

SUBDIVISION CERTIFICATE

The division of land shown hereon, known as " DIVISION OF Nos. 523, 525, & 527 N. 21st STREET, IN THE CITY OF RICHMOND, VIRGINIA. ", is with the free consent and in accordance with the desires of the undersigned owners and trustees thereof. There is a Deed of Trust 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 easement, 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS

OWNER

By: _____
 [Signature] _____
 [Print Name] _____
 [Title] _____

Commonwealth of Virginia
 City or County of _____, to wit:

I, _____ a notary public in and for the city or county of _____, Commonwealth of Virginia, do hereby certify that _____, whose name is signed to the subdivision certificate has acknowledged the same before me in my city or county and commonwealth aforesaid.

Given under my hand and seal this ____ day of _____, 20 ____.

My commission expires _____
 Registration Number _____

TRUSTEE

By: _____
 [Signature] _____
 [Print Name] _____
 [Title] _____

Commonwealth of Virginia
 City or County of _____, to wit:

I, _____ a notary public in and for the city or county of _____, Commonwealth of Virginia, do hereby certify that _____, whose name is signed to the subdivision certificate has acknowledged the same before me in my city or county and commonwealth aforesaid.

Given under my hand and seal this ____ day of _____, 20 ____.

My commission expires _____
 Registration Number _____

APPROVAL BLOCK

SOURCE OF TITLE

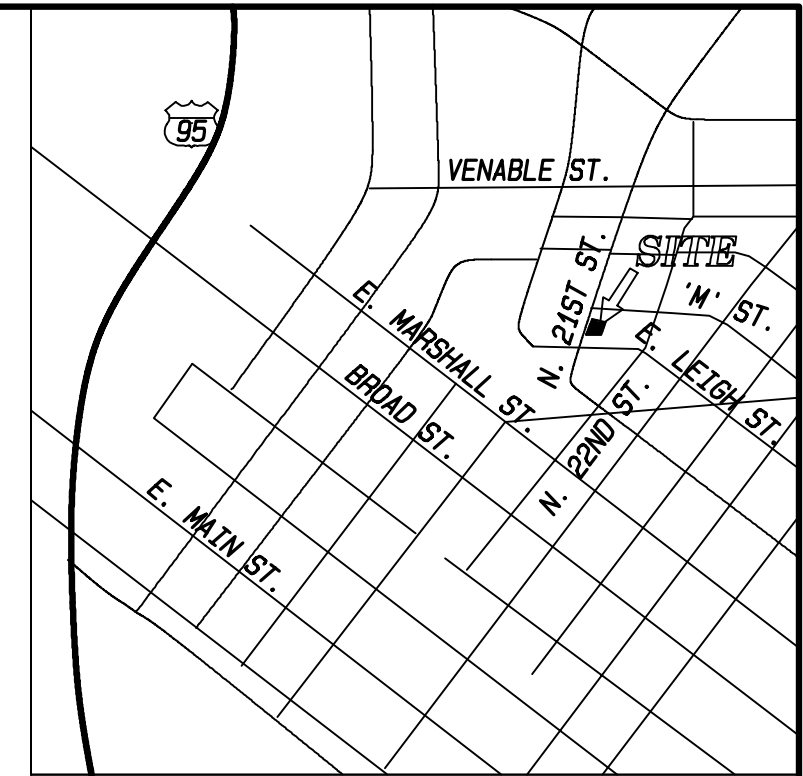
The property embraced within the limits of this subdivision is that property conveyed to: TNT-CONSTRUCTION CAROLINA, LLC, a Virginia Limited Liability Company from: WILLIAM P. PEARSALL, JR., TRUSTEE by deed dated May 12, 2021, and recorded on June 01, 2021, at the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 210015754. The property embraced within the limits of this subdivision is subject to a Deed of Trust dated August 23, 2022 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on September 02, 2022 as Instrument No. 220020022.

James E. McKnight L.S.

SURVEYORS 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 3rd day of January, 2024.

James E. McKnight L.S.

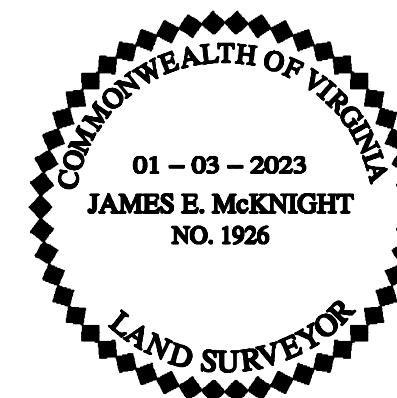


VICINITY MAP
 1" = 1000'

NOTES:

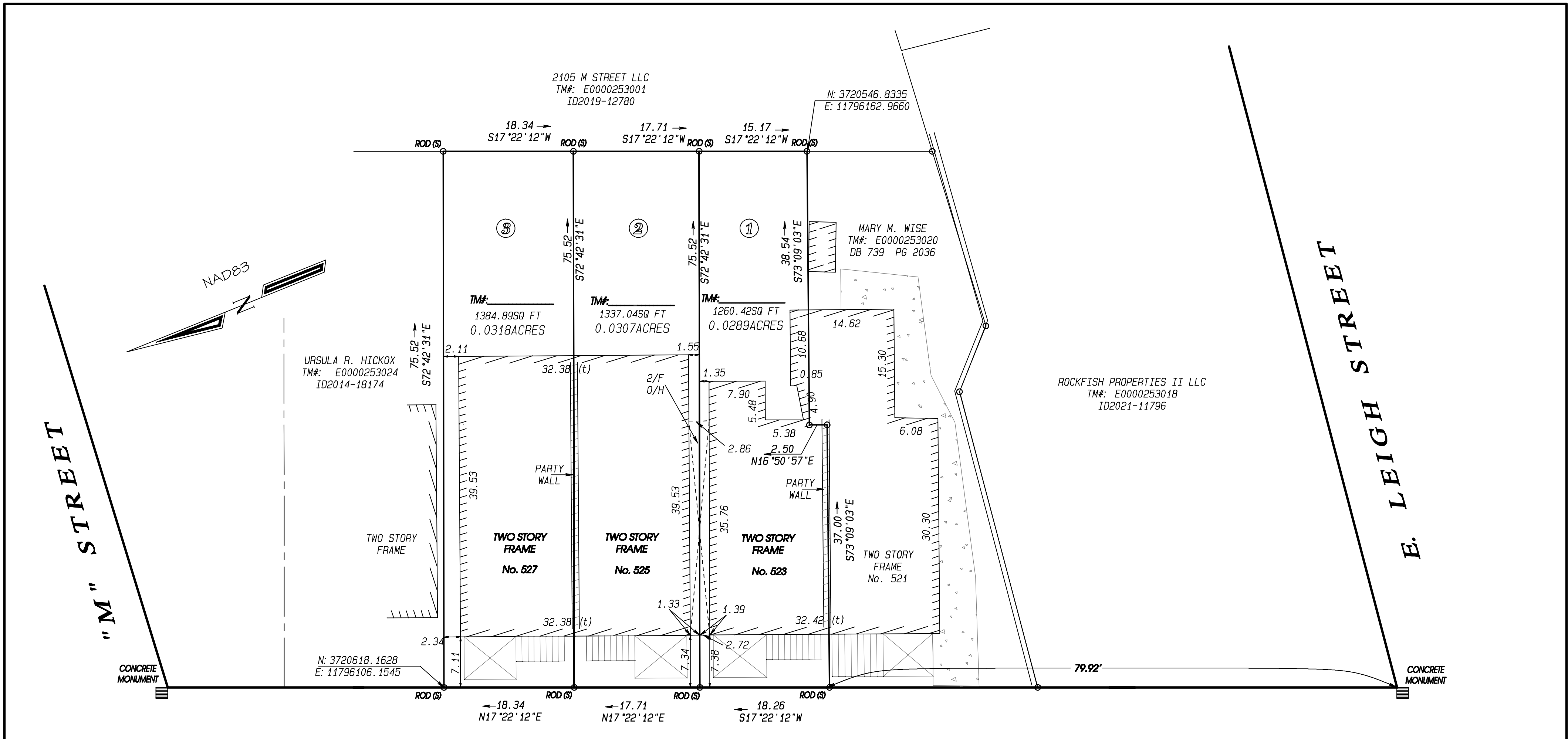
- 1) Use:
- 2) Zoned: R-63 Residential (Multi-family Urban)
- 3) Setbacks:
 Front: 0.00'
 Side: 3.00'
 Rear: 5.00'
- 4) Property Address - 523, 525, 527 N. 21st Street, Richmond, VA 23223
 Tax Map # E0000253021
- 5) Current Owner: TNT CONSTRUCTION CAROLINA LLC ID2021-15754
- 6) Water: Public - City of Richmond, Virginia.
- 7) Sewers: Public - City of Richmond, Virginia
- 8) Drainage: Curb & Gutter
- 9) Public Utilities: Underground
- 9) Developer: Not Applicable
- 10) Total Area = 3888.07 SqFt; 0.0893Acres
- 11) Number of Lots: 3
 Minimum Lot Size: 1260.42 SqFt
 Maximum Lot Size: 1384.89 SqFt
 Average Lot Size: 1327.45 SqFt;
- 12) This property is located in F.E.M.A. Flood Zone "X",
 Map Number: 5101290041E, Effective date 7/16/2014
- 13) This property does not contain any wetlands.
- 14) This property is not located in Chesapeake Bay Preservation Areas.

**DIVISION OF
 0.09 ACRES ALONG
 THE EAST LINE OF N. 21st STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.**



25 0 25 50 75 100

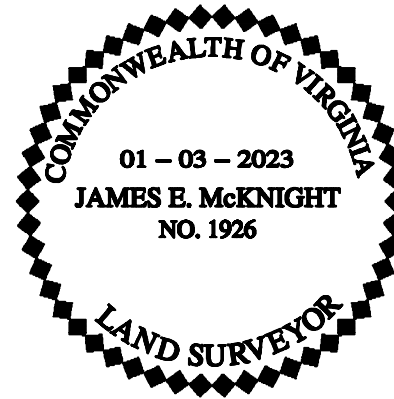
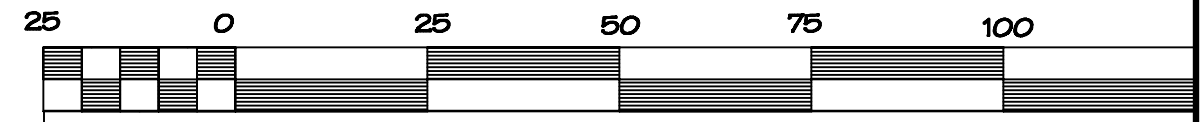
McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS
 201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646



N. 21ST STREET
50' +/- R/W

DIVISION OF
0.09 ACRES ALONG
THE EAST LINE OF N. 21ST STREET,
IN THE CITY OF RICHMOND, VIRGINIA.

SCALE 1" = 10'



McKNIGHT & ASSOCIATES, P.C.
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APPROVAL BLOCK