

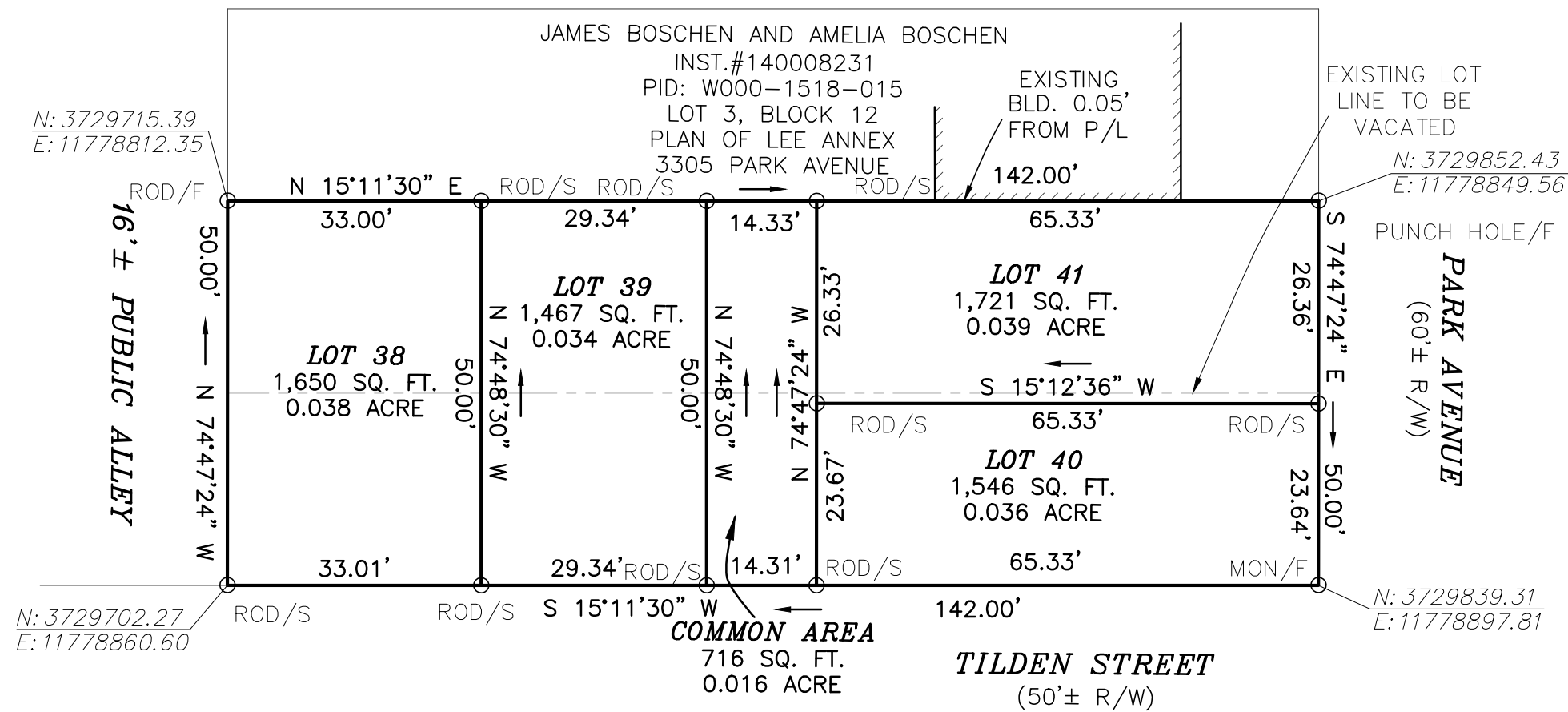
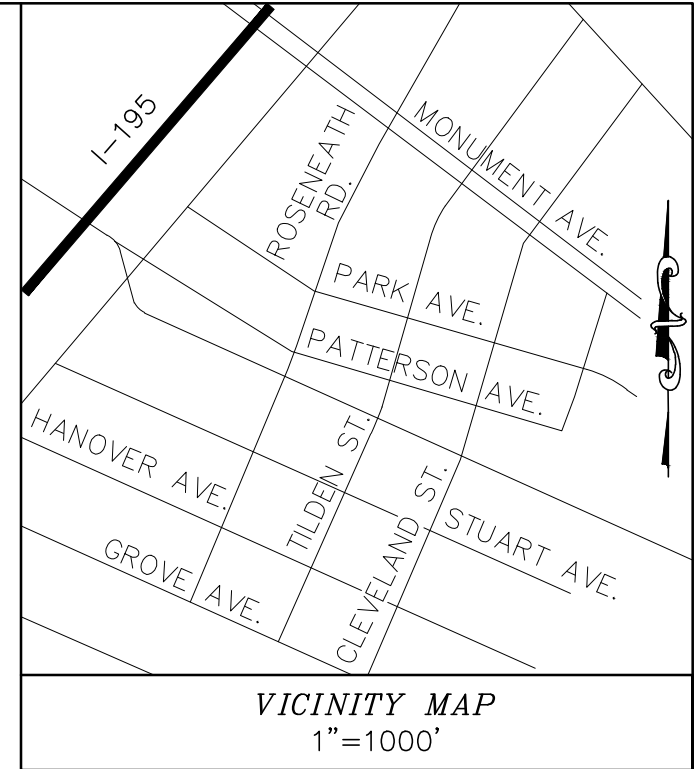
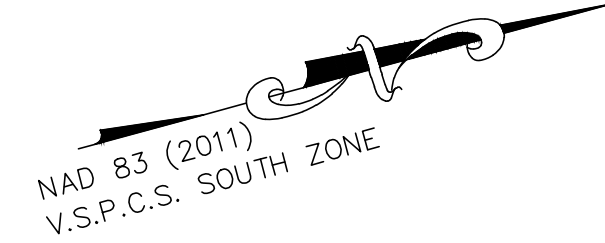
**NOTES:**

- 1.) OWNERSHIP:  
#3301 AND #3303 PARK AVENUE  
PARK-TILDEN, LLC  
INST.#210021510  
P.B. 8 PG. 83 (HENRICO COUNTY)  
PARCEL ID: W000-1518-017 AND W000-1518-016
- 2.) USE - SINGLE FAMILY ATTACHED
- 3.) ZONING: R-6
- 4.) SETBACKS - FRONT - 15'  
SIDE - 3'  
REAR - 3.67'
- 5.) WATER SUPPLY: PUBLIC, CITY OF RICHMOND  
SEWER SUPPLY: PUBLIC, CITY OF RICHMOND
- 6.) DRAINAGE: CURB AND GUTTER
- 7.) PUBLIC UTILITIES: EXISTING OVERHEAD
- 8.) TOTAL AREA - 7,100 SQ. FT., 0.163 ACRE  
NUMBER OF LOTS - 4  
MINIMUM LOT SIZE - 1,467 SQ. FT., 0.034 ACRE  
MAXIMUM LOT SIZE - 1,721 SQ. FT., 0.039 ACRE  
AVERAGE LOT SIZE - 1,596 SQ. FT., 0.037 ACRE  
COMMON AREA - 716 SQ. FT., 0.016 ACRE  
AREA IN LOTS - 6,384 SQ. FT., 0.147 ACRE
- 9.) THE PARCELS SHOWN HEREON LIE IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290036D, EFFECTIVE DATE APRIL 2, 2009.
- 10.) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS.
- 11.) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
- 12.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN HEREON.
- 13.) DATUM - HORIZONTAL - NAD 83 (2011) V.S.P.C.S. SOUTH ZONE

STATE/Commonwealth of \_\_\_\_\_ TO WIT:  
COUNTY/CITY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY/CITY AND STATE/Commonwealth AFORESAID, DO HEREBY CERTIFY THAT: \_\_\_\_\_ (OWNER), WHOSE NAME IS SIGNED TO THE FOREGOING WRITING ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID: GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES  
REGISTRATION NO. \_\_\_\_\_



**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED:  
**RESUBDIVISION PLAT OF LOTS 1 AND 2, BLOCK 12  
PLAN OF LEE ANNEX**

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, MORTGAGEES 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 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.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(PRINT NAME)  
PARK-TILDEN, LLC

\_\_\_\_\_  
(PRINT NAME)  
TRUSTEE

STATE/Commonwealth of \_\_\_\_\_ TO WIT:  
COUNTY/CITY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY/CITY AND STATE/Commonwealth AFORESAID, DO HEREBY CERTIFY THAT: \_\_\_\_\_ (TRUSTEE), WHOSE NAME IS SIGNED TO THE FOREGOING WRITING ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID: GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES  
REGISTRATION NO. \_\_\_\_\_

**SOURCE OF TITLE**

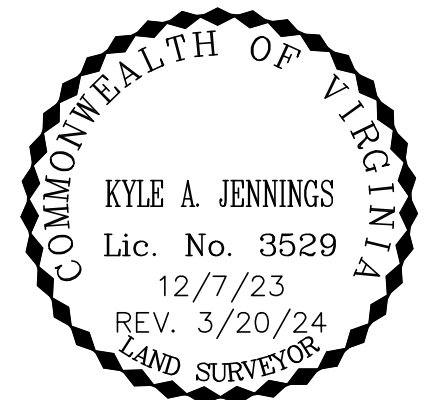
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO PARK-TILDEN, LLC FROM STEVEN H. REAMS BY DEED DATED THE 19TH DAY OF JULY 2021 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 26TH DAY OF JULY 2021 IN INSTRUMENT NO. 210021510. THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS SUBJECT TO A DEED OF TRUST DATED THE 1ST DAY OF JUNE 2023 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 2ND DAY OF JUNE 2023 IN INSTRUMENT NO. 230008184.

\_\_\_\_\_  
KYLE A. JENNINGS LIC. #3529  
DATE 12/7/23 REV. 3/20/24

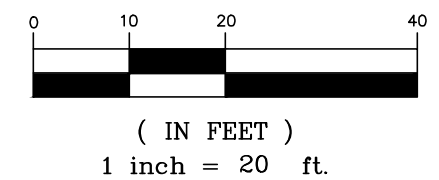
**SURVEYOR'S CERTIFICATE**

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 WILL BE SET BY SEPTEMBER 7, 2024.

\_\_\_\_\_  
KYLE A. JENNINGS LIC. #3529  
DATE 12/7/23 REV. 3/20/24

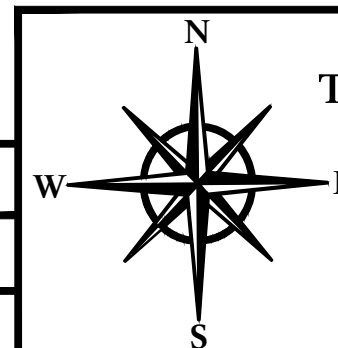


**GRAPHIC SCALE**



**RESUBDIVISION PLAT OF  
LOTS 1 AND 2, BLOCK 12  
PLAN OF LEE ANNEX**  
CITY OF RICHMOND, VIRGINIA  
SCALE - 1" = 20' DATE: DECEMBER 7, 2023  
REV: MARCH 20, 2024

DESIGNED:  
DRAWN: KJ  
CHECKED: KJ



**ThomaSurveying, P.C.**  
Surveying and Consulting  
2303 Darley Drive  
Powhatan, VA 23139  
804-239-5118