

J:\C2013\1300740 SINGLETON PARCEL MAPPING\CARLSON SURVEY\Drawings\2014-04-10 Singleton Section 2 Prelim.dwg

**SUBDIVISION CERTIFICATE**

This subdivision of land shown hereon, designated as "SINGLETON, SECTION 2 - A RESUBDIVISION OF SINGLETON, LOT 3" is with the free consent and in accordance with the desires of the undersigned owners, mortgagees and trustees 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 as of the time of recordation. All easements are for surface and underground drainage and for underground and overhead utilities, unless noted otherwise. All unrestricted easements are subject to the right of the City of Richmond, Virginia to establish alleys on easements at a future time without cost of property involved. The dedication of the 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 their signature and seal as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
W.E. SINGLETON

COMMONWEALTH OF VIRGINIA  
OF \_\_\_\_\_ TO WIT}  
I, \_\_\_\_\_,  
a Notary Public in and for the \_\_\_\_\_  
of \_\_\_\_\_ Commonwealth of  
Virginia, do hereby certify that \_\_\_\_\_

whose name is signed to the Subdivision Certificate, have acknowledged the same before me in my \_\_\_\_\_ and Commonwealth aforesaid. Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

CALC CHECK:	
SURVEYS:	MBB
DWG. BY:	JAP

**SOURCE OF TITLE**

The property embraced within the limits of this subdivision was conveyed to W.E. SINGLETON and PATRICIA S. SINGLETON from BERTHA J. GAYLE by deed dated the 7th day of September 1993 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 10th day of September, 1993 in Book 362, on Page 2103. The property was further conveyed to W.E. SINGLETON from PATRICIA S. SINGLETON by deed recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 24th day of April, 1996 as instrument number 96-8021.

LESS AND EXCEPT CONVEYANCES IN INSTRUMENTS: 05-24079, 07-22176, 13-8452, 14-4920.

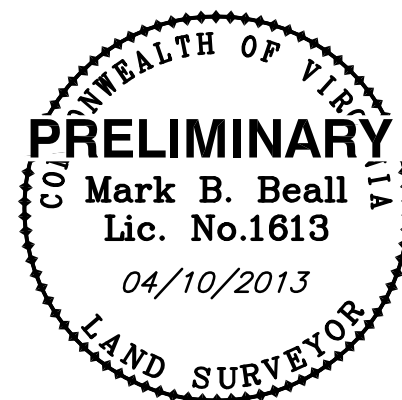
**Notes**

- Use: Single Family Residential
- Zoning: R-1
- Setbacks:  
Front-35 Feet  
Side-10 Feet  
Rear-10 Feet
- Address: N/A
- Tax Map: N/A (Singleton, Lot 3)
- Water: Private
- Sewer: Private
- Drainage: N/A
- Public Utilities: Overhead (existing)
- Owner: W.E. Singleton
- Developer: N/A
- Total Area: 1,171,525.4 Sq.Ft., 26.895 Acres  
area In Roads: N/A  
area In Lots: 1,171,525 square feet, 26.895 Acres  
area In Land Dedicated For Public Purposes: N/A
- Number Of Lots: 2  
Minimum Lot Size: 238,609.0 Sq.ft., 5.478 Acres  
Maximum Lot Size: 932,916.4 Sq.ft., 21.417 Acres  
Average Lot Size: 585,762.7 Sq.ft., 13.448 Acres
- Property Within The Limits Of This Subdivision Is Located In Flood Zones X & AE Per community-panel No.510129 0011 D, Dated April 2, 2009.
- Property Within The Limits Of This Subdivision Contains Wetlands Identified on The National Wetlands Inventory Map Online Mapper.
- Property Within The Limits Of This Subdivision Is Located In Chesapeake Bay preservation Areas Designated By The City Of Richmond, Virginia Pursuant To chapter 50 Of The City Code Of 2004.

**SURVEYOR'S CERTIFICATE**

To the best of my knowledge and belief all of the requirements as set forth in the Ordinance for Approving Subdivision Plats in the City of Richmond, Virginia, have been complied with. All monuments will be set within a year of recordation of the plat:

\_\_\_\_\_  
Balzer and Associates, Inc.

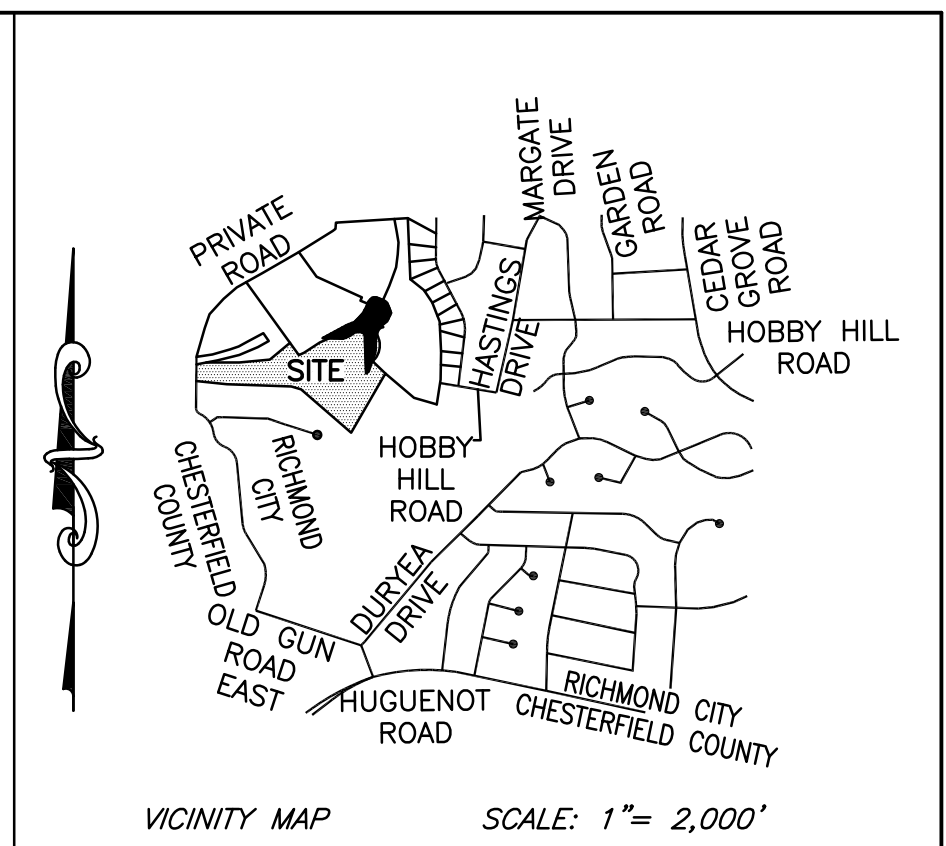


www.balzer.cc  
• PLANNERS • ARCHITECTS  
• ENGINEERS • SURVEYORS  
15871 City View Drive  
Suite 200  
Midlothian, Virginia 23113  
Phone: 804/794-0571  
FAX: 804/794-2635

**SINGLETON  
SECTION 2**  
A RESUBDIVISION OF SINGLETON, LOT 3  
CITY OF RICHMOND, VIRGINIA  
DATE: April 10, 2014

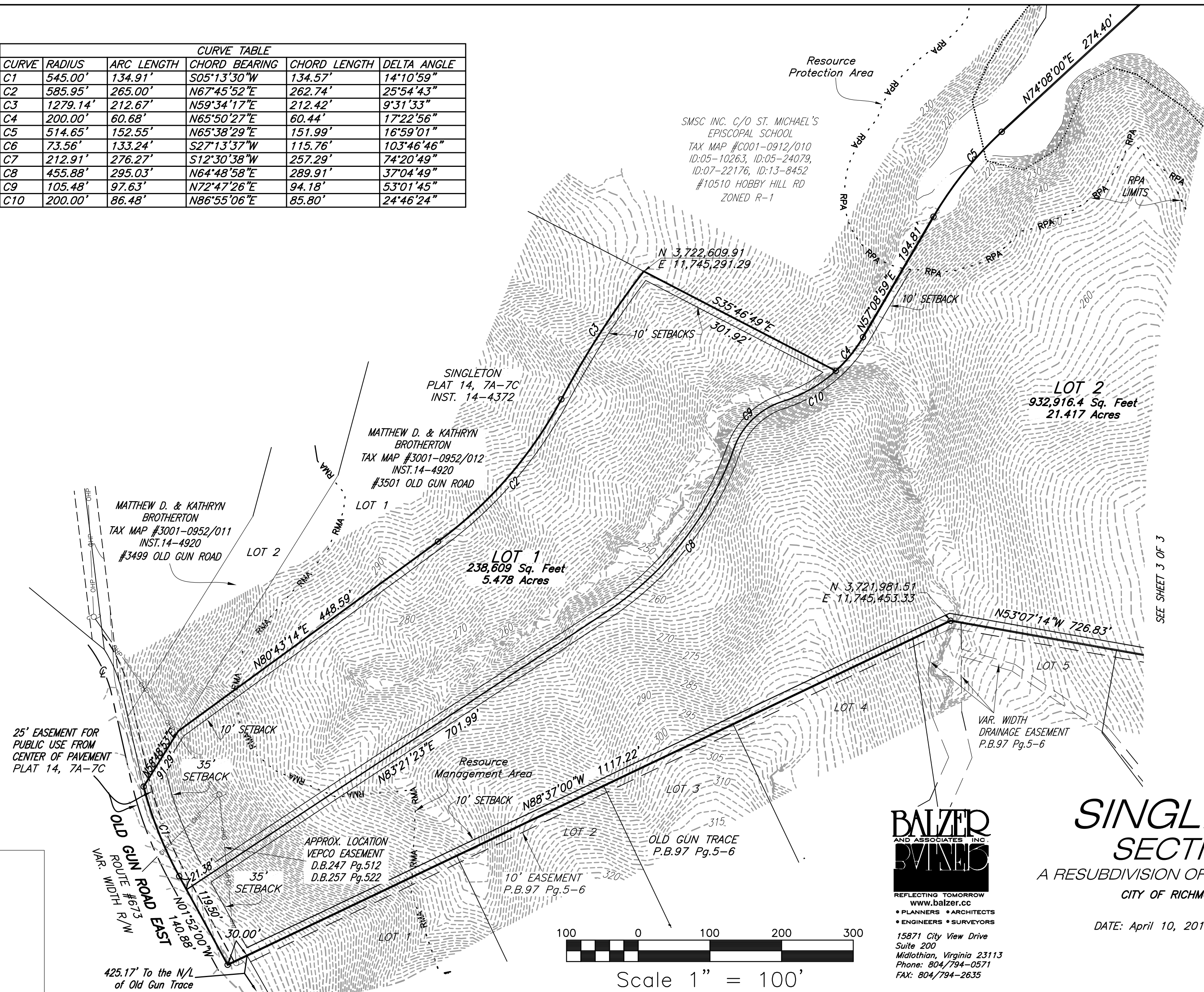
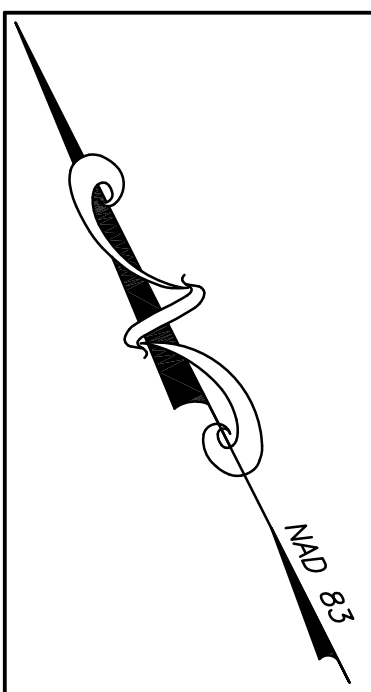
SHEET 1 OF 3

JOB #C1300740.00



J:\C2013\C1300740 SINGLETON PARCEL MAPPING\CARLSON SURVEY\Drawings\2014-04-10 Singleton Section 2 Prelim.dwg

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	545.00'	134.91'	S05°13'30"W	134.57'	14°10'59"
C2	585.95'	265.00'	N67°45'52"E	262.74'	25°54'43"
C3	1279.14'	212.67'	N59°34'17"E	212.42'	9°31'33"
C4	200.00'	60.68'	N65°50'27"E	60.44'	17°22'56"
C5	514.65'	152.55'	N65°38'29"E	151.99'	16°59'01"
C6	73.56'	133.24'	S27°13'37"W	115.76'	103°46'46"
C7	212.91'	276.27'	S12°30'38"W	257.29'	74°20'49"
C8	455.88'	295.03'	N64°48'58"E	289.91'	37°04'49"
C9	105.48'	97.63'	N72°47'26"E	94.18'	53°01'45"
C10	200.00'	86.48'	N86°55'06"E	85.80'	24°46'24"



**BALZER**  
AND ASSOCIATES INC.  
**BVINC**

REFLECTING TOMORROW  
www.balzer.cc

• PLANNERS • ARCHITECTS  
• ENGINEERS • SURVEYORS

15871 City View Drive  
Suite 200  
Midlothian, Virginia 23113  
Phone: 804/794-0571  
FAX: 804/794-2635

# SINGLETON SECTION 2

A RESUBDIVISION OF SINGLETON, LOT 3  
CITY OF RICHMOND, VIRGINIA

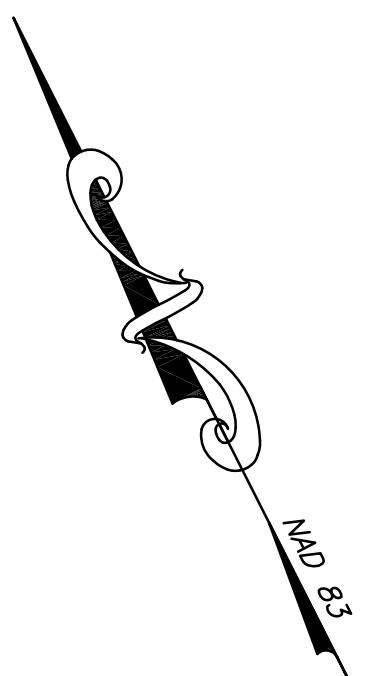
DATE: April 10, 2014 SCALE: 1"=100'

SHEET 2 OF 3

JOB #C1300740.00



J:\C2013\1300740 SINGLETON PARCEL MAPPING\CARLSON SURVEY\Drawings\2014-04-10 Singleton Section 2 Prelim.dwg



SMSC INC. C/O ST. MICHAEL'S  
EPISCOPAL SCHOOL  
TAX MAP #C001-0912/010  
ID:05-10263, ID:05-24079,  
ID:07-22176, ID:13-8452  
#10510 HOBBY HILL RD  
ZONED R-1

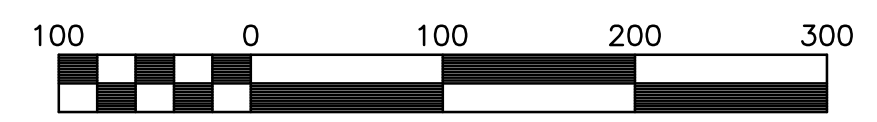
SMSC INC. C/O ST. MICHAEL'S  
EPISCOPAL SCHOOL  
TAX MAP #C001-0912/010  
ID:05-10263, ID:05-24079,  
ID:07-22176, ID:13-8452  
#10510 HOBBY HILL RD  
ZONED R-1

Resource  
Protection Area

"Fresh Water  
Pond" As shown  
on The National  
Wetlands  
Inventory Map

EXISTING  
POND

APPROX. LIMITS  
FLOOD ZONE "AE"



Scale 1" = 100'

N 3,722,609.91  
E 11,745,291.29  
S55°46'49"E  
301.92'  
10' SETBACKS

**LOT 2**  
932,916.4 Sq. Feet  
21.417 Acres

ARCHER SPRINGS INVESTMENT  
COMPANY LLC  
TAX MAP #C001-1254/109  
INST. 08-8450  
#3320 TRAYLOR DRIVE

SEE SHEET 2 OF 3

N 3,721,981.51  
E 11,745,453.33

N88°37'00"W 1117.22'  
LOT 4

N53°07'14"W 726.83'  
LOT 5

LOT 6

LOT 7

VAR. WIDTH  
DRAINAGE EASEMENT  
P.B.97 Pg.5-6

OLD GUN TRACE  
P.B.97 Pg.5-6

16' EASEMENT  
P.B.97 Pg.5-6



PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS  
15871 City View Drive  
Suite 200  
Midlothian, Virginia 23113  
Phone: 804/794-0571  
FAX: 804/794-2635

# SINGLETON SECTION 2

A RESUBDIVISION OF SINGLETON, LOT 3

CITY OF RICHMOND, VIRGINIA  
DATE: April 10, 2014 SCALE: 1"=100'