

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-176

To amend and reordain Ord. No. 76-61-59, adopted Apr. 26, 1976, as previously amended by Ord. No. 87-273-260, adopted Dec. 21, 1987, which authorized the special use of the real estate, a parcel of land, located at the northeast corner of Woodlawn Avenue and Grove Avenue, fronting 152 feet on Grove Avenue, and 160 feet, more or less, on Woodlawn Avenue, for the purpose of a physicians' office and general office purposes, upon certain terms and conditions, to modify the special use and certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

I. That Ordinance No. 76-61-59, adopted April 26, 1976, as previously amended by Ordinance No. 87-273-260, adopted December 21, 1987, be and is hereby amended and reordained as follows:

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the [~~real estate, a parcel of land, located at the northeast corner of Woodlawn Avenue and Grove Avenue, fronting 152 feet on Grove Avenue, and 160 feet, more or less, on Woodlawn Avenue, with improvements thereon,~~] property known as 4312 Grove Avenue and

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

identified as Tax Parcel No. W019-0281/021 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on # 4312 Grove Avenue Being a Part of Block 1 Grove Avenue Crest in the City of Richmond, Virginia,” prepared by Gene Watson & Associates, P.C., and dated March 18, 2014, a copy of which is attached to and made a part of this amendatory ordinance, is hereby permitted to be used for physicians’ offices[-], general office purposes, and a veterinary clinic.

§ 2. That the Commissioner of Buildings is hereby authorized to issue the owners of the real estate, or their successor or successors in fee simple title, a [~~special use permit~~] building permit for such purpose, and to permit the construction of an addition to the building thereon as shown on the plan entitled: “Addition to Medical Building, 4312 Grove Avenue, Richmond, Va.” By Gray Building Contractors, dated December 1, 1975, a copy of said plan (site plan, floor plan and elevations) being attached to the draft of Ordinance No. 76-61-59, adopted April 26, 1976, for the use for such purpose. A revised site plan substantially as shown on the [~~attached~~] site plan attached to Ordinance No. 87-273-260, adopted December 21, 1987, entitled: “Zacarias Medical Bldg. 4312 Grove Ave., Richmond, VA”, prepared by J. Reynolds Zacarias, dated October, 1987, [~~attached to the draft of this amendatory ordinance,~~] is hereby substituted for the site plan attached to the draft of said Ordinance No. 76-61-59. The permit shall be transferable to the successor or successors in title of the owners, whether acquired by operation of law, deed or otherwise, and shall run with the land, subject to the following terms and conditions:

(a) That the acceptance of the permits and the exercise of the privileges granted by this ordinance by the owners and their successor or successors in title shall constitute a warranty on the part of the owners and their successor or successors that title to the land and the building will be vested in the same person or persons or corporation or both;

(b) That the owners will be bound by, observe and comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and building, except as otherwise provided in this ordinance;

(c) That facilities for the collection of refuse shall be provided in accordance with the requirements of the Department of Public Works, and such facilities shall be ~~[se]~~ located or ~~[screen]~~ screened so as not to be visible from adjacent properties and public streets ~~[or residential zoned property]~~;

(d) That final grading and drainage plans shall be approved by the Director of Public Works of the City prior to the issuance of building permits, and storm drainage facilities shall be designed so as to prevent damage to adjoining properties or streets as a result of stormwater runoff;

(e) That the property may be used for non-medical or medical office use~~[-]~~, and a veterinary clinic. Should the property be used for medical office use, not more than three doctors and necessary staff personnel shall occupy the premises; should the property be used for a veterinary clinic, no boarding kennels shall be permitted;

(f) That storm or surface water will not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land and building will be provided and maintained at all times by the owners at their cost and expense so as not to adversely affect or damage adjacent property or public streets and alleys and the use thereof;

(g) That not less than twenty parking spaces shall be provided substantially as shown on the site plan attached to ~~[this amendatory ordinance]~~ Ordinance No. 87-273-260, adopted December 21, 1987. The parking areas and access aisles shall be paved with a dust-free, all weather surface, and parking spaces shall be delineated on the pavement surface;

(h) That existing and proposed landscaping shall be as shown on the site plan attached to ~~[this amendatory ordinance.]~~ Ordinance No. 87-273-260, adopted December 21, 1987. The parking area shall be screened from view from adjacent properties and public streets by evergreen vegetative material not less than four and one-half feet in height;

(i) That identification of the premises shall be limited to the existing approximately six-square-foot sign located at the front of the property;

(j) Reserved;

(k) That should the owners use the premises for any purpose which is not permitted by this ordinance or fails, refuses, or neglects to comply with the provisions of foregoing paragraphs (a) through (j) and does not terminate such use or comply with such provisions within ninety days after written notice so to do has been given to the owners by the Zoning Administrator, the privileges granted by the ordinance shall terminate and the special use shall become null and void;

(l) That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the premises is abandoned for a period of twenty-four consecutive months, use of the real estate shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is then situated; and

(m) That a building permit shall be obtained prior to making any structural changes to the building necessitated by changes in occupancy of the building, which building permit shall expire by limitation and become null and void if said modification to the building is not commenced within one hundred eighty days from the date of the building permit, or if work is suspended or abandoned for a period of one hundred eighty days at any time after the work is commenced, as provided in ~~[Section 109.1 of the Uniform Statewide Building Code]~~ the applicable provisions of the Virginia Statewide Building Code; and if application for the building permit is

not be made within twelve months from the effective date of this amendatory ordinance or should the building permit expire and become null and void, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

§ 3. This amendatory ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 18, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To amend and reordain Ordinance No. 87-273-260, adopted December 21, 1987, which authorized the special use of the real estate, a parcel of land, located at the northeast corner of Woodlawn Avenue and Grove Avenue, fronting 152 feet on Grove Avenue, and 160 feet, more or less, on Woodlawn Avenue, for the purpose of a physicians' office and general office purposes, upon certain terms and conditions, for the purpose of a veterinary clinic.

ORD. OR RES. No. _____

PURPOSE: The applicant seeks to amend Ordinance No. 87-273-260 to include a veterinary clinic as a permitted use. The property is located in a R-5 Single-Family Residential District, which does not permit this use. A Special Use Permit amendment is therefore necessary to proceed with this request.

BACKGROUND: The 0.59-acre property is located at the northeast corner of Grove Avenue and Woodlawn Avenue in the Colonial Place neighborhood. The City's Richmond 300 Master Plan designates the future land use for the subject property as Residential, which is defined as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The property to the east of the site is residential. A gas station is located to the west, across Woodlawn Avenue. Properties to the north/rear are further into the Colonial Place neighborhood and are residential.

COMMUNITY ENGAGEMENT: The Westhampton Citizens Association and Grove Crest Colonial Place Civic Association were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan
FISCAL IMPACT: \$1,200 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ordinance No. 87-273-260

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Survey

STAFF:

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration (Room 511) 646-7319



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 4312 Grove Ave, Richmond, VA23221 APARTMENT NO/SUITE _____
APPLICANT'S NAME: Ann Bosiack EMAIL ADDRESS: [REDACTED]
BUSINESS NAME (IF APPLICABLE): Veterinary Vision Specialists
SUBJECT PROPERTY OR PROPERTIES: _____

APPLICATION REQUESTED

- ☐ Site Plan (New or Amendment)
- ☐ Wireless Site Plan (New or Amendment)
- ☐ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Conditional Use Permit
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Grove RVA Partners LLC
PROPERTY OWNER ADDRESS: 4312 Grove Ave Richmond VA 23221
PROPERTY OWNER EMAIL ADDRESS: [REDACTED]
PROPERTY OWNER PHONE NUMBER: 804-918-8490 or 804-402-8212
Property Owner Signature: [Signature]

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.

Applicant's Report

Special Use Permit Amendment Application

4312 Grove Avenue

Richmond, Virginia

Applicant:

Dr. Ann Bosiack, DVM, MS, DACVO

Veterinary Vision Specialists

Project Description

The applicant proposes to operate a veterinary specialty medical practice at **4312 Grove Avenue** known as **Veterinary Vision Specialists**.

Veterinary Vision Specialists is a veterinary ophthalmology practice providing advanced eye care for animals, including diagnostic examinations, medical treatment, and surgical procedures. The practice primarily serves referred patients from general veterinary clinics.

The facility will operate as a **medical office environment** and will not provide animal boarding, grooming, daycare, or long-term animal housing.

Hours of Operation

Typical hours of operation will be:

Monday – Friday

8:30 AM – 5:00 PM

Staffing

The practice will employ approximately **4–6 staff members**, including veterinary technicians and administrative staff.

Traffic

Because the practice operates primarily **by appointment and referral**, traffic is limited and staggered throughout the day.

The expected volume is approximately **15–25 client visits per day**, which is comparable to other small professional or medical office uses.

Compatibility With Surrounding Area

The proposed use is consistent with other professional and medical office uses located along Grove Avenue.

The veterinary specialty practice will have minimal impact on surrounding properties because:

- The practice operates by appointment only
- No animal boarding or kennel use will occur
- Animals will only be present during scheduled examinations or procedures
- The building will remain consistent with the architectural character of the neighborhood
- Noise and traffic impacts will be minimal

The proposed use represents a low-impact professional service compatible with the surrounding area.

City Charter Conditions

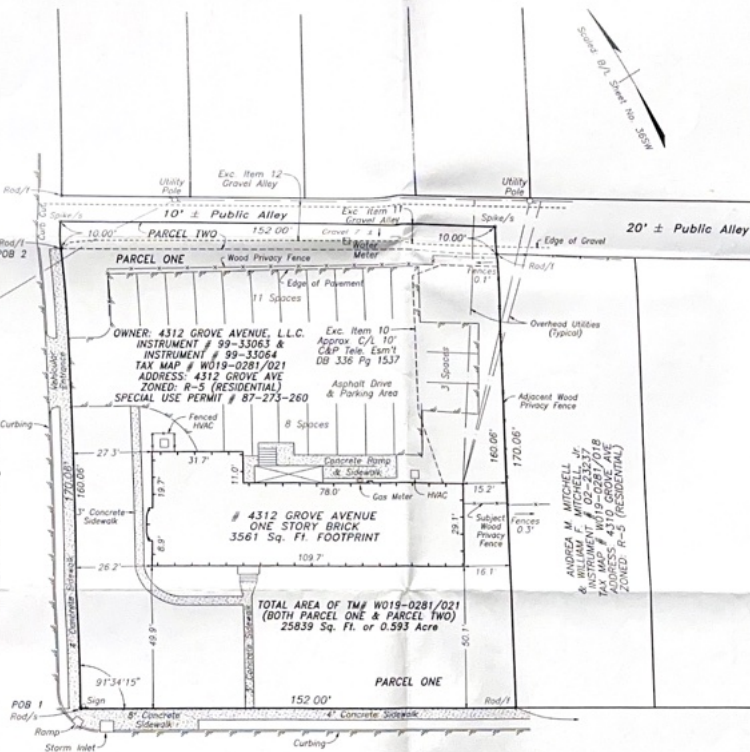
The proposed use will not:

- Be detrimental to the safety, health, morals, or general welfare of the community

- Create congestion in streets or surrounding public ways
- Create hazards from fire or other dangers
- Cause overcrowding of land
- Adversely affect nearby schools, parks, transportation, or public infrastructure
- Interfere with adequate light and air

The proposed veterinary specialty medical office is consistent with these conditions and represents an appropriate use for the property.

WOODLAWN AVENUE
42' ± Public Right-of-Way



GROVE AVENUE
80' ± Public Right-of-Way

- PLAT REFERENCES:
- PLAT OF GROVE AVENUE CREST RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, HENRICO COUNTY, VA, IN PLAT BOOK 15, PAGES 1 AND 2
 - PLAT BY GEORGE M. STEPHENS, JR. RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VA, IN DEED BOOK 627-B, PAGE 123 (PLAT OF A PARCEL OF LAND DESIGNATED AS PARCEL ONE HEREON)
 - PLAT BY GENE WATSON & ASSOCIATES, PC RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VA, WITH INSTRUMENT # 99-33064 (PLAT DEPICTS A PARCEL OF LAND DESIGNATED AS PARCEL TWO HEREON)
 - PLAT BY MCKNIGHT & ASSOCIATES, PC RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VA, WITH INSTRUMENT # 97-7121 (PLAT DEPICTS A PARCEL OF LAND DESIGNATED AS # 4310 GROVE AVENUE, EASTERN ADJACENT TO THE SUBJECT PARCEL)

PARCEL ONE

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, IN BLOCK 1 ON THE PLAN OF GROVE AVENUE CREST, BEING SITUATED AT THE NORTHEAST INTERSECTION OF GROVE AVENUE AND WOODLAWN AVENUE, COMMENCING AT SAID INTERSECTION AND EXTENDING EASTWARDLY ALONG AND FRONTING ON THE NORTH LINE OF GROVE AVENUE 152.00 FEET, FROM SAID FRONT SAID LOT EXTENDS NORTHWARDLY BETWEEN PARALLEL LINES, THE WESTERN OF WHICH EXTENDS ALONG THE EASTERN LINE OF WOODLAWN AVENUE A DISTANCE OF 160.06 FEET AND THE EASTERN OF WHICH EXTENDS BACK A DISTANCE OF 160.06 FEET, AS SHOWN ON PLAT BY GEORGE M. STEPHENS, JR., DATED APRIL 15, 1984 AND RECORDED IN DEED BOOK 627-B, PAGE 121.

BEING THE SAME PROPERTY CONVEYED TO 4312 GROVE AVENUE, L.L.C. BY DEED FROM JOHN M. DANIEL, III AND LAWRENCE C. ZACHARIAS, DATED NOVEMBER 30, 1999 AND RECORDED DECEMBER 7, 1999 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 99-33063.

PARCEL TWO

ALL THAT CERTAIN PIECE OR PARCEL OF LAND 10' IN WIDTH AND 152' IN DEPTH COMMENCING AT POINT MARKED "100/0' 10.00' 1/4 CORNER", LOCATED ON THE EASTERN LINE OF WOODLAWN AVENUE, THENCE RUNNING IN A SOUTHEASTERLY DIRECTION 152' TO A "100/0' 10' SW OF CORNER" LOCATED ON A LINE PARALLEL TO WOODLAWN AVENUE, THENCE EXTENDING 10' INTO A GRAVEL ALLEY MARKED "TEN FOOT PUBLIC ALLEY" TO A POINT, THENCE IN A NORTHWESTERLY DIRECTION 152' PARALLEL TO GROVE AVENUE TO A POINT, THENCE 10' TO THE POINT OF BEGINNING, AND BEING MORE PARTICULARLY SHOWN ON A PLAT BY GENE W. WATSON & ASSOCIATES, P.C. ENTITLED "PLAT SHOWING NO. 4312 GROVE AVENUE BEING A PART OF BLOCK 1 GROVE AVENUE CREST WITH IMPROVEMENTS LOCATED IN THE CITY OF RICHMOND, VIRGINIA", DATED NOVEMBER 17, 1999, A COPY OF WHICH IS ATTACHED TO THE DEED RECORDED AS INSTRUMENT NO. 99-33064.

BEING THE SAME REAL ESTATE CONVEYED TO 4312 GROVE AVENUE, L.L.C. BY QUITCLAIM DEED FROM JOHN M. DANIEL, III AND LAWRENCE C. ZACHARIAS, DATED NOVEMBER 30, 1999 AND RECORDED DECEMBER 7, 1999 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 99-33064.

NOTE

TAX MAP # W019-0281/021 AS DEPICTED AND DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED JANUARY 14, 2014 AND REVISED MARCH 11, 2014 AND DESIGNATED AS FILE NO. 14-4054.

PARCEL ONE AND PARCEL TWO ARE CONTIGUOUS PARCELS WITHOUT GAPS, GORES OR OVERLAPS AND TOGETHER THEY COMPOSE A SINGLE TAX PARCEL.

SURVEY NOTES

- THE ALTA/ACSM LAND TITLE SURVEY AS SHOWN HEREON IS BASED ON A GROUND SURVEY COMPLETED MARCH 18, 2014.
- THE PARCEL LINES AS DEPICTED HEREON ARE BASED UPON DEEDS AND PLATS OF RECORD AS AUGMENTED BY FIELD LOCATED PARCEL CORNERS. SEE CITY OF RICHMOND BASELINE SHEETS 36-SW FOR RIGHT-OF-WAY WIDTHS SHOWN HEREON.
- THE DETERMINATION OF THE PRESENCE OF WETLANDS, OR ANY OTHER ENVIRONMENTALLY OR CULTURALLY SENSITIVE AREA, IF ANY, WAS NOT A PART OF THIS SURVEY.
- THE LOCATION OF UNDERGROUND UTILITIES WAS NOT A PART OF THIS SURVEY; ABOVE GROUND UTILITY APPURTENANCES ARE AS SHOWN HEREON.
- GENE WATSON AND ASSOCIATES, PC, ITS OFFICERS OR EMPLOYEES, WILL NOT BE RESPONSIBLE FOR THE PRESENCE OR REMOVAL OF ANY TOXIC WASTES OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BENEATH THE SURFACE.
- ZONING INFORMATION DEPICTED HEREON IS BASED UPON CITY OF RICHMOND ORDINANCE NO. 87-273-260 (SPECIAL USE PERMIT) DATED DECEMBER 21, 1987. THE INSURER DID NOT PROVIDE ZONING INFORMATION.
- THIS PROPERTY APPEARS TO LIE IN AN AREA DESIGNATED AS ZONE X (AN AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #51012900200 DATED APRIL 2, 2009.
- THE SUBJECT PARCEL HAS DIRECT ACCESS TO AND ABUTS GROVE AVENUE AND WOODLAWN AVENUE, BOTH PUBLIC RIGHTS-OF-WAY.

THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED JANUARY 14, 2014 AND LAST REVISED MARCH 11, 2014 AND DESIGNATED AS FILE NO. 14-4054.

ITEMS IDENTIFIED IN SCHEDULE B - SECTION 2 (EXCEPTIONS) OF SAID COMMITMENT ARE APPLICABLE AS FOLLOWS:

- N/A - (DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS SUBSEQUENT TO THE EFFECTIVE DATE OF THE TITLE POLICY NOT A SURVEY RELATED MATTER)
- N/A - (LIENS NOT OF RECORD) NOT A SURVEY RELATED MATTER
- N/A - (MATTERS WHICH MAY BE DISCLOSED BY SURVEY CURRENT ALTA/ACSM LAND TITLE SURVEY SHOWN HEREON)
- N/A - (RIGHTS OR CLAIMS OF PARTIES IN POSSESSION) NOT A SURVEY RELATED MATTER
- N/A - (EASEMENTS NOT OF RECORD) NOT A SURVEY RELATED MATTER
- N/A - (TAXES AND ASSESSMENTS NOT OF RECORD) NOT A SURVEY RELATED MATTER
- N/A - (GENERAL AND SPECIAL TAXES AND ASSESSMENTS) NOT A SURVEY RELATED MATTER
- N/A - (REAL ESTATE TAXES) NOT A SURVEY RELATED MATTER
- N/A - (EXACT ACRES FROM SCHEDULE A) NOT A SURVEY RELATED MATTER
- N/A - (WIDE GAP TELEPHONE EASEMENT RECORDED IN DEED BOOK 336 AT PAGE 1537, SHOWN HEREON, AFFECTS THE SUBJECT PARCEL LINE ON A PORTION OF THE SUBJECT PARCEL, SHOWN HEREON, AFFECTS THE SUBJECT PARCEL)
- RIGHTS OF OTHERS IN AND TO THE USE OF THAT PORTION OF THE GRAVEL ALLEY WHICH IS LOCATED ALONG THE NORTHERN PARCEL
- N/A - (MATTERS FROM A PRIOR SURVEY) CURRENT ALTA/ACSM LAND TITLE SURVEY SHOWN HEREON

ALTA/ACSM "TABLE A" NOTES

- ZONING SHOWN PER SUP. ORDINANCE NO. 87-273-260, SAID ORDINANCE INCLUDES A SPECIAL USE PERMIT TO ALLOW THE BUILDING TO BE USED FOR GENERAL OFFICE PURPOSES IN ADDITION TO USING AS A PHYSICIAN'S OFFICE AND REQUIRES A MINIMUM OF 20 PARKING SPACES TO BE PROVIDED.
- THERE ARE CURRENTLY TWENTY-TWO (22) PARKING SPACES PROVIDED WITHIN THE BOUNDARIES OF THE SUBJECT PARCEL.
- NO EVIDENCE OF RECENT BUILDING RENOVATIONS AND/OR SITE OR BUILDING CONSTRUCTION WAS OBSERVED.
- NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES KNOWN TO ME.
- NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL WAS OBSERVED.

LIST OF POSSIBLE ENCROACHMENTS:

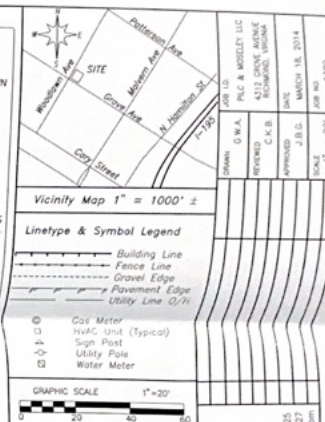
- CONCRETE SIDEWALKS (PUBLIC) ALONG RIGHT-OF-WAYS (P/L) OF GROVE AVENUE AND WOODLAWN AVENUE
- A PORTION OF THE GRAVEL DRIVING SURFACE ASSOCIATED WITH THE 10' PUBLIC ALLEY ALONG THE NORTHERN P/L IS LOCATED UPON THE SUBJECT PROPERTY. THE GRAVEL SURFACE EXTENDS APPROXIMATELY 7' SOUTH OF THE PUBLIC ALLEY RIGHT-OF-WAY LINE ONTO THE SUBJECT PARCEL.
- OVERHEAD UTILITY LINES (NORMAL SERVICE LINES) CROSS THE NORTHEAST PORTION OF THE SUBJECT PARCEL.
- THE ADJACENT FENCE EXTENDS 0.1' ONTO THE SUBJECT PARCEL NEAR THE NORTHEAST PARCEL CORNER.
- THE SUBJECT PARCEL FENCE EXTENDS 0.3' ONTO THE ADJACENT PARCEL AND ABUTS THE ADJACENT FENCE ALONG THE EASTERN PARCEL LINE NEAR THE REAR OF THE SUBJECT BUILDING.

I HEREBY CERTIFY TO P.L.C. & MOSELEY, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY AND GRS TITLE SERVICES, L.L.C. AND UNION FIRST MORTGAGE BANK, AND TO THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 2(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 18, 2014.

DATE: MARCH 18, 2014

JACK B. GRIFFIN, L.S.
LICENSE NO. 0403 002683



GENE WATSON &
ASSOCIATES, P.C.

Land Surveyors
12168 WINTER STREET
CHESLER, VIRGINIA 23031
PH: 804-717-8225
FAX: 804-717-8227
jw@genewatsonpc.com

ALTA/ACSM LAND TITLE SURVEY
PLAT SHOWING IMPROVEMENTS ON
4312 GROVE AVENUE CREST
OF BLOCK 1 OF RICHMOND, VIRGINIA
IN THE CITY



SHEET 1/1
FILE: RICH-9170