



# Application for FINAL PLAT SUBDIVISION

The City Planning Commission  
c/o Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)  
 Final Plat (New)                       Plat of Correction

### Name/Location

Name of the Subdivision: OAK GROVE SUBDIVISION                      Date: 10/03/2023  
Property Address: 2200 INGRAM AVENUE                      Tax Map # S0000863001  
Number of Lots: 17                      Fee: \$755.00 (check made payable to "City of Richmond")

Applicant/Contact Person: John Gregory  
Company: Maggie Walker Oak Grove Partners, LLC  
Mailing Address: 7 East 2nd St  
City: Richmond                      State: VA                      Zip Code: 23224  
Telephone: (804) 514-8990                      Fax: ( )  
E-mail: JGREGORY@LYNXVENTURES.COM

Property Owner: City of Richmond  
If Business Entity, title and individual who can sign for the company: \_\_\_\_\_  
Mailing Address: 900 E. Broad St.  
City: \_\_\_\_\_                      State: \_\_\_\_\_                      Zip Code: \_\_\_\_\_  
Telephone: ( )                      Fax: ( )  
E-mail: \_\_\_\_\_

The City will send all correspondence to the applicant/contact person. Please check this box if the property owner would also like to receive copies of all correspondence.

Property Owner Signature: \_\_\_\_\_

(Except for subdivision confirmation letters, the names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

**NOTE:** Please attach the required plats, checklist, subject parcel information and a check for the application fee. (See Filing Procedures for Subdivisions.)

**SUBDIVISION CERTIFICATE**

The subdivision of land shown hereon, designated "Oak Grove Townhomes" 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 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 \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Owner

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, To-wit:

I, \_\_\_\_\_, a Notary Public in and for the jurisdiction

aforsaid, 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

aforsaid this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Notary Public My commission expires: \_\_\_\_\_

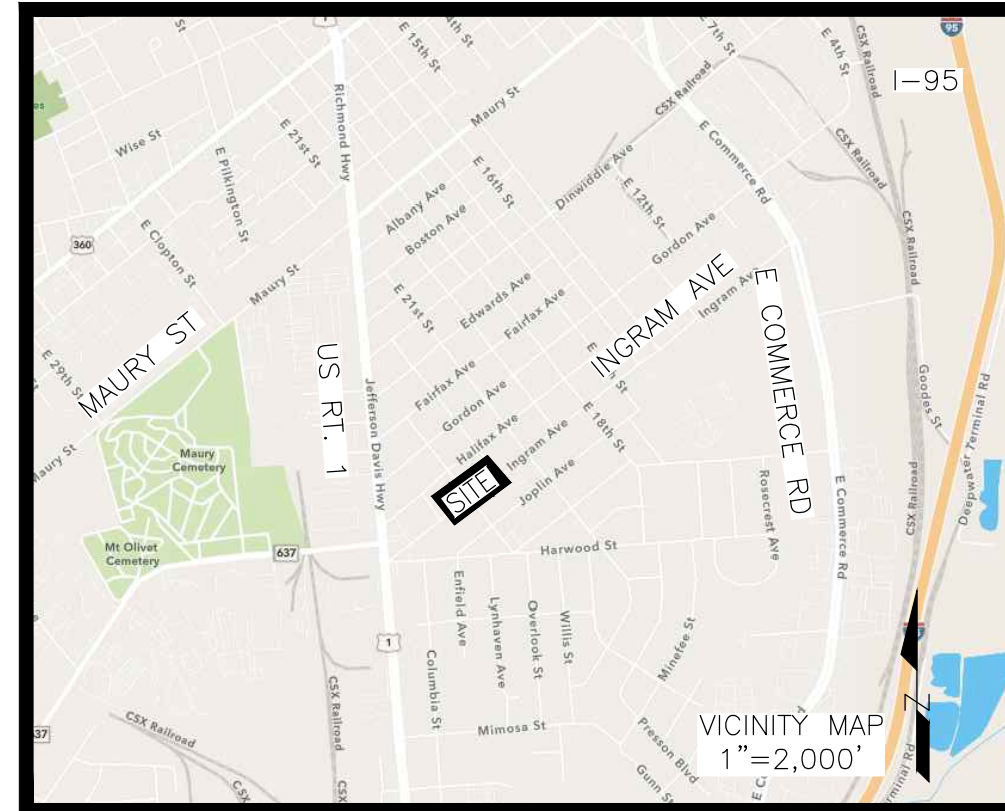
Registration No.: \_\_\_\_\_

**NOTES:**

- Use: Residential townhomes and apartments
- Zoning: R-5
- Setbacks: 25' Front, 5' Side and Rear
- Address: 2200 Ingram Avenue
- Tax map reference number: S0000863001
- Water: Public – City of Richmond, Virginia
- Sewer: Public – City of Richmond, Virginia
- Drainage: Surface
- Public Utilities: Overhead (Existing)
- Owner(s): City of Richmond
- Developer: Lynx Ventures
- Total Area: 5.006 Acres & 218,052 square feet  
Area in Roads: 0 Acres & 0 square feet  
Area in Lots: 5.006 Acres & 218,052 square feet  
Area of Land Dedicated for Public Purposes: 0 Acres & 0 square feet
- Number of Lots: 17  
Minimum Lot size: 1,149 Square feet  
Maximum Lot size: 180,957 Square feet  
Average Lot size: 12,827 Square feet
- Property within the limits of this subdivision is not located in a Flood Zone, as shown on Flood Insurance Rate Map Number 5101290039D, revised 7/16/2014.
- Property within the limits of this subdivision does not contain wetlands identified on the National Wetlands Inventory Map dated 10/1/2020 (online).
- 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.
- Utilities shown from surface evidence and City of Richmond provided mapping.
- Vertical Datum: NAVD88
- Horizontal and Vertical datum established with RTK solutions for GPS observed points.
- All streets abutting this subdivision are 2-way with one travel lane in each direction.

**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO CITY OF RICHMOND FROM SCHOOL BOARD OF THE CITY OF RICHMOND BY DEED DATED AUGUST 21, 2017 INST. NO. 18-1430; BEING THE SAME PROPERTY CONVEYED TO THE SCHOOL BOARD OF MANCHESTER DISTRICT NO. 1 CHESTERFIELD COUNTY BY DEED DATED AUGUST 19, 1912 D.B. 130, PG. 34 RECORDED IN CHESTERFIELD COUNTY.



SUBDIVISION AREA = ±5.006 AC= ±218,052 SQ FT	
LOT 1 AREA = ±4.154 AC = ±180,957 SQ FT	
LOT 2 AREA = ±0.034 AC = ±1,472 SQ FT	
LOT 3 AREA = ±0.026 AC = ±1,149 SQ FT	
LOT 4 AREA = ±0.033 AC = ±1,437 SQ FT	
LOT 5 AREA = ±0.033 AC = ±1,437 SQ FT	
LOT 6 AREA = ±0.026 AC = ±1,149 SQ FT	
LOT 7 AREA = ±0.033 AC = ±1,421 SQ FT	
LOT 8 AREA = ±0.033 AC = ±1,421 SQ FT	
LOT 9 AREA = ±0.026 AC = ±1,149 SQ FT	
LOT 10 AREA = ±0.026 AC = ±1,149 SQ FT	
LOT 11 AREA = ±0.026 AC = ±1,149 SQ FT	
LOT 12 AREA = ±0.026 AC = ±1,149 SQ FT	
LOT 13 AREA = ±0.033 AC = ±1,421 SQ FT	
LOT 14 AREA = ±0.033 AC = ±1,421 SQ FT	
LOT 15 AREA = ±0.033 AC = ±1,149 SQ FT	
LOT 16 AREA = ±0.042 AC = ±1,827 SQ FT	
LOT 17 AREA = ±0.395 AC = ±17,194 SQ FT	

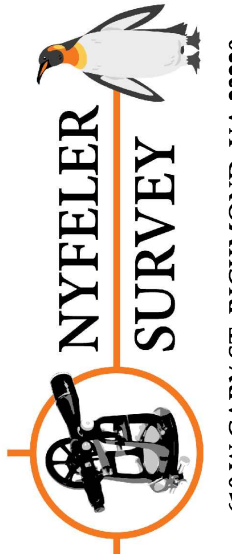
SUBJECT PROPERTY ZONED R-5

**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 December 2024.

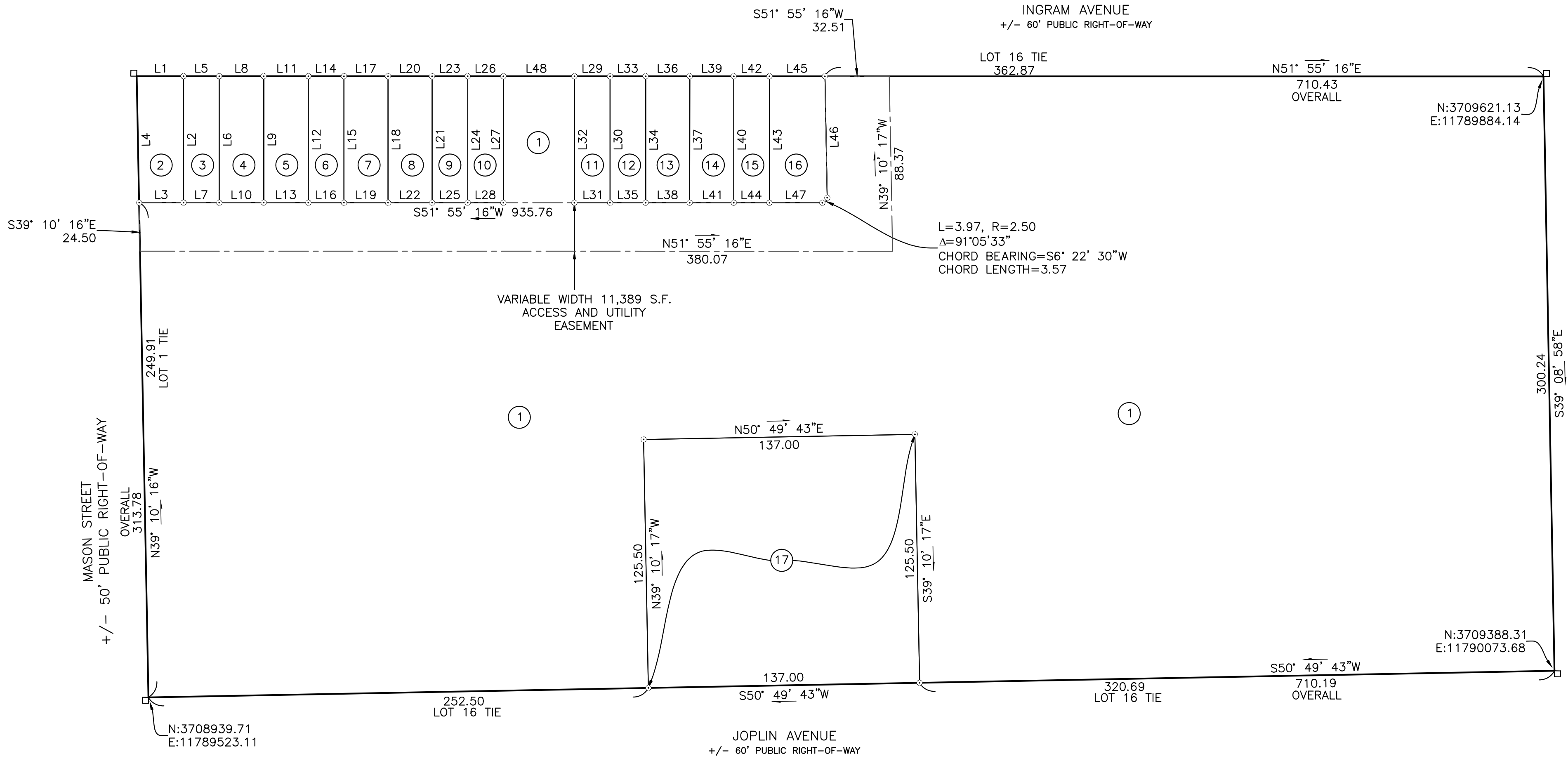


SHEET NO.: 1 OF 2	
DATE: 10/3/2023	DRAWN BY: JRW
JOB NUMBER: 22142	



**OAK GROVE SUBDIVISION  
2200 INGRAM AVENUE  
S0000863001  
CITY OF RICHMOND, VA**





SHEET NO.:	2 OF 2
DATE:	10/3/2023
JOB NUMBER:	22142
SCALE:	1" = 40'
DRAWN BY:	JRW

**NYFELE SURVEY**

619 W CARY ST. RICHMOND, VA 23220  
804-277-4231 www.nyfelerurvey.com

**OAK GROVE SUBDIVISION**  
**2200 INGRAM AVENUE**  
**S0000863001**  
**CITY OF RICHMOND, VA**

**LEGEND**  
 □ FOUND MONUMENT  
 ⊙ SET CORNER

Lot Line Table			Lot Line Table			Lot Line Table			Lot Line Table			Lot Line Table			Lot Line Table		
Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length
L1	N51° 55' 16"E	23.67	L11	N51° 55' 16"E	22.50	L21	S38° 04' 44"E	63.86	L31	S51° 55' 16"W	18.00	L41	S51° 55' 16"W	22.25	L48	N51° 55' 16"E	35.87
L2	S38° 04' 44"E	63.86	L12	S38° 04' 44"E	63.86	L22	S51° 55' 16"W	22.25	L32	N38° 04' 44"W	63.86	L42	N51° 55' 16"E	18.00			
L3	S51° 55' 16"W	22.45	L13	S51° 55' 16"W	22.50	L23	N51° 55' 16"E	18.00	L33	N51° 55' 16"E	18.00	L43	S38° 04' 44"E	63.86			
L4	N39° 10' 16"W	63.87	L14	N51° 55' 16"E	18.00	L24	S38° 04' 44"E	63.86	L34	S38° 04' 44"E	63.86	L44	S51° 55' 16"W	18.00			
L5	N51° 55' 16"E	18.00	L15	S38° 04' 44"E	63.86	L25	S51° 55' 16"W	18.00	L35	S51° 55' 16"W	18.00	L45	N51° 55' 16"E	28.02			
L6	S38° 04' 44"E	63.86	L16	S51° 55' 16"W	18.00	L26	N51° 55' 16"E	18.00	L36	N51° 55' 16"E	22.25	L46	S39° 10' 17"E	61.32			
L7	S51° 55' 16"W	18.00	L17	N51° 55' 16"E	22.25	L27	S38° 04' 44"E	63.86	L37	S38° 04' 44"E	63.86	L47	S51° 55' 16"W	26.69			
L8	N51° 55' 16"E	22.50	L18	S38° 04' 44"E	63.86	L28	S51° 55' 16"W	18.00	L38	S51° 55' 16"W	22.25						
L9	S38° 04' 44"E	63.86	L19	S51° 55' 16"W	22.25	L29	N51° 55' 16"E	18.00	L39	N51° 55' 16"E	22.25						
L10	S51° 55' 16"W	22.50	L20	N51° 55' 16"E	22.25	L30	S38° 04' 44"E	63.86	L40	S38° 04' 44"E	63.86						

