

**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "ENCLAVE AT WESTVIEW SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. THERE ARE NO DEEDS OF TRUST ON THIS PROPERTY. ALL STREETS, ALLEYS, AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HEREON 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 AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
RICHMOND HILL DESIGN BUILD, LLC

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_ TO-WIT:

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, WHO ARE KNOWN TO ME AND WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

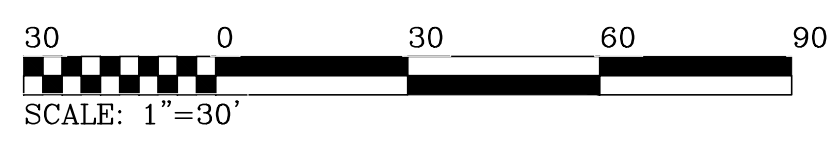
REGISTRATION NO.: \_\_\_\_\_

WESTVIEW AVENUE  
35' R/W

AREA SUMMARY	
W0200115034	57,256 SF.
MINUS LOT 1	6,851 SF.
MINUS LOT 2	6,322 SF.
MINUS LOT 3	4,696 SF.
MINUS LOT 4	4,726 SF.
MINUS LOT 5	4,696 SF.
MINUS LOT 6	5,983 SF.
MINUS LOT 7	6,186 SF.
MINUS LOT 8	6,809 SF.
MINUS LOT 9	4,388 SF.
MINUS LOT 10	4,268 SF.
MINUS COMMON AREA	2,330 SF.
RESIDUE	0,000 SF.

**LEGEND**  
BSL BUILDING SETBACK LINE  
IF IRON PIN FOUND  
IS IRON PIN SET

**MERIDIAN**  
PLANNING GROUP, LLC  
440 Premier Circle, Suite 200  
Charlottesville, VA 22901  
(P) 434.882.0121

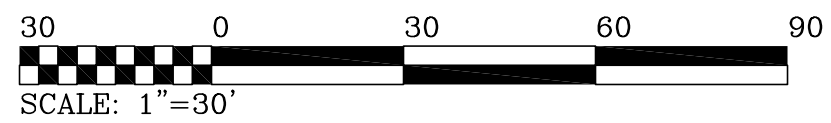


PROJECT TITLE: <i>ENCLAVE AT WESTVIEW CITY OF RICHMOND</i>	
SHEET TITLE: SUBDIVISION PLAT	
PREPARED BY: TIMOTHY MILLER	
SCALE: 1"=30'	SHEET NO. P2 OF 3
DATE: MAY 3, 2021	
REV NO #1: JUNE 25, 2021 REV NO #2: AUGUST 30, 2021 REV NO #3: NOVEMBER 2, 2021	

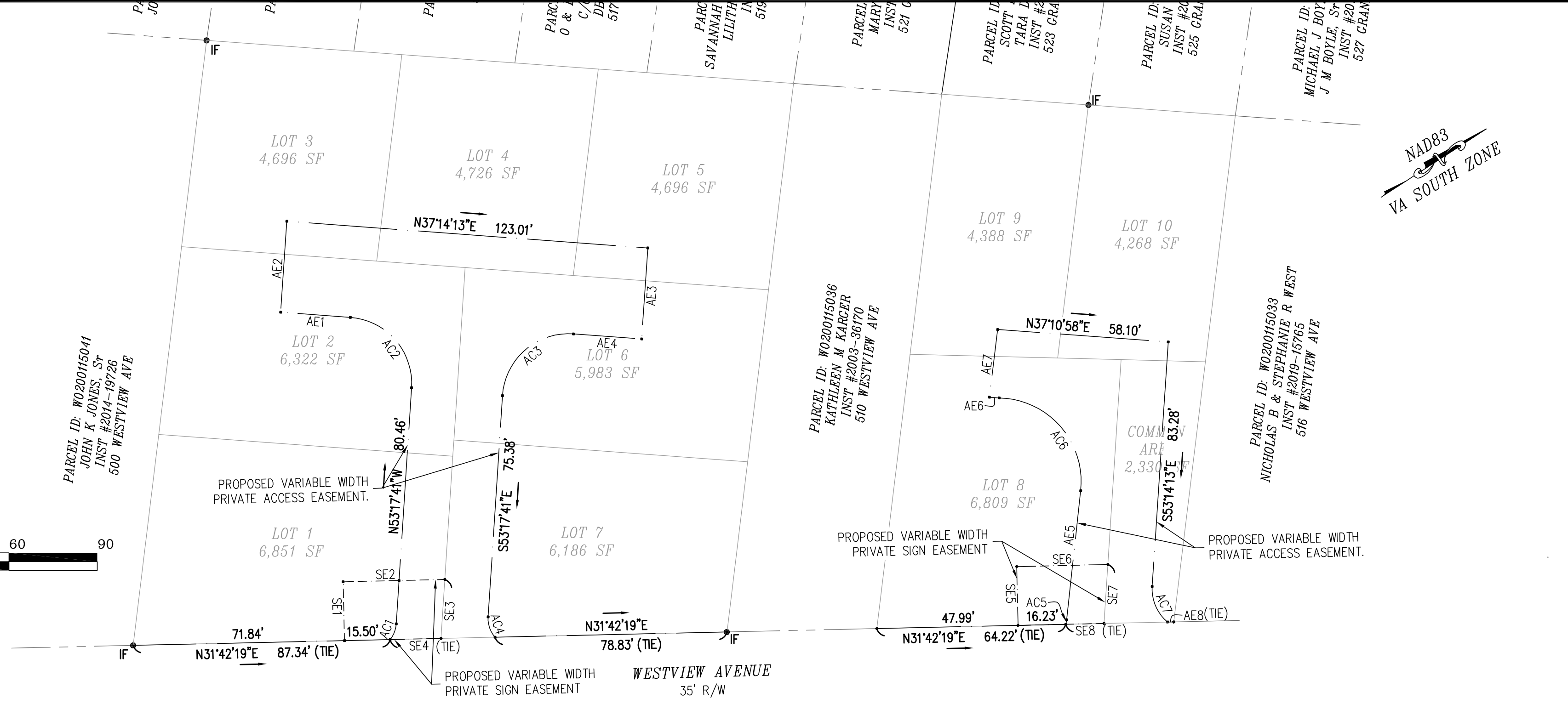
ACCESS CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
AC1	5.83'	9.50'	35°10'37"	3.01'	5.74'	N 35°42'23" W
AC2	35.13'	22.50'	89°28'06"	22.29'	31.67'	S 81°58'16" W
AC3	35.55'	22.50'	90°31'54"	22.71'	31.97'	S 08°01'44" E
AC4	7.49'	9.50'	45°08'58"	3.95'	7.29'	S 75°52'11" E
AC5	1.57'	10.50'	8°35'21"	0.79'	1.57'	N 46°24'11" W
AC6	47.17'	28.42'	95°06'06"	31.07'	41.94'	S 81°44'55" W
AC7	13.70'	14.50'	54°08'20"	7.41'	13.20'	S 80°21'58" E

ACCESS EASEMENTS		
Line	Direction	Length
AE1	S 37°14'13" W	23.76'
AE2	N 53°07'24" W	31.00'
AE3	S 53°07'24" E	31.00'
AE4	S 37°14'13" W	23.25'
AE5	N 50°48'37" W	44.14'
AE6	S 37°13'44" W	3.36'
AE7	N 50°01'37" W	23.19'
AE8	N 31°42'19" E	2.12'

SIGN EASEMENTS		
Line	Direction	Length
SE1	N 58°17'41" W	20.00'
SE2	N 31°42'19" E	34.56'
SE3	S 53°17'41" E	20.08'
SE4	S 31°42'19" W	17.30'
SE5	N 58°17'41" W	20.00'
SE6	N 31°42'19" E	30.98'
SE7	S 53°17'41" E	20.08'
SE8	S 31°42'19" W	13.00'



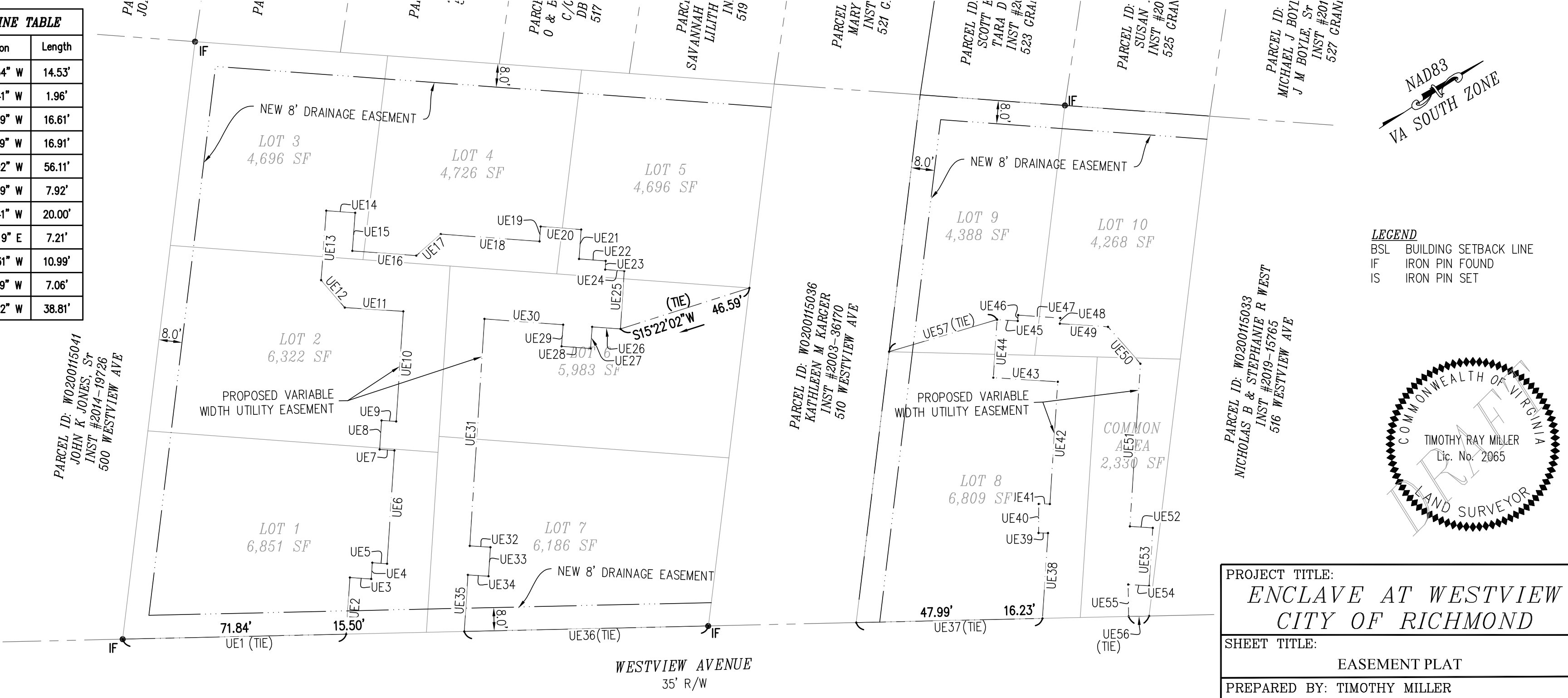
ACCESS & SIGN EASEMENTS



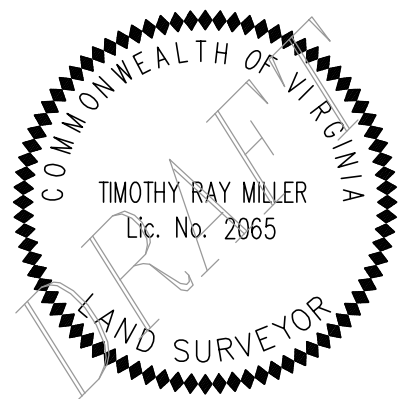
UTILITY LINE TABLE		
Line	Direction	Length
UE1	S 31°42'19" W	77.02'
UE2	S 53°15'33" E	19.53'
UE3	S 36°44'27" W	7.37'
UE4	S 53°15'33" E	5.59'
UE5	S 36°46'50" W	5.10'
UE6	S 53°17'41" E	39.07'
UE7	N 36°46'50" E	5.10'
UE8	S 53°17'41" E	10.00'
UE9	S 36°46'54" W	5.06'
UE10	S 53°17'41" E	37.97'
UE11	N 36°39'26" E	20.19'
UE12	N 82°13'21" E	12.49'
UE13	S 52°46'31" E	23.97'
UE14	S 37°13'29" W	10.00'
UE15	N 52°46'32" W	13.14'
UE16	S 37°13'21" W	22.08'
UE17	S 08°17'41" E	11.21'
UE18	S 37°13'24" W	34.12'
UE19	S 52°46'08" E	5.13'
UE20	S 37°13'38" W	14.01'
UE21	N 52°46'22" W	10.14'
UE22	S 37°14'13" W	9.22'
UE23	N 53°17'41" W	2.99'

UTILITY LINE TABLE		
Line	Direction	Length
UE24	S 37°13'16" W	6.61'
UE25	N 53°17'41" W	20.00'
UE26	N 37°13'21" E	9.81'
UE27	N 52°46'39" W	7.47'
UE28	N 37°13'21" E	10.00'
UE29	S 52°46'39" E	7.47'
UE30	N 37°13'21" E	27.19'
UE31	N 53°17'41" W	78.29'
UE32	S 36°42'19" W	7.13'
UE33	N 53°17'41" W	10.00'
UE34	N 36°42'19" E	7.13'
UE35	N 53°17'41" W	19.52'
UE36	N 31°42'19" E	84.15'
UE37	S 31°42'19" W	64.17'
UE38	S 53°17'41" E	29.44'
UE39	N 33°19'07" E	3.26'
UE40	S 56°40'53" E	10.00'
UE41	S 33°19'07" W	3.85'
UE42	S 53°17'41" E	42.15'
UE43	N 36°42'19" E	22.26'
UE44	S 53°17'41" E	20.00'
UE45	S 36°42'19" W	7.15'
UE46	S 53°17'41" E	2.02'

UTILITY LINE TABLE		
Line	Direction	Length
UE47	S 36°56'54" W	14.53'
UE48	N 53°17'41" W	1.96'
UE49	S 36°42'19" W	16.61'
UE50	S 81°42'19" W	16.91'
UE51	N 53°18'02" W	56.11'
UE52	S 36°42'19" W	7.92'
UE53	N 53°17'41" W	20.00'
UE54	N 36°42'19" E	7.21'
UE55	N 57°50'31" W	10.99'
UE56	S 31°42'19" W	7.06'
UE57	S 16°27'32" W	38.81'



**LEGEND**  
 BSL BUILDING SETBACK LINE  
 IF IRON PIN FOUND  
 IS IRON PIN SET



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**ENCLAVE AT WESTVIEW**  
 CITY OF RICHMOND

SHEET TITLE:  
 EASEMENT PLAT

PREPARED BY: TIMOTHY MILLER

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SHEET NO.  
 P3 OF 3

**MERIDIAN**  
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UTILITY & DRAINAGE EASEMENTS

