

Subdivision Certificate

The subdivision of land shown hereon, designated "3800 Grove" is with the free consent and in accordance with the desires of the undersigned owners, mortgagees and trustees thereof. There are 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.

John Nolde (for 3800 Grove, LLC)

Tim Duffee (for South State Bank, N.A.)

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 _____, 2021

Notary Public

My commission expires: _____, (SEAL)

Registration No.: _____

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 _____, 2021

Notary Public

My commission expires: _____, (SEAL)

Registration No.: _____

APPROVALS



Source of Title

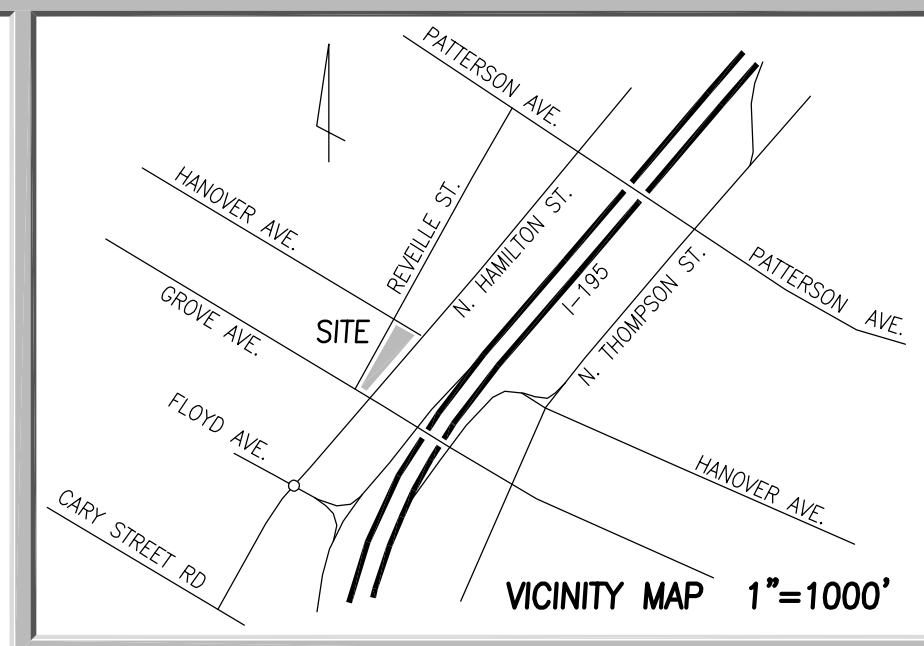
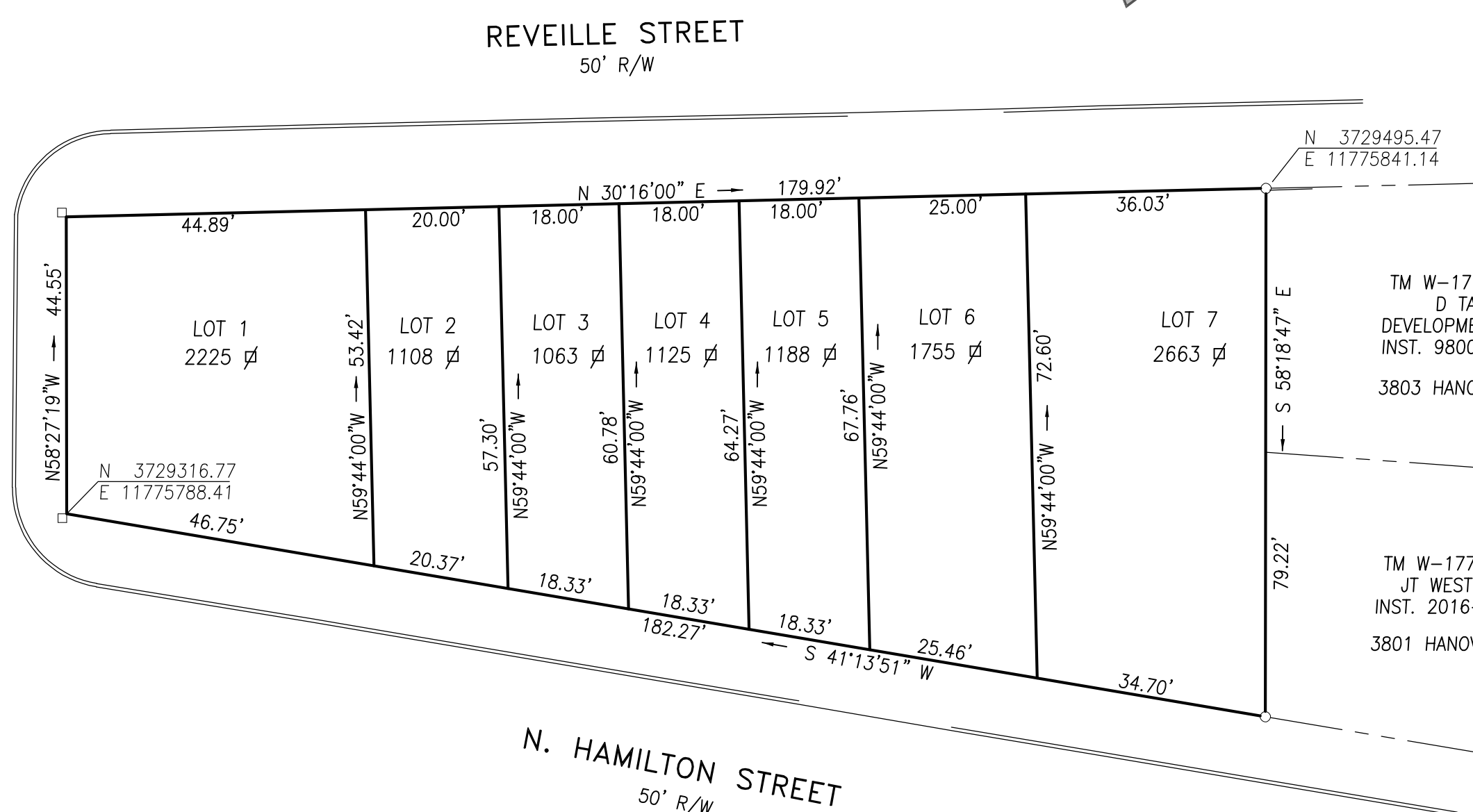
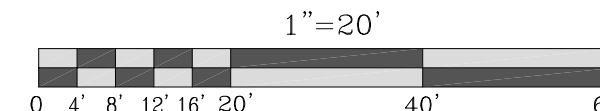
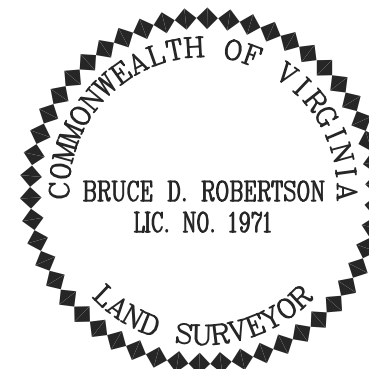
The property embraced within the limits of this subdivision is that property conveyed to 3800 Grove, LLC from Dallas Lindsey, LLC by deed dated the 19th day of August, 2020 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 26th day of August, 2020 as instrument #2020-19303.

Bruce Robertson, LS #1971

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.

Bruce Robertson, LS #1971



- USE: SINGLE FAMILY ATTACHED
- ZONING: R-5
- SETBACKS: FRONT: 5'
- SIDE: 0'
- REAR: 5'
- ADDRESS: 3800 GROVE AVE.
- TAX MAP: W-1773/001
- WATER: PUBLIC - CITY OF RICHMOND
- SEWER: PUBLIC - CITY OF RICHMOND
- DRAINAGE: CURBS & GUTTER
- UTILITIES: UNDERGROUND EXISTING
- OWNER: 3800 GROVE, LLC
- DEVELOPER: 3800 GROVE, LLC
- TOTAL AREA: 0.255 AC., 11127 SQ. FT.
- AREA IN ROADS: 0 AC., 0 SQ. FT.
- AREA IN LOTS: 0.255 AC., 11127 SQ. FT.
- AREA DEDICATED FOR PUBLIC USE: 0 AC., 0 SQ. FT.
- NUMBER OF LOTS: 7
- MIN. LOT SIZE: 1108 SQ. FT.
- MAX. LOT SIZE: 2663 SQ. FT.
- AVERAGE LOT SIZE: 1590 SQ. FT.

PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP SHEET 5101290036D, 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.

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

**3800 GROVE
SUBDIVISION**

CITY OF RICHMOND, VIRGINIA

Date: <u>8/2/21</u>	Revisions: 9/30/21 per review comments	JN 20138
Scale: <u>1"=20'</u>	Drawn By: <u>BDR</u>	Sheet 1 of 1