Subdivision Certificate		Source
The subdivision of land shown hereon, designate the free consent and in accordance with the exthereof. There is no Deed of Trust or Mortga, All streets, alleys and easements are of the extended dedicated to the City of Richmond, Virginia free or easements, except as noted on this plat as surface and underground drainage and for undotherwise. All unrestricted easements are subject to establish alleys on said easements at a full The dedication of easements to the City inclusadjoining land for construction and maintenance the easements shown hereon. All dedications of Richmond, Virginia to establish streets, alleys, time without cost of the property involved.	desires of the undersigned owners, age on this property. Width and extent shown hereon and are see and unrestricted by any previous agreements of the time of recordation. All easements derground and existing overhead utilities unlested to the right of the City of Richmond, Victure time without cost of the property involved the right to make reasonable use of the cof public facilities within the boundaries of land are subject to the right of the City	are for Office ss noted 05-0 riginia ved. e of Rodn
IN WITNESS WHEREOF, the Owners and Trustee day of	<del>-</del>	of this
M. Douglas Terry [Owner]	Stephen P. Terry [Owner]	
Patrica Mabe Rapp [Owner]		
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF	, to wit:	
I,, a Notary Public hereby certify that M. Douglas Terry, who is k		Tax Parcel: S000-0007/02
to the foregoing Subdivision Certificate, person acknowledged the same before me in the juristhis day of		//હ
acknowledged the same before me in the juristhis day of		
acknowledged the same before me in the juristhis day of	, 2015.	
acknowledged the same before me in the juristhis day of	, 2015. Votary Public	
acknowledged the same before me in the juristhis day of	otary Public  Yotary Public  Your Commission expires:	
acknowledged the same before me in the juristhis day of	Jotary Public  My Commission expires:  Legistration No.: , to wit:  ic in and for the jurisdiction aforesaid, do known to me and whose name is signed anally appeared before me and has isdiction aforesaid	
acknowledged the same before me in the juristhis day of	Jotary Public  My Commission expires:  Pegistration No.:  , to wit:  ic in and for the jurisdiction aforesaid, do known to me and whose name is signed anally appeared before me and has isdiction aforesaid , 2015.	
acknowledged the same before me in the juristhis day of	Totary Public  My Commission expires:  Tegistration No.:  , to wit:  ic in and for the jurisdiction aforesaid, do known to me and whose name is signed anally appeared before me and has isdiction aforesaid, 2015.	
acknowledged the same before me in the juristhis day of	Jotary Public  My Commission expires:  Pegistration No.:  , to wit:  ic in and for the jurisdiction aforesaid, do known to me and whose name is signed anally appeared before me and has isdiction aforesaid , 2015.	
acknowledged the same before me in the juristhis day of	dotary Public  My Commission expires:	Notes:  1. Land use: Sing 2. Zoning: RF-2 5. Setbacks: Front: 0.00 Side: 0.0 Rear: 0.0 4. Addresses: #501 West 7th
acknowledged the same before me in the jurishis day of	dotary Public  My Commission expires:	Notes:  1. Land use: Sing 2. Zoning: RF-2 5. Setbacks: Front: 0.00 Side: 0.0 Rear: 0.0 4. Addresses: #501 West 7th #517 West 7th #523 West 7th  #523 West 7th  5. Parcel Number Parcel Number
acknowledged the same before me in the jurishis day of	dotary Public  If y Commission expires:	Notes:  1. Land use: Sing 2. Zoning: RF-2 5. Setbacks: Front: 0.00 Side: 0.0 Rear: 0.0 4. Addresses: #501 West 7th #517 West 7th #523 West 7th 5. Parcel Number Parcel Number Parcel Number Parcel Number
acknowledged the same before me in the jurishis day of	dotary Public  My Commission expires:	Notes:  1. Land use: Sing 2. Zoning: RF-2 5. Setbacks: Front: 0.00 Side: 0.00 Rear: 0.0 4. Addresses: #501 West 7th #517 West 7th #523 West 7th  5. Parcel Number Parcel Number Parcel Number Parcel Number

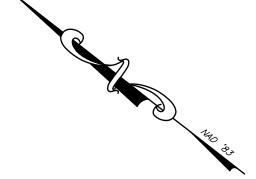
#### Source of Title

The property embraced within the limits of this subdivision is the same property conveyed to M. DOUGLAS TERRY, STEPHEN P. TERRY & PARTRICIA MABE RAPP by deed from M. DOUGLAS TERRY, STEPHEN P. TERRY AND PATRICIA MABE RAPP, TRUSTEES OF THE SAMUEL PORTER TERRY RESIDUARY TRUST U/W SAMUEL PORTER TERRY dated April 11, 2005 and recorded April 22, 2005, in the Clerk's Office of the Circuit Court of the City of Richmond, as Instrument No. 05-012654.

7th` Street

(Variable Width R/W) Concrete Surface

Rodney B. Shadrach, L.S. = Limits of Chesapeake Bay RMA Shadrach & Associates, LLC Variable Width Private Cross Access Easement = 20' Public Access Easement Street Tax Parcel: S000-0007/019 S37'58'02"E 70.00'(Total) N 3717591.39

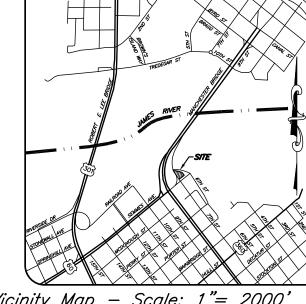


N/F John W. Pearsall III

Instrument #00-01-5543 Tax ID#S000-0007/008 #400 West 6th Street Zone RF-2

Tax Parcel: S000-0007/017

<u>N 3717430.4</u>0



Vicinity Map - Scale: 1"= 2000'

LOT AREA TABLE

# S09°55'03"W 9.60'

Length

### L2 N83°27'19"W 14.24' FASEMENT TARIE

LINE TABLE

Direction

EASEMENT TABLE				
	Line	Direction	Length	
	<i>E1</i>	S51°32'41"W	17.13'	
	E2	S38°27′19″E	<i>8.50</i> ′	
	E3	S51°32'41"W	15.00'	
	E4	S38°27′19″E	75.76	
	E5	S38°27′19″E	20.00	
	E6	S51°32'41"W	19.00'	
	<i>E7</i>	N38°27'19"W	20.00	
	E8	S51°32'41"W	19.00'	
	E9	N38°27'19"W	134.98	
	E10	N09°55'03"E	9.81	

LOT	SQUARE FT.	ACRES
LOT 1	1533.98	0.0352
LOT 2	1517.48	0.0348
LOT 3	1521.95	0.0349
LOT 4	2307.57	0.0530
LOT 5	1469.59	0.0337
LOT 6	1517.76	0.0348
LOT 7	2099.60	0.0482
LOT 8	1537.76	0.0353
LOT 9	1548.88	0.0356
LOT 10	1557.02	0.0357
LOT 11	1561.73	0.0359
LOT 12	1588.47	0.0365

#### 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 subdivisions for recordation in the City of Richmond, Virginia, have been complied with. This plat represents and is based upon a field survey made under my supervision and direction. All monuments will be set within a year of recordation.

Rodney B. Shadrach, L.S. Shadrach & Associates, LLC

RODNEY B. SHADRACH Lic. No. 2274

Scale: 1"=50'

## 7west **Section** 1

City of Richmond, Virginia

Date: January 13, 2016

Shadrach & Associates, LLC

LAND SURVEYING 430 Southlake Blvd., Suite 10−B ⊕ Richmond, Virginia 23236 Phone: (804)379−9300 **⊕** Fax: (804)379−9301

#### Notes:

1. Land use: Single-Family Attached Residential

(NON-RADIAL R=650.00° △=9°03'28° L=102.76°

*T≠51.49*′

(NON-RADIAL R=447.62'

L=78.26' T=39.23'

Ch=N29°53'23"W

- 2. Zoning: RF-2
- 5. Setbacks:
  - Front: 0.00 Feet Side: 0.00 Feet Rear: 0.00 Feet
- 4. Addresses:
- #501 West 7th Street
- #517 West 7th Street
- #523 West 7th Street
- 5. Parcel Number: S000-0007/017 Parcel Number: S000-0007/019 Parcel Number: S000-0007/021
- 6. Water: Public City of Richmond, VA
- 7. Sewer: Public City of Richmond, VA
- 8. Drainage: Curb & Gutter
- 9. Public Utilities: Underground
- 10. Owners: M. DOUGLAS TERRY, STEPHEN P. TERRY & PARTRICIA MABE RAPP
- 11. Developer/Subdivider: Pareto, LLC

- - Total: 19,761.79 square feet, 0.454 Acres In Lots: 19,761.79 square feet, 0.454 Acres
- 13. Number of Lots: 12
- Minimum Lot: 1,469.59 square feet Average Lot: 1,646.82 square feet Maximum Lot: 2,307.57 square feet
- 14. Property within the limits of this subdivision is located in Flood Zone X, as shown on Flood Insurance Rate Map, Community-Panel Number 510129-0039-E, Panel 39 of 100 for the City of Richmond, dated July 16, 2014.
- 15. Property within the limits of this subdivision does not contain wetlands.
- 16. Property within the limits of this subdivision is located in Chesapeake Bay Preservation Areas. RMA Boundary as shown.
- 17. The property embraced within the limits of this subdivision is subject to Declaration of Covenants, Conditions, and Restrictions recorded simultaneously with this plat.
- 18. 5/8" Iron rods set at all perimeter property and lot corners.
- 19. Vertical and Horizontal Datum based upon City of Richmond Control Monument No. VA20

