

**NOTES**

1. USE: SINGLE-FAMILY ATTACHED RESIDENTIAL
2. ZONING: APPROVED SUP (ORDINANCE NO. 2020-270)(BASE ZONING R-4)
3. SETBACKS: PER APPROVED SUP (ORDINANCE NO. 2020-270)
4. ADDRESS: 509 & 511 LIBBIE AVE, RICHMOND, VA 23226
5. TAX MAP REFERENCE NUMBER: W0200113014 & W0200113015
6. WATER: PUBLIC - CITY OF RICHMOND, VA
7. SEWER: PUBLIC - CITY OF RICHMOND, VA
8. DRAINAGE: PUBLIC - CITY OF RICHMOND, VA
9. PUBLIC UTILITIES: UNDERGROUND
10. OWNER: EAGLE CONSTRUCTION OF VA., LLC  
10618 PATTERSON AVENUE  
HENRICO, VIRGINIA 23238
11. TOTAL AREA: 0.689 ACRES OR 29,983 SQUARE FEET  
AREA IN PRIVATE ALLEYS\*: 0.092 ACRES OR 4,003 SQUARE FEET  
COMMON AREAS: 0.066 ACRES OR 2,861 SQUARE FEET  
AREA IN LOTS: 0.531 ACRES OR 23,119 SQUARE FEET  
\*AREA IN PRIVATE ALLEYS IS ADDITIONAL COMMON AREA
12. NUMBER OF LOTS: 14  
MINIMUM LOT SIZE: 1,118 SQUARE FEET  
MAXIMUM LOT SIZE: 2,946 SQUARE FEET  
AVERAGE LOT SIZE: 1,651 SQUARE FEET
13. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" (UNSHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 5101290009D DATED APRIL 2, 2009.
14. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS.
15. THE PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREAS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 14 OF THE CITY CODE OF 2015.
16. THE SURVEY IS BASED ON A TIMMONS GROUP FIELD SURVEY PERFORMED IN APRIL OF 2019.
17. HORIZONTAL DATUM IS REFERENCED TO NAD83, VIRGINIA SOUTH ZONE.
18. NO EXISTING STRUCTURES ON PROPERTY AT TIME OF FIELD SURVEY.
19. NO EXISTING PUBLIC UTILITIES TO BE REMOVED ON PROPERTY.
20. ALLEY **NOT** DEDICATED FOR CITY USE AND IS TO REMAIN AS PRIVATE ALLEY.
21. DEVELOPER: EAGLE CONSTRUCTION OF VA, LLC.  
10618 PATTERSON AVE.  
HENRICO, VA 23238

**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "THE ROW AT WESTHAMPTON" SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THERE IS A DEED OF TRUST OR MORTGAGE 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.

IN WITNESS WHEREOF, THE OWNER/LENDER AND TRUSTEE HAVE AFFIXED THEIR SIGNATURE, AND

SEALS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

EAGLE CONSTRUCTION OF VA., LLC

BY: \_\_\_\_\_

NAME: JOSH GOLDSCHMIDT

TITLE: PRESIDENT

**COMMONWEALTH OF VIRGINIA**

CITY / COUNTY OF \_\_\_\_\_, TO-WIT:

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE  
(PRINT NAME)

COUNTY OF HENRICO COMMONWEALTH OF VIRGINIA

DO HEREBY CERTIFY THAT:

\_\_\_\_\_  
JOSH GOLDSCHMIDT  
(PRINT NAME)

WHOSE NAME IS SIGNED TO THE OWNERS CONSENT AND DEDICATION ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AND COMMONWEALTH AFORESAID.

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

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

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

NOTARY REGISTRATION #: \_\_\_\_\_

LENDER:  
ATLANTIC UNION BANK  
A VIRGINIA BANKING CORPORATION

BY: \_\_\_\_\_  
NAME: DAVID D. OWEN, JR.  
TITLE: SENIOR VICE PRESIDENT

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

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT, DAVID D. OWEN, JR., WHOSE NAME IS SIGNED TO THE FOREGOING, IN THEIR CAPACITY AS SENIOR VICE PRESIDENT OF ATLANTIC UNION BANK, EXECUTED AND ACKNOWLEDGED THE SAME IN SUCH CAPACITY ON BEHALF OF SAID COMPANY BEFORE ME IN MY STATE AND JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MY COMMISSION EXPIRES: \_\_\_\_/\_\_\_\_/\_\_\_\_  
REGISTRATION NO: \_\_\_\_\_

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

TRUSTEE:  
UNION SERVICE CORPORATION  
A VIRGINIA CORPORATION

BY: \_\_\_\_\_  
NAME: DAVID D. OWEN, JR.  
TITLE: VICE PRESIDENT

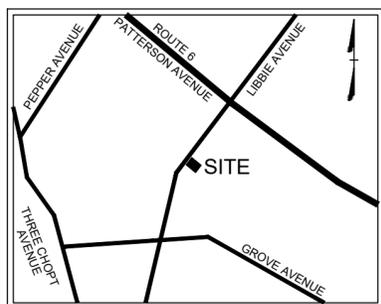
COMMONWEALTH OF VIRGINIA  
CITY / COUNTY OF \_\_\_\_\_, TO-WIT:

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT, DAVID D. OWEN, JR., WHOSE NAME IS SIGNED TO THE FOREGOING, IN THEIR CAPACITY AS VICE PRESIDENT OF UNION SERVICE CORPORATION, EXECUTED AND ACKNOWLEDGED THE SAME IN SUCH CAPACITY ON BEHALF OF SAID COMPANY BEFORE ME IN MY STATE AND JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MY COMMISSION EXPIRES: \_\_\_\_/\_\_\_\_/\_\_\_\_  
REGISTRATION NO: \_\_\_\_\_

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



**VICINITY MAP**  
SCALE: 1" = 2,000'

**SOURCE OF TITLE**

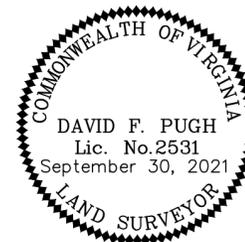
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO EAGLE CONSTRUCTION OF VA., LLC FROM 509 LIBBIE, LLC BY DEED DATED THE 8TH DAY OF SEPTEMBER 2021 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 8TH DAY OF SEPTEMBER 2021 BY INSTRUMENT NO. 210025980.

\_\_\_\_\_  
TIMMONS GROUP  
DAVID F. PUGH LS  
LICENSE NUMBER 0403002531

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING OF PLATS OF SUBDIVISION IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET WITHIN ONE YEAR OF RECORDATION OF THIS PLAT.

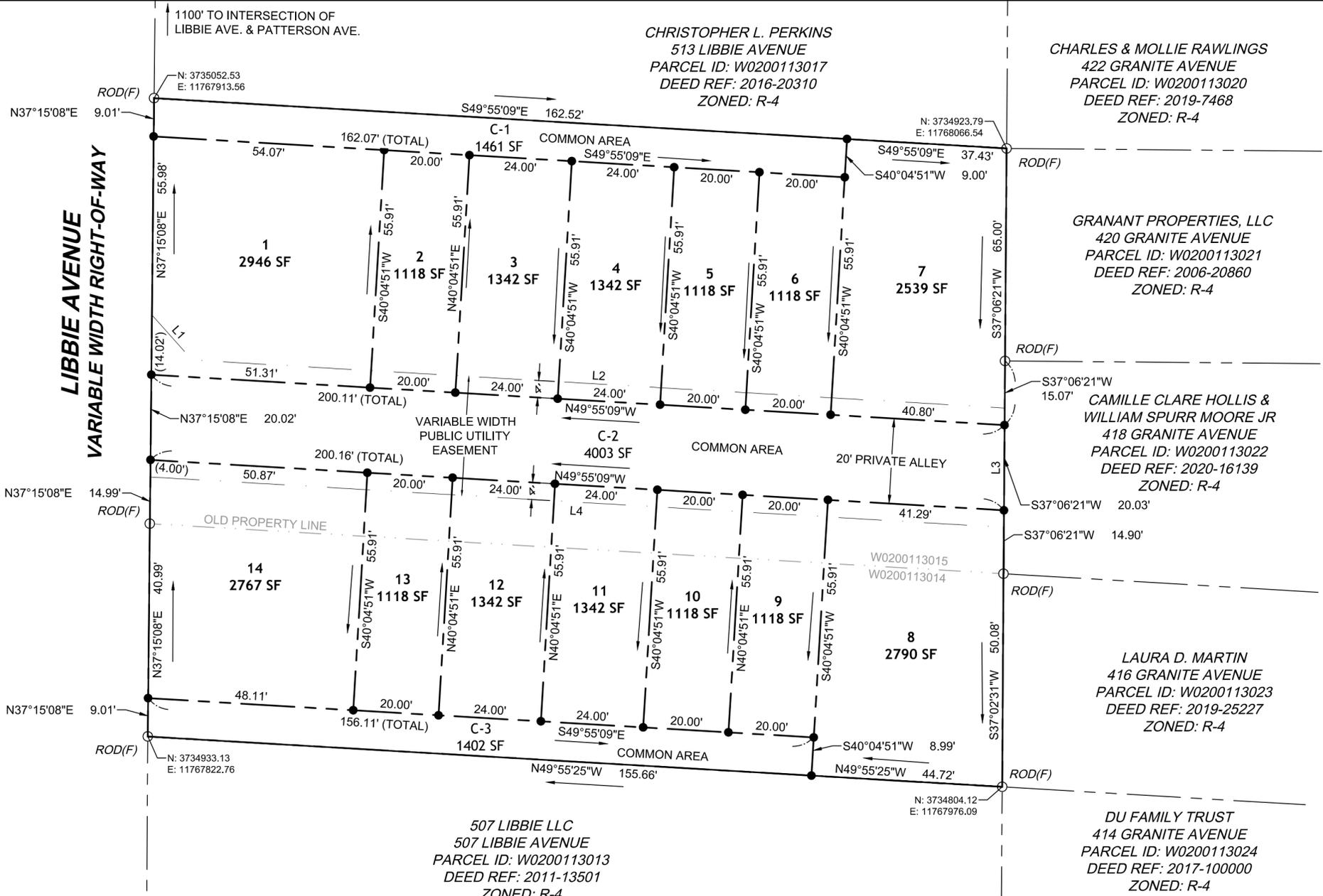
\_\_\_\_\_  
TIMMONS GROUP  
DAVID F. PUGH LS  
LICENSE NUMBER 0403002531



**PLAT OF SUBDIVISION  
OF THE  
ROW AT WESTHAMPTON**

DATE: SEPTEMBER 30, 2021  
THE CITY OF RICHMOND, VIRGINIA

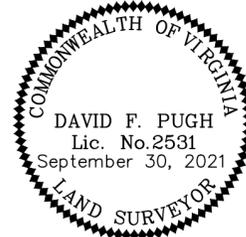
<p><b>TIMMONS GROUP</b> YOUR VISION ACHIEVED THROUGH OURS. Site Development   Residential   Infrastructure   Technology</p>	<p>VIRGINIA   NORTH CAROLINA   WEST VIRGINIA</p>
	<p>THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300 Richmond, VA 23225 TEL 804.200.6500   FAX 804.560.1016 www.timmons.com</p>
<p>REV: 8/5/2021 REVISED PER CITY COMMENTS REV: 9/30/2021 REVISED PER OWNERSHIP CHANGE</p>	



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.16	S4°58'42"E
L2	190.57	S49°55'09"E
L3	28.04	S37°06'21"W
L4	200.17	N49°55'09"W

# PLAT OF SUBDIVISION OF THE ROW AT WESTHAMPTON

DATE: SEPTEMBER 30, 2021  
THE CITY OF RICHMOND, VIRGINIA



SCALE 1"=20'



**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.  
Site Development | Residential | Infrastructure | Technology

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA  
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