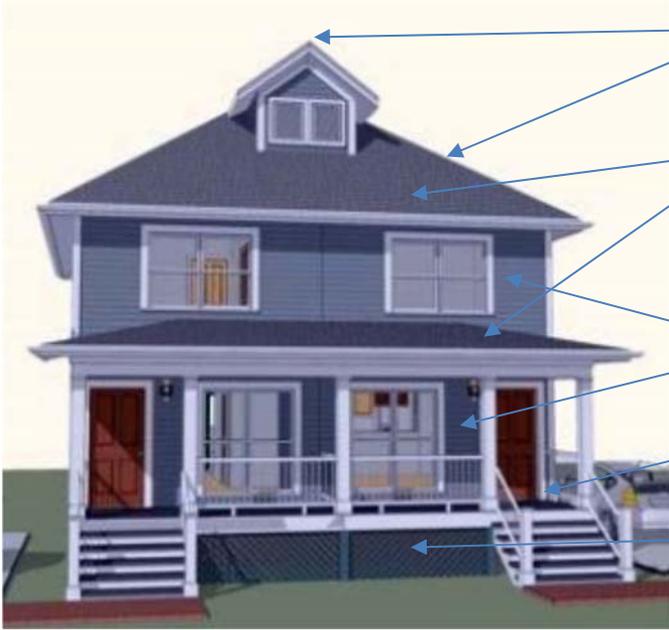


Duplex Rendering for Parcel 1 at 3151 Moody Avenue



Building height 26 feet +/- to rafter
midline. 31 feet +/- overall

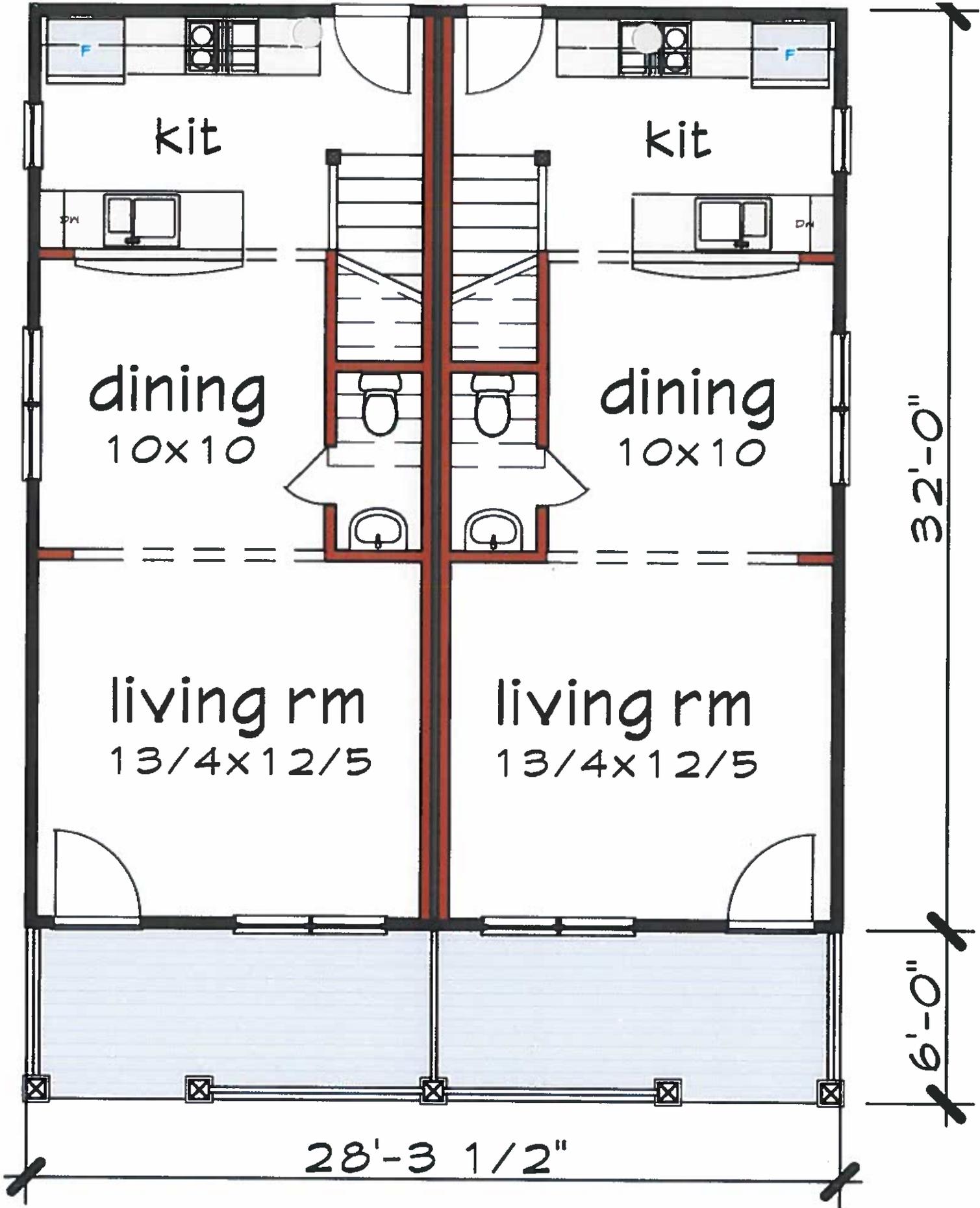
Asphalt shingles

Cementitious siding

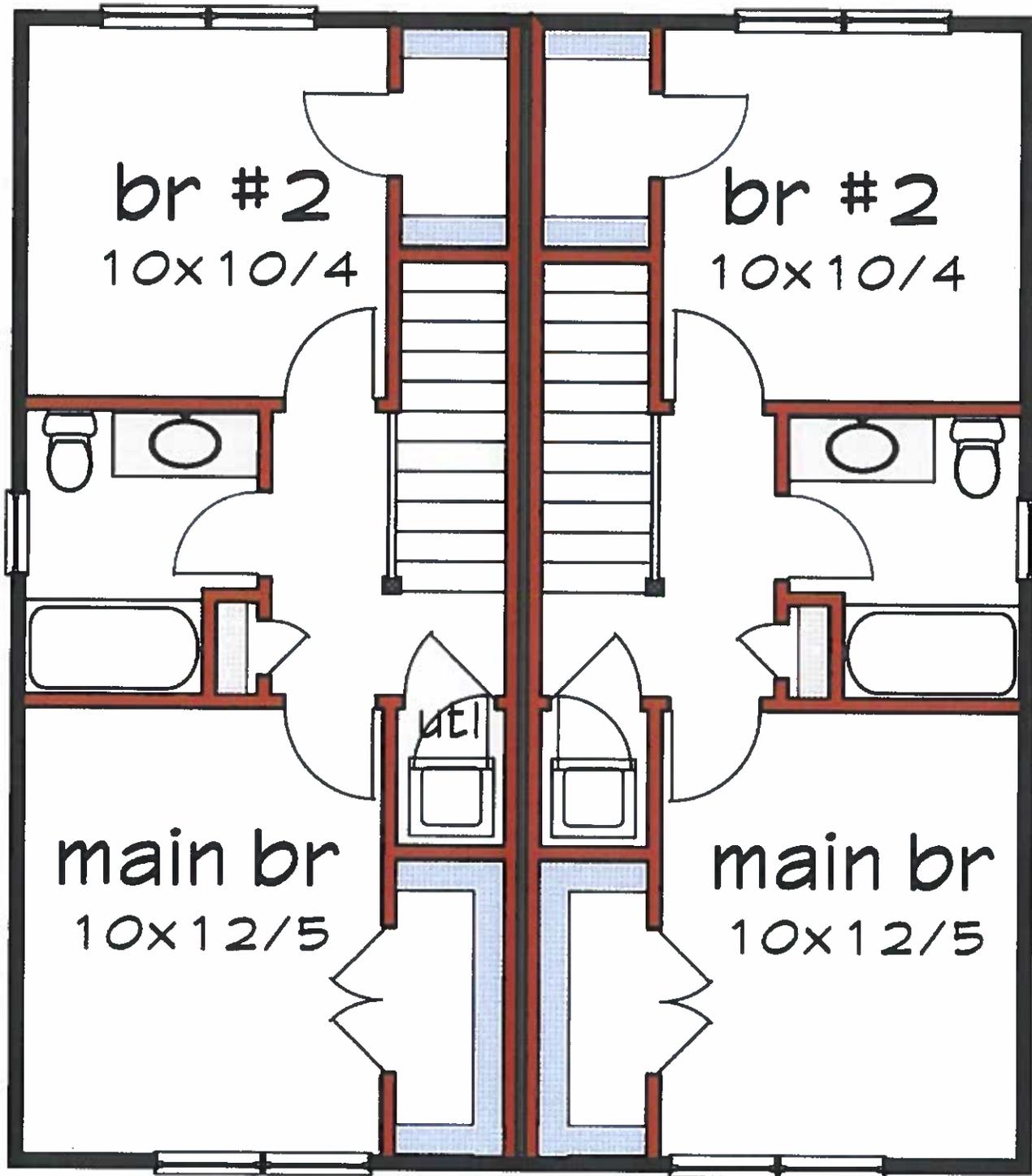
Decking: treated lumber on 6 x 6

Brick foundation

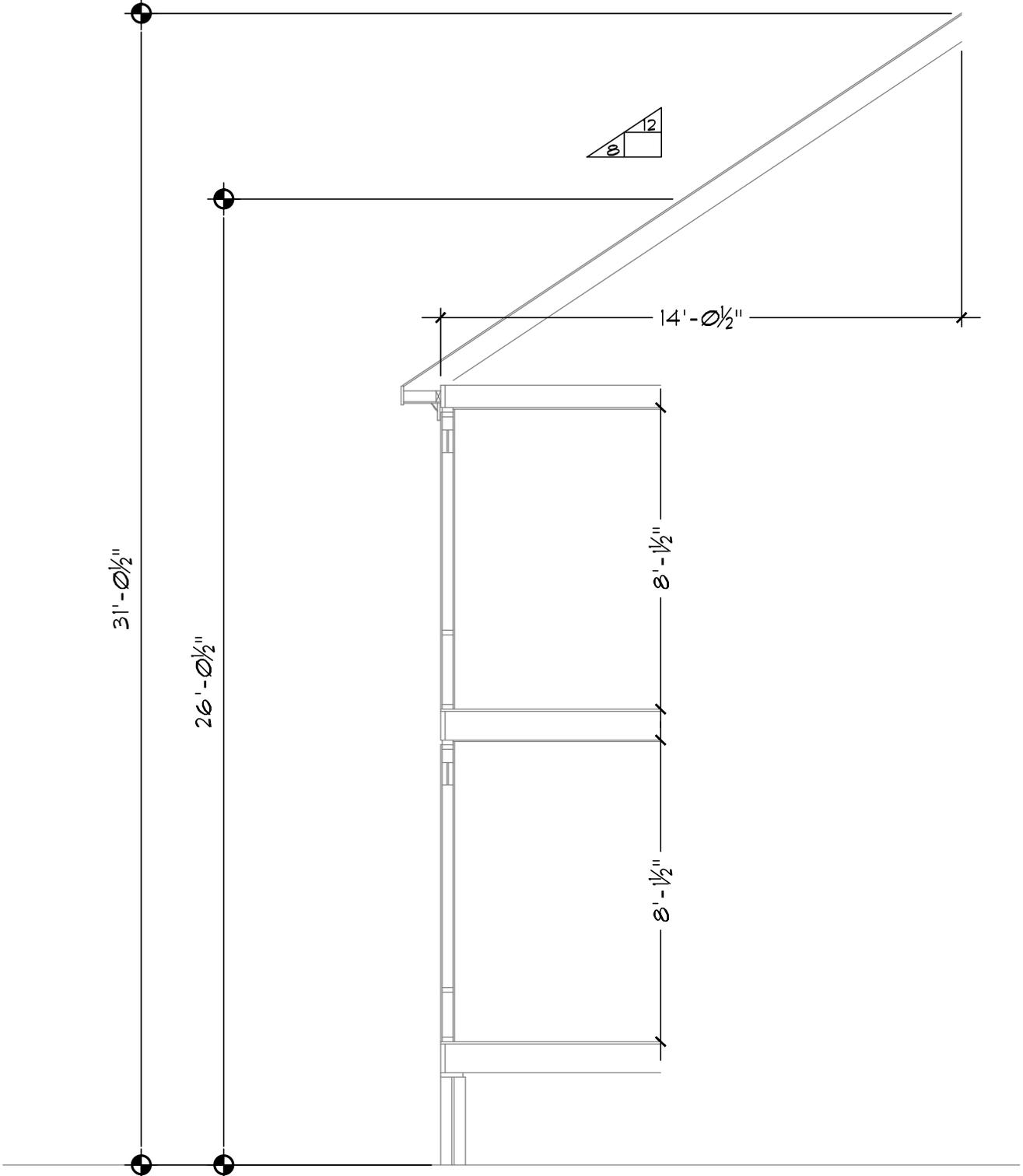




Floor 1 plan



Floor 2 plan



SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "MOODY AVENUE PLACE" is with the free consent and in accordance with the desires of the undersigned owners thereof. 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, Mortgagees, and Trustees have/has affixed their

signature and seal as of this _____ day of _____, 2019.

By: _____
 J. MARK SLACK (OWNER)

By: _____
 BEN PARTRIDGE (OWNER)

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF _____, To-wit:

I, _____, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, 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 _____, 2019.

Notary Public My commission expires: _____

Registration No.: _____

SOURCE OF TITLE

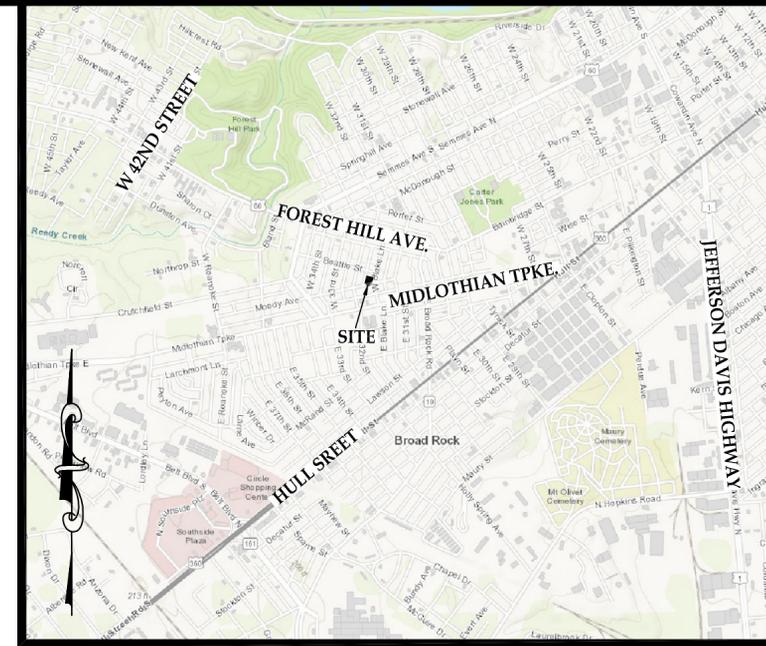
The property embraced within the limits of this subdivision is that property conveyed to VIRGINIA REALTY VENTURES, LLC, a Virginia Limited Liability company from EDOS, LLC, A Virginia Limited Liability Company by deed dated the 30TH day of August, 2016 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 1ST day of SEPTEMBER, 2016 in instrument #16-17089.

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 subdivision in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by the LAST day of June 2019.

NOTES:

1. Use: Residential (Single Family)
2. Zoning: R-5
3. Setbacks: 25' Front, 5' Side and Rear
4. Address: 3151 Moody Avenue
5. Tax map reference number: S0001726001
6. Water: Public - City of Richmond, Virginia
7. Sewer: Public - City of Richmond, Virginia
8. Drainage: Curbs & Gutter
9. Public Utilities: Overhead (New)
10. Owner(s): VIRGINIA REALTY VENTURES, LLC
11. Developer: VIRGINIA REALTY VENTURES, LLC
12. Total Area: 0.269 Acres & 11,710 square feet
 Area in Roads: 0 Acres & 0 square feet
 Area in Lots: 0.269 Acres & 11,710 square feet
 Area of Land Dedicated for Public Purposes: 0 Acres & 0 square feet
13. Number of Lots: 2
 Minimum Lot size: 5,639 Square feet
 Maximum Lot size: 6,071 Square feet
 Average Lot size: 5,855 Square feet
14. Property within the limits of this subdivision is located in Flood Zone X, as shown on Flood Insurance Rate Map Number 5101290039E, revised 7/16/2014.
15. Property within the limits of this subdivision does not contain wetlands identified on the National Wetlands Inventory Map dated 1/5/2018 (online).
16. Property within the limits of this subdivision is not located in Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 50 of the City Code of 2004.



VICINITY MAP
 SCALE: 1" = 2,000'

1 of 2

SHEET NO.:	DATE: 3/27/2019	DRAWN BY: JRW	
	JOB NUMBER: 18104		

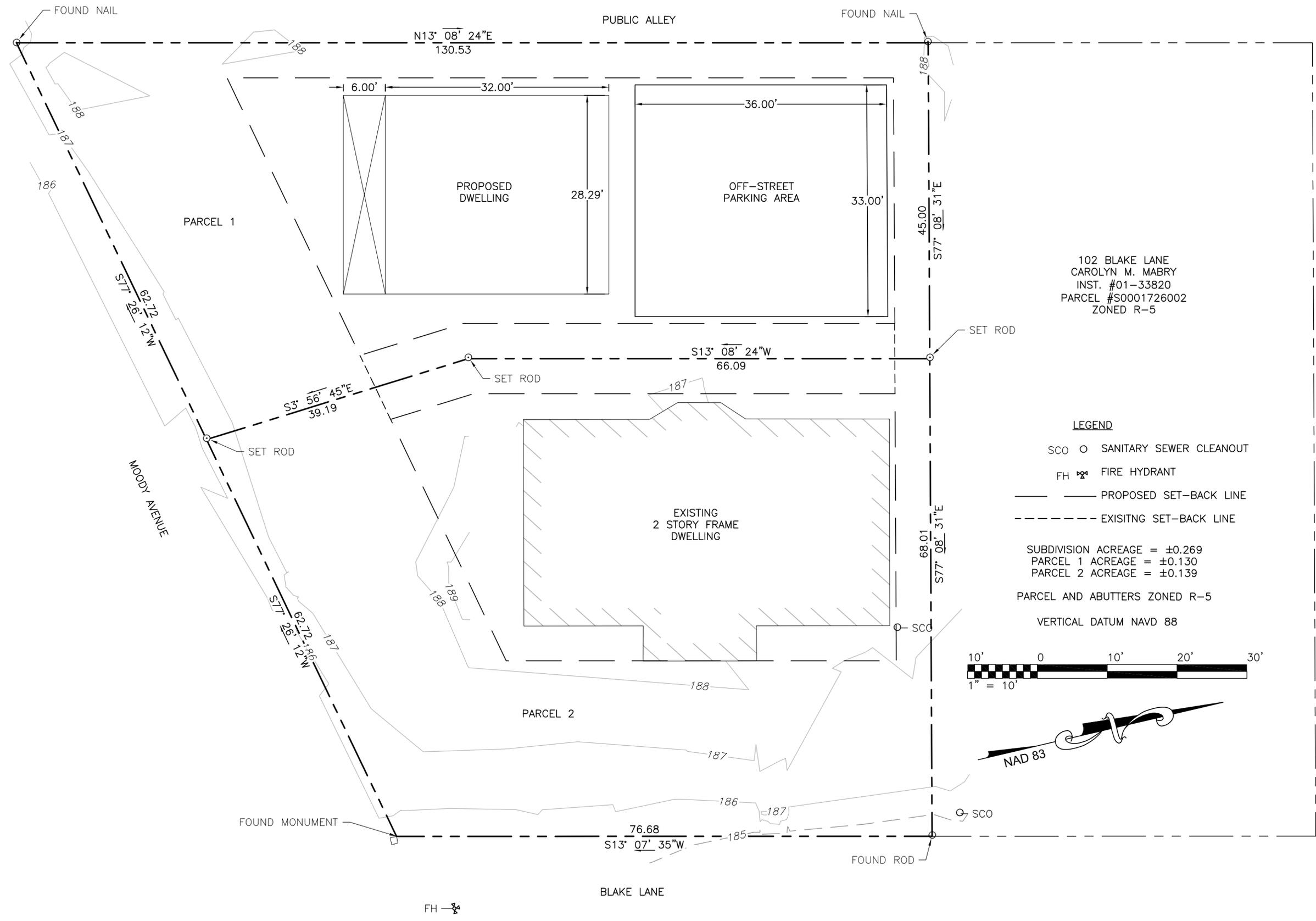


NYFELER ASSOCIATES
 LAND SURVEYING & MAPPING
 619 W CARY ST. RICHMOND, VA 23220
 804-277-4231 www.nyfelerassociates.com

PRELIMINARY SUBDIVISION PLAT

MOODY AVENUE PLACE
 3151 MOODY AVENUE
 CITY OF RICHMOND, VA
 PARCEL ID# S0001726001
 PREPARED FOR VIRGINIA REALTY VENTURES, LLC





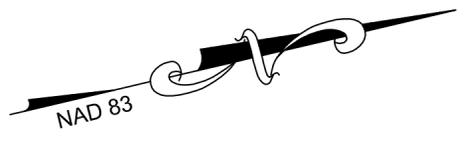
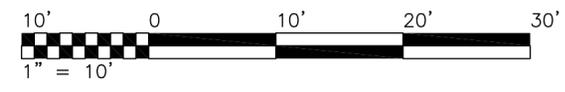
102 BLAKE LANE
 CAROLYN M. MABRY
 INST. #01-33820
 PARCEL #S0001726002
 ZONED R-5

LEGEND

SCO ○ SANITARY SEWER CLEANOUT
 FH ☒ FIRE HYDRANT
 ——— PROPOSED SET-BACK LINE
 - - - - - EXISTING SET-BACK LINE

SUBDIVISION ACREAGE = ±0.269
 PARCEL 1 ACREAGE = ±0.130
 PARCEL 2 ACREAGE = ±0.139

PARCEL AND ABUTTERS ZONED R-5
 VERTICAL DATUM NAVD 88



SHEET NO.: 2 of 2

DATE: 3/27/2019	JOB NUMBER: 18104	DRAWN BY: JRW	
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PRELIMINARY SUBDIVISION PLAT

MOODY AVENUE PLACE

3151 MOODY AVENUE
 CITY OF RICHMOND, VA
 PARCEL ID# S0001726001

PREPARED FOR VIRGINIA REALTY VENTURES, LLC