

SUBDIVISION CERTIFICATE:

"THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS "MAPLEWOOD", A RESUBDIVISION OF LOT 30 AND A PORTION OF LOT 31, PLAN OF "DAHLIA FARMS, SECTION 2", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, MORTGAGEES AND TRUSTEES, THEREOF...

IN WITNESS WHEREOF, THE OWNERS, MORTGAGEES, AND TRUSTEES HAVE/HAS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS DAY OF 20

BY: OWNER / MORTGAGEE / TRUSTEE

CITY/COUNTY OF : STATE OF VIRGINIA 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 ON THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID THIS DAY OF 20

NOTARY PUBLIC

REGISTRATION NO:

MY COMMISSION EXPIRES:

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 JANUARY 31, 2017.

EDMUND C. BURRUSS, LAND SURVEYOR

501 MAPLE AVENUE SOURCE OF TITLE:

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO TRI AMERICAN PROPERTIES, LLC FROM DAVID R. MARAGHY, JENNY P. MARAGHY AND JENNY G. PEEL BY DEED DATED THE 4TH DAY OF MAY, 2016 IN DEED INSTRUMENT 2016-8575...

503 MAPLE AVENUE SOURCE OF TITLE:

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO TRI AMERICAN PROPERTIES, LLC FROM ELISHA ANNY MAGORIAN BY DEED DATED THE 6TH DAY OF MARCH, 2015 IN DEED INSTRUMENT 150004492...

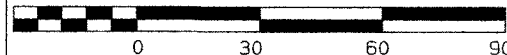
EDMUND C. BURRUSS, LAND SURVEYOR

PRELIMINARY PLAN FOR MAPLEWOOD

RESUBDIVISION OF LOT 30 AND PART OF LOT 31; PLAN OF "DAHLIA FARMS" SECTION 2

REVISED: JUNE 20, 2016 DATE: MARCH 17, 2016

GRAPHIC SCALE 1"=30'



BURRUSS LAND SURVEY, LLC

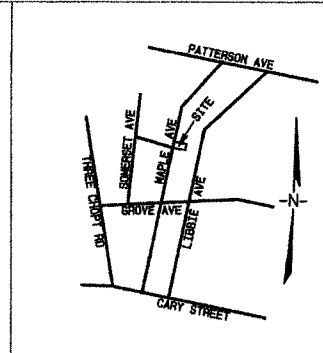
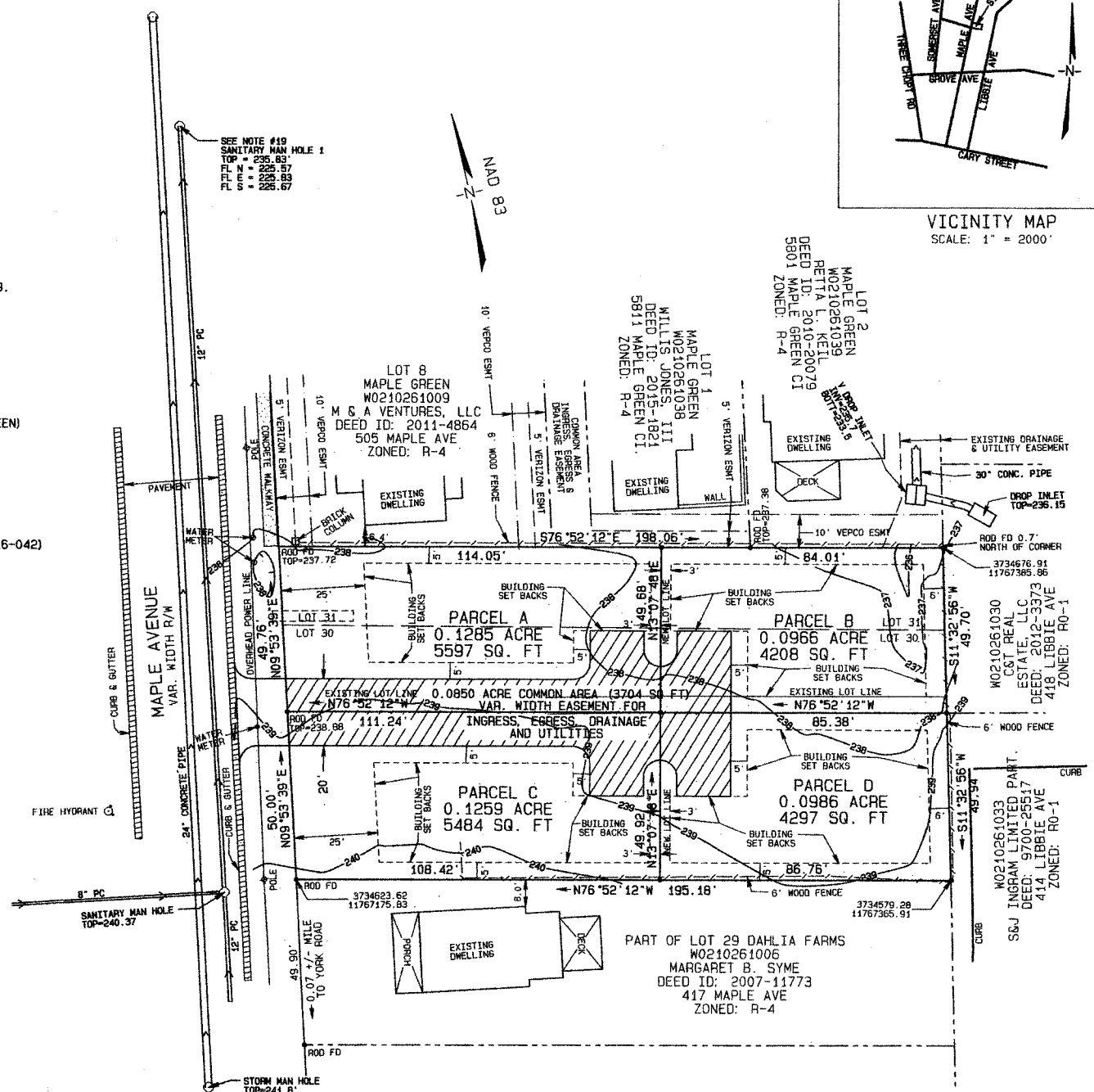
PO BOX 28 POWHATAN VA 23139 (804) 598-7697

NOTES:

- 1) USE: SINGLE FAMILY DETACHED RESIDENTIAL
2) ZONING: R-4 (SUP ORDINANCE 2016-042)
3) SETBACKS BY SPECIAL USE PERMIT ORDINANCE 2016-042
4) ADDRESS: 501 AND 503 MAPLE AVENUE
5) TAX MAP REFERENCE NUMBERS: W0210261007 AND W0210261008
6) WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
7) SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
8) DRAINAGE: CURB, GUTTER, STORM SEWER AND DITCHES
9) PUBLIC UTILITIES: OVERHEAD (EXISTING) / UNDERGROUND (NEW)
10) OWNER: TRI AMERICAN PROPERTIES, LLC (503 MAPLE AVE) TRI AMERICAN PROPERTIES, LLC (501 MAPLE AVE)
11) DEVELOPER: TRI AMERICAN PROPERTIES, LLC 420 LIBBIE AVENUE RICHMOND VA 23226
12) TOTAL AREA: 0.4496 ACRE (19586 SQ FT)
13) NUMBER OF LOTS: 4
14) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP SHEET 5101290009D FOR THE CITY OF RICHMOND, VIRGINIA DATED APRIL 2, 2009.
15) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP DATED OCTOBER 1, 2015.
16) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN CHESAPEAKE BAY PRESERVATION AREAS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
17) THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH PLAT.
18) HORIZONTAL DATUM: NAD 83 AND COORDINATES BY PLAT 08-44 (MAPLE GREEN)
19) VERTICAL DATUM: CITY OF RICHMOND, VIRGINIA DEPARTMENT OF PUBLIC UTILITIES SEWER UTILITY MAP. MAN HOLE 1: STATION 20+00. TOP ELEVATION 235.83'. SIZE AND TYPE OF PIPE CASINGS WERE ALSO TAKEN FROM THIS INFORMATION SUPPLIED TO US BY ROBERT L. PAMPLIN, JR WITH THE CITY OF RICHMOND, DEPARTMENT OF PUBLIC UTILITIES BY EMAIL DATED OCTOBER 2, 2015.
20) TRAFFIC PROJECTIONS: PRIVATE ROAD (COMMON AREA): 40 PER DAY (10 EACH PARCEL) EXISTING MAPLE AVENUE: PER DAY
21) SPECIAL USE PERMIT FOR 501 & 503 MAPLE AVENUE. (ORDINANCE NO: 2016-042)

501 MAPLE AVENUE TRI AMERICAN PROPERTIES, LLC DEED ID: 2016-8575 0.2251 ACRE (9805 SQ. FT.) ZONED: R-4

503 MAPLE AVENUE TRI AMERICAN PROPERTIES, LLC DEED ID: 2015-4492 0.2245 ACRE (9781 SQ. FT.) ZONED: R-4



VICINITY MAP SCALE: 1" = 2000'

PLAT APPROVAL