

Y:\190136319-Bliley_Site-Land Division\DWG\36319V-Land_Division_Plat-POA.dwg | Plotted on 6/11/2015 7:51 AM | by Randy Herx

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 in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by the ____ day of _____, 2015.

William R. Herx, LS 2947, Commonwealth of Virginia.

Notes:

- Use: Single Family Residential & Multi Family Residential
- Zoning: Ordinance No. 2014-157-159 adopted October 13, 2014
R-7C Residential (multi-family) & R-53C Residential (multi-family)
- Setbacks: (R-7C) Front: 15' Side: 5' Rear: 5'
(R-53C) Front: 15' Side: 15' Rear: 15'
- Address: 6508 Jahnke Road
- Tax map reference number: C0050500006
- Water: Public - City of Richmond, Virginia
- Sewer: Public - City of Richmond, Virginia
- Drainage: Curbs & Gutter
- Public Utilities: Underground
- Owners: Catherine B. Wright
Daniel J. Bliley
Nicholas M. Bliley
Margaret B. Wilkins
Norbert M. Bliley
Cecilia B. Duke
Joseph W. Bliley IV
Jonathan H. Bliley
Eric A. Bliley
- Developer: Jahnke Road Properties, LLC
c/o Craig Kilpatrick
P.O. Box 4885
Glen Allen, VA 23058
- Total Area: 54.679 acres (2,381,797.23 square feet)
Area in Roads: 0 Acres
Area in Lots: 52.352 Acres
Area of Land Dedicated for Public Purposes: 2.327 Acres
- Number of Lots: 3
- Property within the limits of this subdivision are located in Flood Zone "X" as identified by a visual inspection of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 5101290019D, Map Revised April 2, 2009.
- Property within the limits of this subdivision is located in federally designated wetlands, as shown on a study by Enviro-Utilites, Inc. titled "Wetlands/Waters of the U.S. & RPA Determination, Bliley Tract, 6508 Jahnke Road" with a preliminary jurisdictional determination issued by the Corps of Engineers dated August 27, 2009.
- Property within the limits of this subdivision is located in Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 32 of the City Code of 1993. The approximate limits of the Chesapeake Bay Resource Management Area is denoted by dashed-dot lines.
- Property embraced within the limits of this subdivision was based on a field run survey performed by Timmons Group and completed on June 26, 2013.
- Roads/Alleys are dedicated for public use.

Plat Approval:



DATUMS USED: NAD 83 & NAVD88

Source of Title:

The property embraced with in the limits of this subdivision was conveyed to Catherine B. Wright, Daniel J. Bliley, Nicholas M. Bliley, Margaret B. Wilkins, Norbert M. Bliley, Cecilia B. Duke, Joseph W. Bliley IV, Jonathan H. Bliley and Eric A. Bliley by a Deed of Distribution dated September 10, 2013, recorded September 24, 2013 as Instrument #130021735 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

William R. Herx, LS 2947, Commonwealth of Virginia.

Subdivision Certificate:

The subdivision of land shown hereon, designated as "Plat Showing the Resubdivision of the Bliley Subdivison Parcel 1" is with the free consent and in accordance with the desires of the undersigned owners, thereof. There are no deeds of trust or mortgages 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.

Catherine B. Wright, Daniel J. Bliley, Nicholas M. Bliley, Margaret B. Wilkins, Norbert M. Bliley, Cecilia B. Duke, Joseph W. Bliley, IV
Jonathan H. Bliley, Eric A. Bliley

Daniel J. Bliley and/or Norbert M. Bliley
on behalf of others by Power of Attorney for Real Estate Sale

IN WITNESS WHEREOF, the owner above affixed their signature and seal as of this ____ day of _____, 2015.

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, To wit:

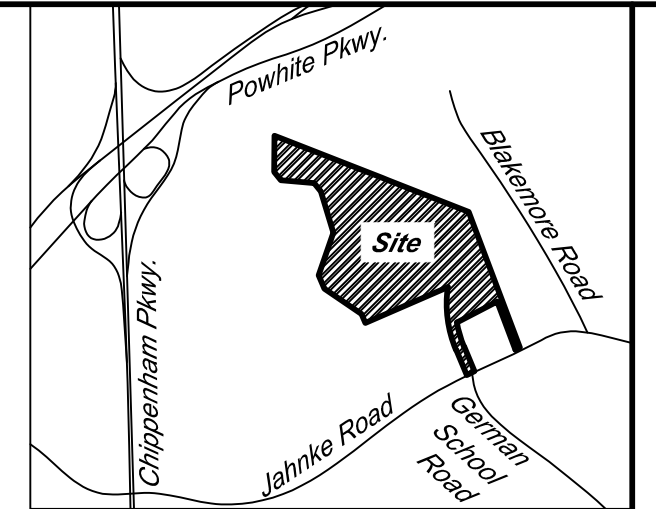
I, _____, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that

_____ who is known to me and whose name is signed to the foregoing instrument personally appeared before me and have acknowledged the same before me in the jurisdiction aforesaid this

_____ day of _____, 2015.

My commission expires: _____ Notary Public

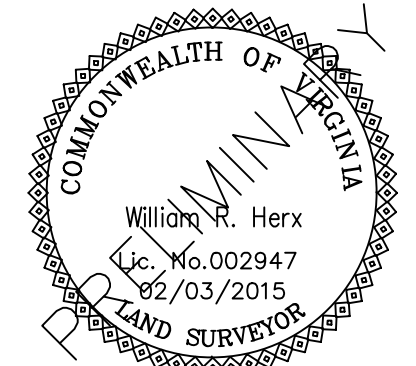
Registration No.: _____



Vicinity Map (1" = 2000')

THIS DRAWING PREPARED AT THE OFFICE OF
TIMMONS GROUP
1001 Boulders Parkway, Suite 300, Richmond, VA 23225
TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.



Plat Showing the Resubdivision of the Bliley Subdivision Parcel 1
City of Richmond, Virginia

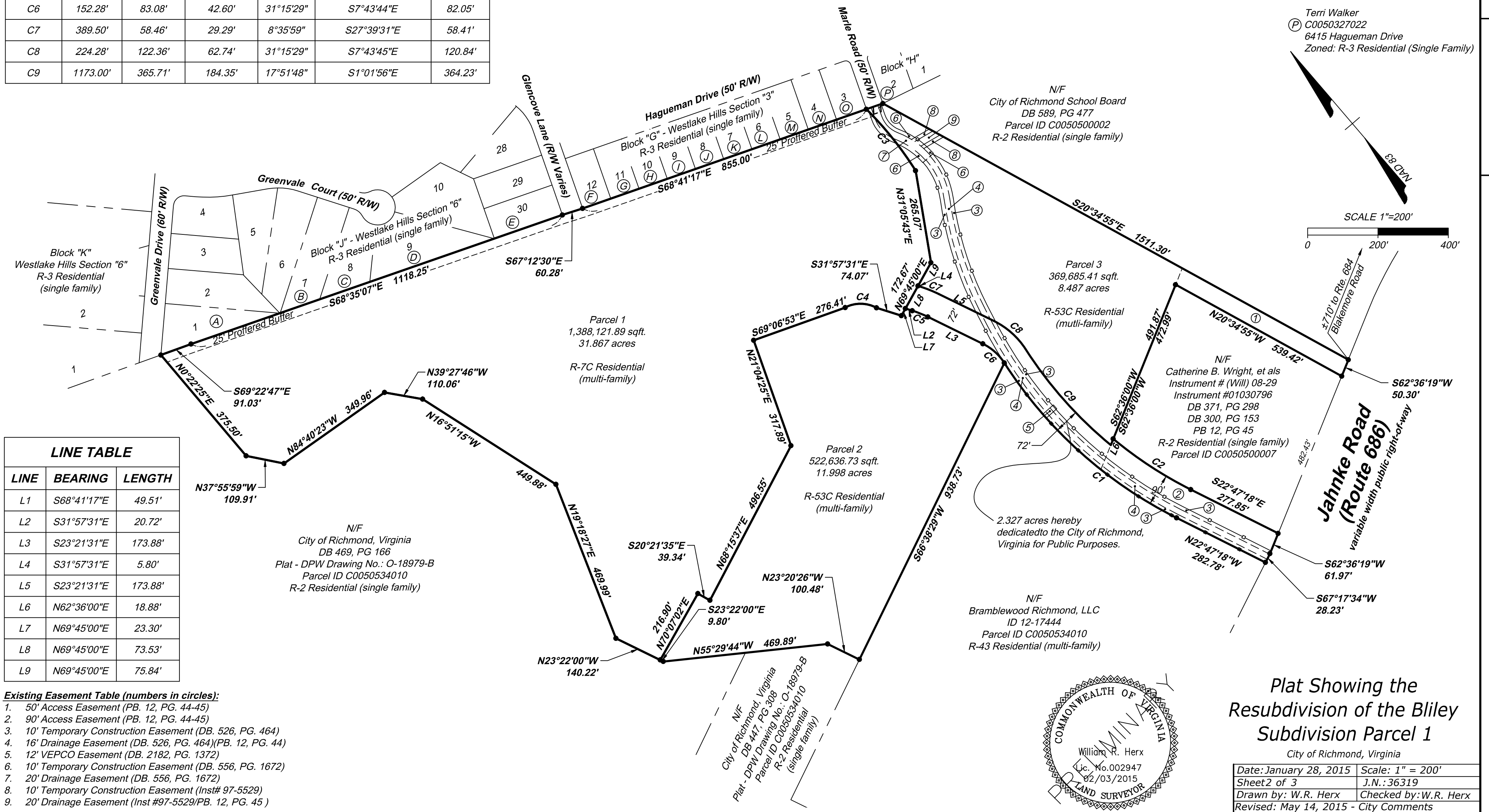
Date: January 28, 2015	Scale: 1" = 200'
Sheet 1 of 3	J.N.: 36319
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised: May 14, 2015 - City Comments	

TIMMONS GROUP

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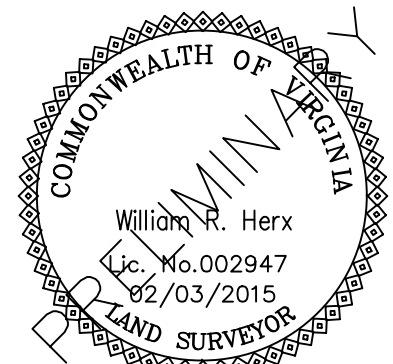
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1245.00'	666.82'	341.62'	30°41'15"	N7°26'40"W	658.88'
C2	1155.00'	264.18'	132.67'	13°06'18"	S16°14'09"E	263.60'
C3	983.47'	224.52'	112.75'	13°04'49"	N1°54'28"E	224.04'
C4	96.39'	92.72'	50.30'	55°07'01"	S48°51'48"E	89.19'
C5	317.50'	47.66'	23.87'	8°35'59"	S27°39'31"E	47.61'
C6	152.28'	83.08'	42.60'	31°15'29"	S7°43'44"E	82.05'
C7	389.50'	58.46'	29.29'	8°35'59"	S27°39'31"E	58.41'
C8	224.28'	122.36'	62.74'	31°15'29"	S7°43'45"E	120.84'
C9	1173.00'	365.71'	184.35'	17°51'48"	S1°01'56"E	364.23'

- (A) Henry & Dorothy Terhorst
C0050254001
6831 Greenvale Drive
Zoned: R-3 Residential (Single Family)
- (B) Charles & Jeanette McCoy
C0050254008
1816 Greenvale Court
Zoned: R-3 Residential (Single Family)
- (C) J. Vernon & Barbara Glenn
C0050254010
1808 Greenvale Court
Zoned: R-3 Residential (Single Family)
- (D) Thomas & Margaret Dale
C0050254011
1800 Greenvale Court
Zoned: R-3 Residential (Single Family)
- (E) Kathleen Derks
C0050254046
1700 Glencove Lane
Zoned: R-3 Residential (Single Family)
- (F) Charlie & Bernita Sykes
C0050327002
6559 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (G) Benjamin & Sara Shirley
C0050327004
6553 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (H) Carlo & Debra Gangale
C0050327006
6545 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (I) Ruth Pletcher
C0050327008
6539 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (J) Nikolas & Camille Ronesi
C0050327010
6533 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (K) Susan Moncure
C0050327012
6625 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (L) Jose Clavel
C0050327014
6519 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (M) Sergio & Dawn Flores
C0050327016
6513 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (N) Yeehah LLC
C0050327018
6507 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (O) Edwin & Sandra Sorenson
C0050327020
6501 Hagueman Drive
Zoned: R-3 Residential (Single Family)
- (P) Terri Walker
C0050327022
6415 Hagueman Drive
Zoned: R-3 Residential (Single Family)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°41'17"E	49.51'
L2	S31°57'31"E	20.72'
L3	S23°21'31"E	173.88'
L4	S31°57'31"E	5.80'
L5	S23°21'31"E	173.88'
L6	N62°36'00"E	18.88'
L7	N69°45'00"E	23.30'
L8	N69°45'00"E	73.53'
L9	N69°45'00"E	75.84'

- Existing Easement Table (numbers in circles):**
- 50' Access Easement (PB. 12, PG. 44-45)
 - 90' Access Easement (PB. 12, PG. 44-45)
 - 10' Temporary Construction Easement (DB. 526, PG. 464)
 - 16' Drainage Easement (DB. 526, PG. 464)(PB. 12, PG. 44)
 - 12' VEPCO Easement (DB. 2182, PG. 1372)
 - 10' Temporary Construction Easement (DB. 556, PG. 1672)
 - 20' Drainage Easement (DB. 556, PG. 1672)
 - 10' Temporary Construction Easement (Inst# 97-5529)
 - 20' Drainage Easement (Inst #97-5529/PB. 12, PG. 45)

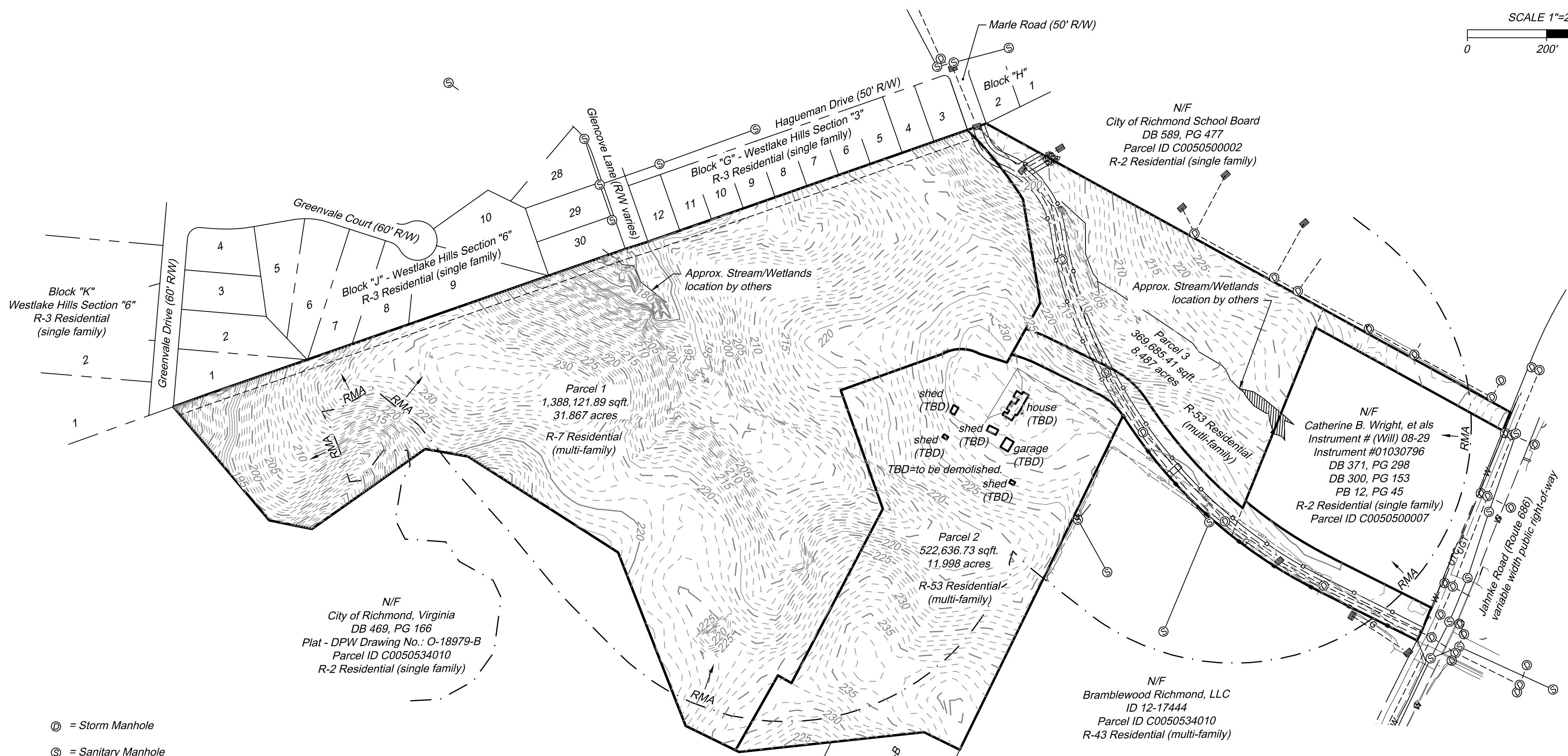
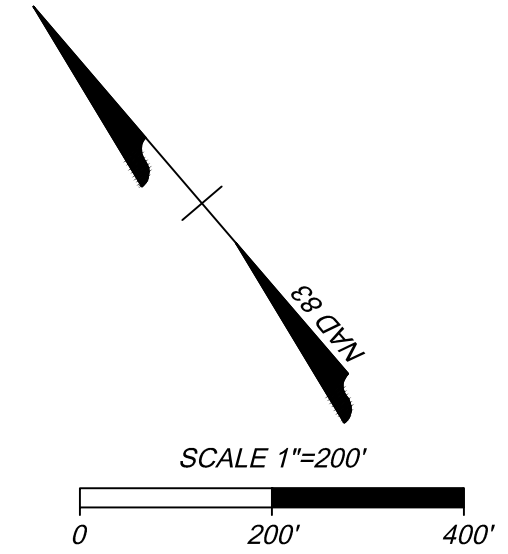


Plat Showing the Resubdivision of the Bliley Subdivision Parcel 1
City of Richmond, Virginia

Date: January 28, 2015	Scale: 1" = 200'
Sheet 2 of 3	J.N.: 36319
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised: May 14, 2015 - City Comments	

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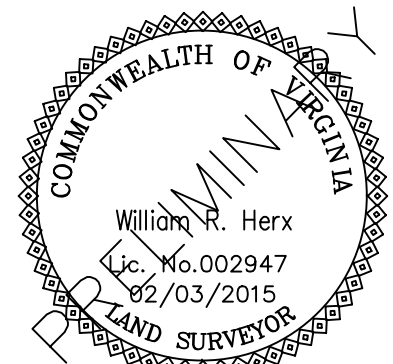
RMA - Existing Structures - Wetlands - Utilities - Topography



--- G --- G --- = Underground Natural Gas Line
 --- W --- W --- = Underground Water Line
 --- UGT --- UGT --- = Underground Communication Line
 --- UFO --- UFO --- = Underground Fiber Optic Line
 --- UGP --- UGP --- = Underground Power Line
 --- UTC --- UTC --- = Underground Traffic Control

N/F
 City of Richmond, Virginia
 Plat - DPW Drawing No.: O-18979-B
 Parcel ID C0050534010
 R-2 Residential (single family)

N/F
 Bramblewood Richmond, LLC
 ID 12-17444
 Parcel ID C0050534010
 R-43 Residential (multi-family)



Plat Showing the
 Resubdivision of the Bliley
 Subdivision Parcel 1
 City of Richmond, Virginia

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