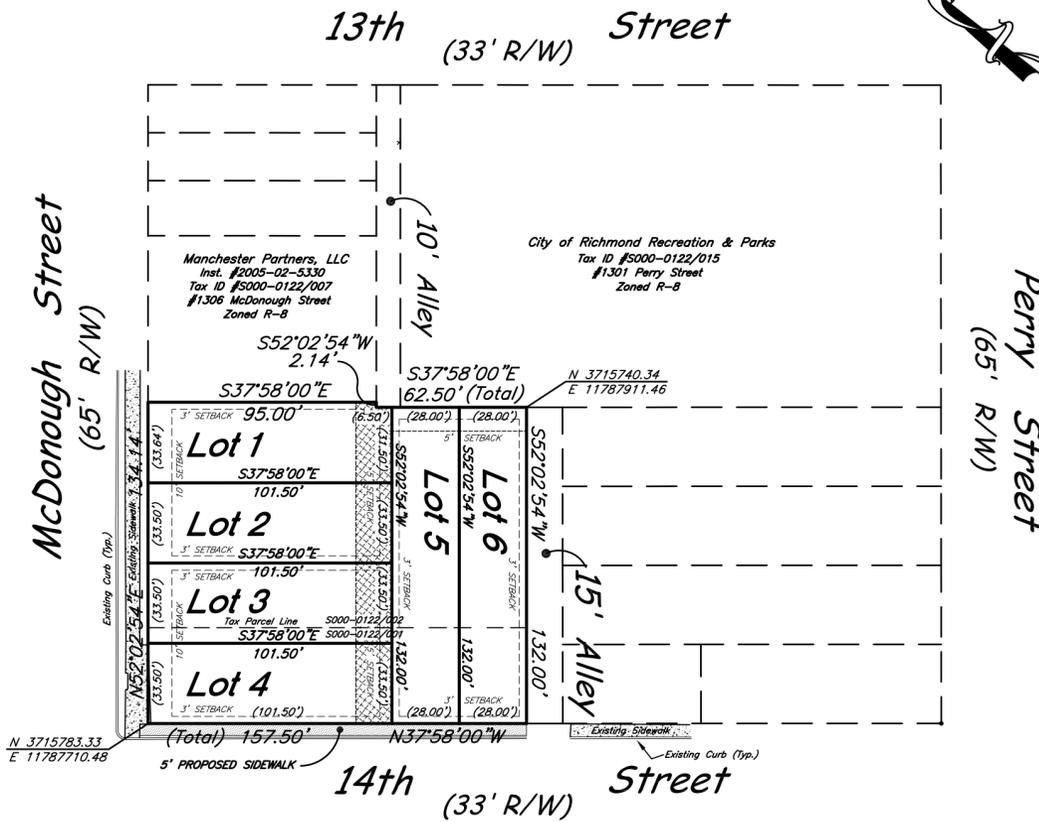
**Source of Title**

The property embraced within the limits of this subdivision is a portion of the same property conveyed to MANCHESTER PARTNERS, LLC by deed from VIRGINIA MUSEUM REAL ESTATE FOUNDATION dated July 28, 2005 and recorded July 29, 2005, in the Clerk's Office of the Circuit Court of the City of Richmond, as Instrument No. 05-025330.

The property embraced within Lots 1, 2, and a portion of Lot 3 of this subdivision is the same property identified as #1314 McDonough Street (Tax Parcel S000-0122/002) in the Deed of Boundary Line Adjustment, made by MANCHESTER PARTNERS, LLC on August 3, 2015 and recorded August 7, 2015, in the Clerk's Office of the Circuit Court of the City of Richmond, as Instrument No. 15-14767.

Rodney B. Shadrach, L.S.  
Shadrach & Associates, LLC

APPROVED BY CITY OF RICHMOND



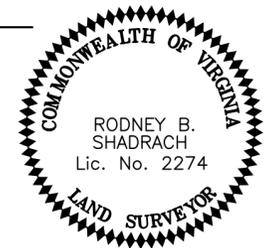
LOT AREA TABLE

LOT	SQUARE FT.	ACRES
LOT 1	3400.25	0.0781
LOT 2	3400.25	0.0781
LOT 3	3400.25	0.0781
LOT 4	3400.55	0.0781
LOT 5	3696.00	0.0848
LOT 6	3696.00	0.0848

**Surveyor's Certificate**

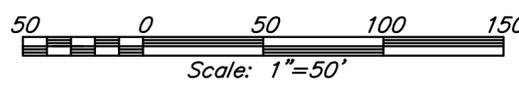
To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions for recordation in the City of Richmond, Virginia, have been complied with. This plat represents and is based upon a field survey made under my supervision and direction. All monuments will be set within a year of recordation.

Rodney B. Shadrach, L.S.  
Shadrach & Associates, LLC



**Notes:**

- Owner/Developer/Subdivider: Manchester Partners, LLC
- Parcel Number: S000-0122/001  
Parcel Number: S000-0122/002
- Addresses:  
#1326 McDonough Street  
#1314 McDonough Street
- Zoning: R-8
- Setbacks:  
Front: 10 Feet  
Side: 3 Feet, except where buildings are attached.  
Rear: 5 Feet
- Lot widths at setback lines:  
Lot 1: 33.64' Lot 5: 28.00'  
Lot 2: 33.50' Lot 6: 28.00'  
Lot 3: 33.50'  
Lot 4: 33.50'
- Number of Lots: 6  
Minimum Lot: 3,400.25 square feet  
Average Lot: 3,465.00 square feet  
Maximum Lot: 3,696.00 square feet
- Lot coverage of the lot shall not exceed 65% of the area of the lot.
- There are no existing structures on the property.
- Land use: Two-Family Attached Residential
- Areas:  
Total: 20,993.30 square feet  
In Lots: 20,993.30 square feet  
In Roads, Reserved Areas, or Land Dedicated for Public Use: 0.00 square feet
- Water: City
- Sewer: City
- Public Utilities: Underground
- Property within the limits of this subdivision is located in Flood Zone X, as shown on Flood Insurance Rate Map, Community-Panel Number 510129-0039-E, Panel 39 of 100 for the City of Richmond, dated July 16, 2014.
- Property within the limits of this subdivision does not contain wetlands.
- Property within the limits of this subdivision is not located in Chesapeake Bay Preservation Areas. Neither RPA boundaries nor RMA boundaries exist on the property.
- The property falls under the development provisions of the approved Plan of Development No. 652.
- The property embraced within the limits of this subdivision is subject to Declaration of Covenants, Conditions, and Restrictions recorded simultaneously with this plat.
- 5/8" Iron rods set at all perimeter property and lot corners.



**McDonough Green Section 1**

City of Richmond, Virginia  
Date: November 30, 2015 Scale: 1"=50'

Shadrach & Associates, LLC  
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