

VICINITY MAP 1"=2000'

USE: SINGLE FAMILY DETACHED
 ZONING: R-1
 SETBACKS: X' FRONT, X' SIDE, X' REAR
 ADDRESS: 3204 OLD GUN ROAD, EAST
 TAX MAP: C-1-1034/002
 WATER: PUBLIC - CITY OF RICHMOND
 SEWER: PRIVATE - SEPTIC
 DRAINAGE: ROADSIDE DITCH
 UTILITIES: UNDERGROUND EXISTING
 OWNER: DOROTHY COKER JOHNSON CLARKE
 DEVELOPER: WATERSTREET STUDIO
 TOTAL AREA: 60.429 AC., 2632276 SQ. FT.
 AREA IN ROADS: 0.508 AC., 22111 SQ. FT.
 AREA IN LOTS: 59.921 AC., 2610165 SQ. FT.
 AREA DEDICATED:
 FOR PUBLIC USE: 0 AC., 0 SQ. FT.
 NUMBER OF LOTS: 2
 MIN. LOT SIZE: 660834 SQ. FT.
 MAX. LOT SIZE: 1949330 SQ. FT.
 AVERAGE LOT SIZE: 1305082 SQ. FT.

PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP 5101290011D, FOR THE CITY OF RICHMOND, DATED 4/2/09.

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 DESIGNATED BY THE CITY OF RICHMOND, VA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.

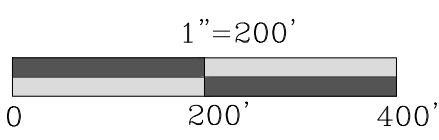
Source of Title
 The property embraced within the limits of this Subdivision was conveyed to Dorothy Coker Johnson Clarke by deed from Mary Reed Johnson dated December 24, 1985 and recorded January 3, 1986 in deed book 1747, pg. 448, and by deed from W. Reed Johnson, dated February 15, 1994 and recorded May 2, 1994 in deed book 2519, pg. 380, and by deed from Mary Reed Johnson, dated February 15, 1994 and recorded May 2, 1994 in deed book 2519, pg. 383, and by deed from Vivien Ross Johnson Brown, dated February 15, 1994 and recorded May 2, 1994, in deed book 2519, pg. 386, in the clerk's office of the circuit court of Chesterfield County, Virginia

Surveyors Certificate
 To the best of my knowledge and belief this plat is in compliance with all of the requirements as set forth in the ordinance for approving plats of subdivisions in the City of Richmond, Virginia. Monuments will be set by December 31, 2021.

Subdivision Certificate
 The subdivision of land shown hereon, designated "Plat Showing the Residential Subdivision of a 60.560 Acre Parcel of Land Located on the West Side of Old Gun Road, East," is with the free consent and in accordance with the desires of the undersigned owners. There are no 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 owners affix their signature and seal as of this ___ day of ___, 2021.

OWNER: DOROTHY COKER JOHNSON CLARKE
 3204 OLD GUN ROAD, EAST
 MIDLOTHIAN, VA 23113
 AGENT: WATERSTREET STUDIO
 1417 WEST MAIN STREET
 RICHMOND, VA 23220



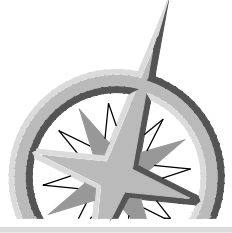
Bruce Robertson, LS #1971

APPROVALS

 Dorothy Coker Johnson Clarke
 State of Virginia
 City/County of _____ To Wit:
 I, _____, A Notary Public in and for the State of Virginia, do hereby certify that Dorothy Coker Johnson Clarke, whose name is signed to the foregoing subdivision certificate has acknowledged the same before me in my state aforesaid.
 Given under my hand this ___ day of ___, 2021.
 My Commission Expires _____

 Notary Public

C1	229.18'	11.69'	2'55"17"	S61°16'11"E	11.68'
C2	130.00'	124.22'	54'44"50"	S35°21'24"E	119.55'
C3	725.53'	86.53'	6'50"1"	S11°57'05"E	86.48'
C4	750.53'	79.89'	6'5"55"	N11°35'02"W	79.85'
C5	105.00'	100.33'	54'44"50"	N35°21'24"W	96.56'
C6	254.18'	61.09'	13'46"12"	N55°50'43"W	60.94'

 **Bruce Robertson Land Surveying, P.C.**
 P.O. Box 35311 Richmond, Virginia Phone (804)218-2801

PLAT SHOWING RESIDENTIAL SUBDIVISION OF A 60.560 ACRE PARCEL LOCATED ON THE WEST SIDE OF OLD GUN ROAD EAST
 PARTIALLY IN THE MIDLOTHIAN DISTRICT, CHESTERFIELD COUNTY, VIRGINIA AND PARTIALLY IN THE CITY OF RICHMOND, VIRGINIA

Date: 2/25/21
 Scale: 1"=200'
 Drawn By: BDR

Revisions: 7/26/21 per city commnets

JN 21002

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