

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO RBG, LLC, A LIMITED LIABILITY COMPANY FROM ROBERT L. HUNNICUTT BY DEED DATED JANUARY 11, 2000 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 12TH DAY OF JANUARY 2000 IN INSTRUMENT 000000780.

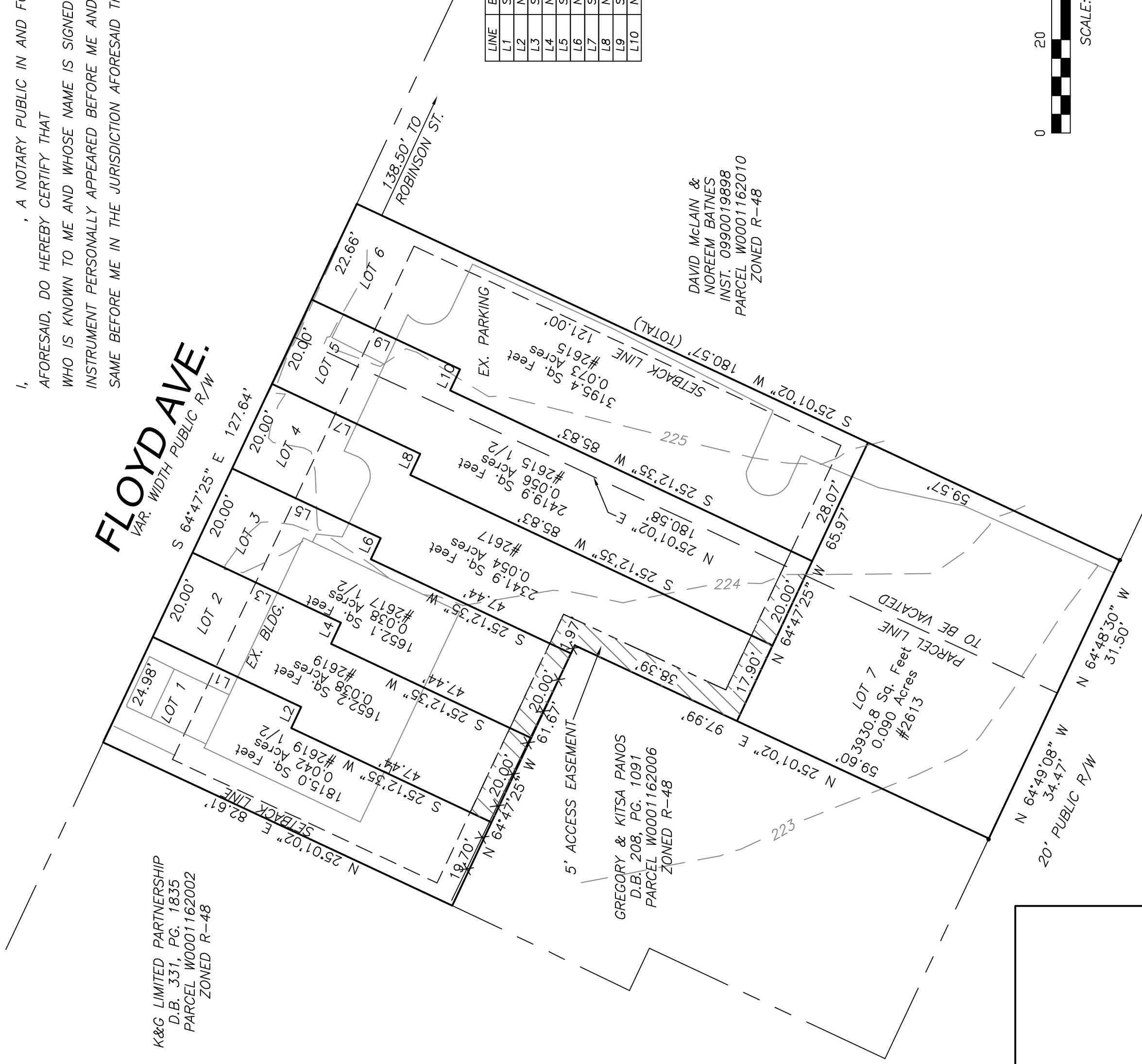
SURVEYOR'S CERTIFICATE

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 BY MARCH 1, 2013.

K&G LIMITED PARTNERSHIP
D.B. 331, PG. 1835
PARCEL W0001162002
ZONED R-48



FLOYD AVE.
VAR. WIDTH PUBLIC R/W



LINE	BEARING	DISTANCE
L1	S 25°12'35" W	35.17'
L2	N 64°47'25" W	5.00'
L3	S 25°12'35" W	35.17'
L4	N 64°47'25" W	5.00'
L5	S 25°12'35" W	35.17'
L6	N 64°47'25" W	5.00'
L7	S 25°12'35" W	35.17'
L8	N 64°47'25" W	5.00'
L9	S 25°12'35" W	35.17'
L10	N 64°47'25" W	5.00'

EXISTING BUILDING, PARKING LOT AND ALL OTHER EXISTING FEATURES TO BE DEMOLISHED.

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HERON, DESIGNATED AS "CITIZEN 6" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THERE ARE NO DEEDS OF TRUST OR MORTGAGES ON THE PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS ARE OF THE WIDTH AND EXTEND SHOWN HERON 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 INCULDES THE RIGHT TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENT SHOWN HERON. 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.

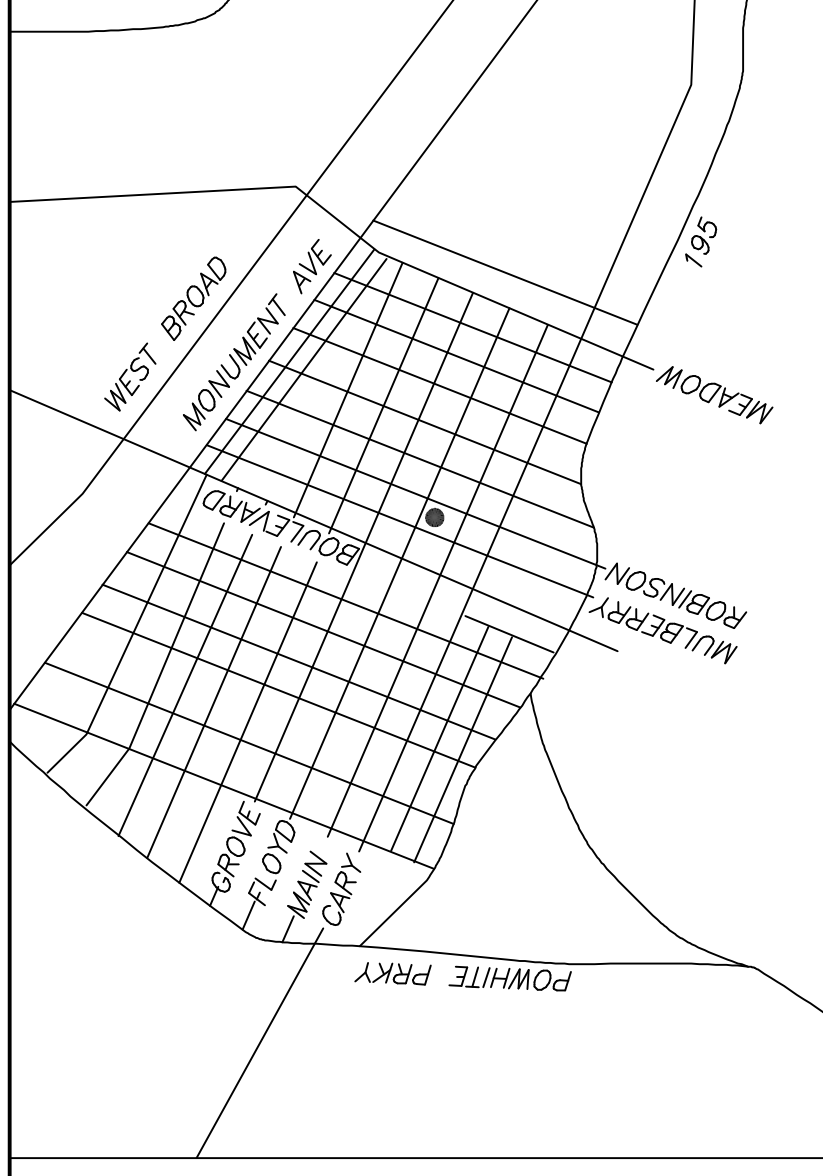
IN WITNESS WHEREOF, THE OWNERS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS XX DAY OF XX, 2013.

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF

, TO-WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, 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 AFORESAID THIS _____ DAY OF _____, 2013.

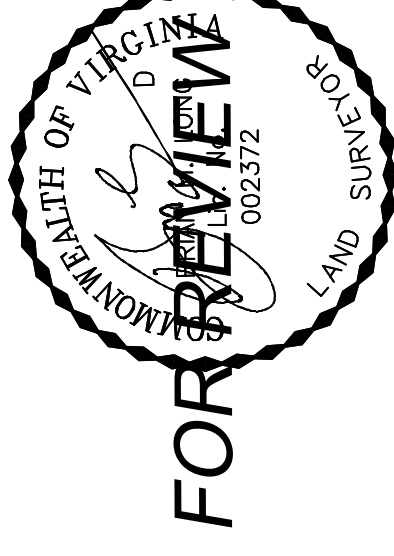
VICINITY STETCH ~ 1"=2000'



NOTES:

- 1) USE: SINGLE FAMILY ATTACHED
- 2) ZONED: R-48 (MULTI-FAMILY (FRONT 15, SIDE 3, REAR 5))
- 3) ADDRESS: 2613 & 2619 FLOYD AVENUE
- 4) TAX REFERENCE NUMBER: W0001162004 & W0001162009
- 5) WATER: PUBLIC - CITY OF RICHMOND
- 6) SEWER: PUBLIC - CITY OF RICHMOND
- 7) DRAINAGE: CURB & GUTTER
- 8) PUBLIC UTILITIES: UNDERGROUND
- 9) OWNER: RBG, LLC
- 10) DEVELOPER: CITIZEN 6, LLC
- 11) TOTAL AREA:
AREA IN ROADS: 0
AREA IN LOTS: 0.391
AREA DEDICATED FOR PUBLIC PURPOSES: 0
- 12) NUMBER OF LOTS: 7
MINIMUM LOT SIZE: 0.038 ACRES
MAXIMUM LOT SIZE: 0.0904ACRES
AVERAGE LOT SIZE: 0.056 ACRES

- 13) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP 5101290056 D, DATED 4/2/09.
- 14) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP WEB SITE (<http://www.fws.gov/wetlands/Wetlands-Mapper.html>).



CITIZEN 6

SUBDIVISION
CITY OF RICHMOND, VIRGINIA
MARCH 1, 2014