

SUBDIVISION CERTIFICATE

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PLAT SHOWING SUBDIVISION OF LOT 6, BLOCK A, SECTION II, E. PAYNE SQUARE SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. ALL EASEMENTS AND STREETS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE CITY FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF EASEMENTS TO THE CITY INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN THEREON. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS OTHERWISE STATED ON THIS PLAT."

GIVEN UNDER MY HANDS THIS _____ DAY OF _____, 20____.

RVA SUGAR LLC. (TRUSTEE).

NOTARY'S CERTIFICATE

CITY/ COUNTY OF _____ TO WIT:
I, _____ A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AT LARGE, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT, _____ WHOSE NAME IS SIGNED TO THE FORGOING SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____ MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

SOURCE OF TITLE

THE LAND EMBRACED WITHIN THE LIMITS OF THIS PLAT SHOWING SUBDIVISION OF LOT 6, BLOCK A, SECTION 2, E. PAYNE SQUARE SUBDIVISION WAS CONVEYED TO RVA SUGAR LLC., A CORPORATION, FROM HARPAL MALIK, AN INDIVIDUAL OCTOBER 31, 2018 BY DEED OF GIFT, DATED OCTOBER 26, 2018, RECORDED OCTOBER 31 2018, IN INSTRUMENT NUMBER 180022602, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA.

CHARLES C. TOWNES, II, P.E., L.S.

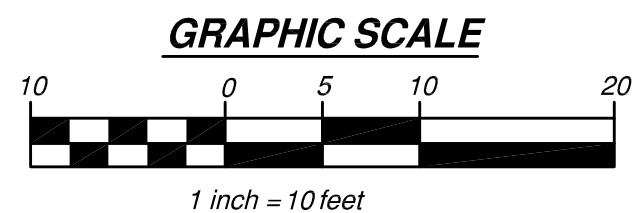
SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN CITY OF RICHMOND, VIRGINIA. MONUMENTS WILL BE SET WITHIN ONE (1) YEAR OF RECORDATION.

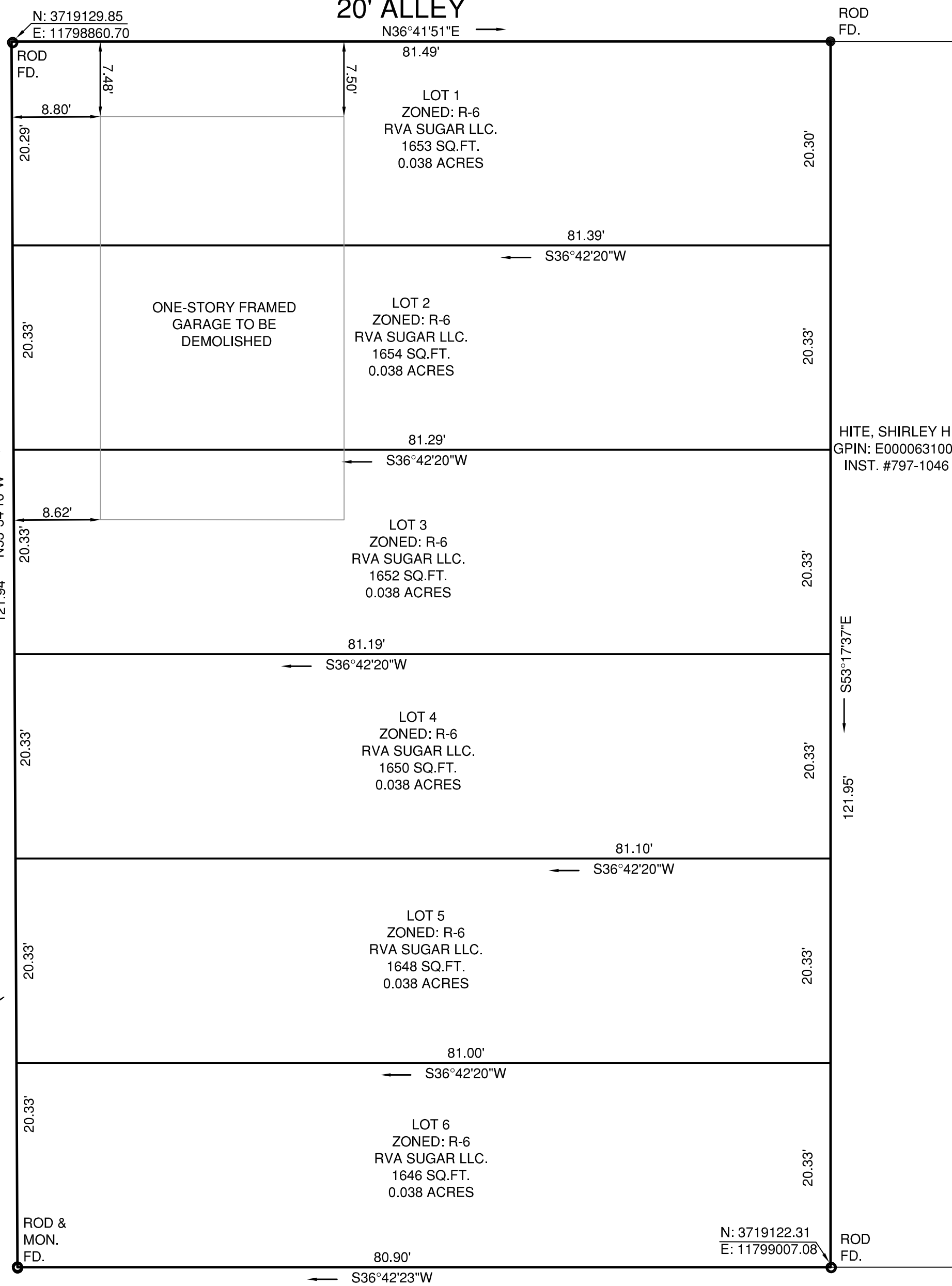
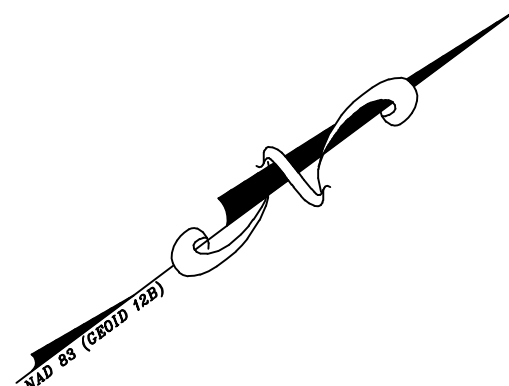
CHARLES C. TOWNES, II, P.E., L.S.

APPROVED BY CITY OF RICHMOND

DATE _____ DIRECTOR OF PLANNING _____



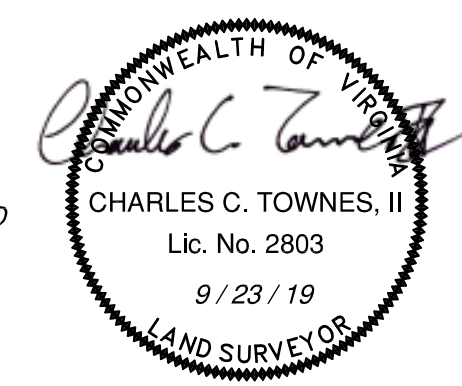
M STREET
66' R/W



N. 31ST STREET
65' R/W

REFERENCE PLAT: E. PAYNE SQUARE, SECTION II, BLOCK "A", SUBDIVISION PLAT BY AUSTIN BROCKENBROUGH AND ASSOCIATES, DATED FEBRUARY 27, 1979.

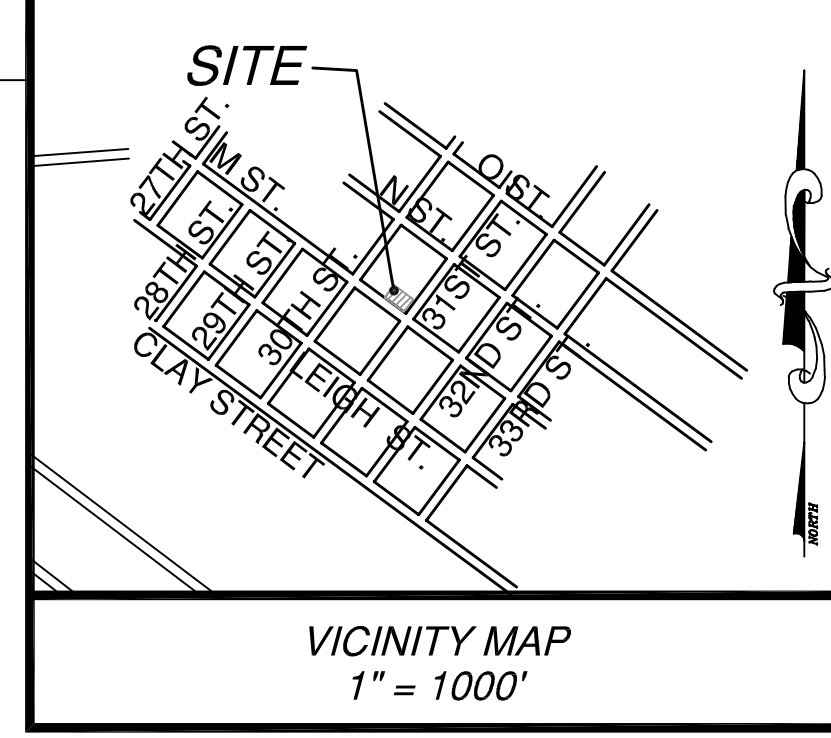
THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON OCTOBER 15, 2018. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



- SITE SUMMARY & NOTES**
- USE: SINGLE FAMILY ATTACHED
 - ZONING: R-6
 - SETBACKS: FRONT 15', SIDE 3', REAR 0'
 - ADDRESS: 700 NORTH 31ST STREET RICHMOND, VA 23223
 - TAX MAP REFERENCE NUMBER: E0000631009
 - WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
 - SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
 - DRAINAGE: CURBS & GUTTER
 - PUBLIC UTILITIES: OVERHEAD (EXISTING)
 - OWNER: RVA SUGAR LLC
 - DEVELOPER: RVA SUGAR LLC
 - TOTAL AREA: 0.227 ACRES & 9,901 SQ FT
 - AREA IN ROADS: 0 ACRES & 0 SQ FT
 - AREA IN LOTS: 0.227 ACRES & 9,901 SQ FT.
 - AREA OF LAND DEDICATED FOR PUBLIC PURPOSES: 0 ACRES, & 0 SQ FT.
 - NUMBER OF LOTS: 6
 - MINIMUM LOT SIZE: 1646 SQ FT
 - MAXIMUM LOT SIZE: 1653 SQ FT
 - AVERAGE LOT SIZE: 1650 SQ FT
 - PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP SHEET 5101290041E OF 20 FOR THE CITY OF RICHMOND, DATED JULY 16, 2014.
 - PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP DATED 2012 AND TITLED NATIONAL WETLANDS INVENTORY SURFACE WATERS AND WETLANDS.
 - 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.

NOTE: SPECIAL USE PERMIT (2019-037) ADOPTED FEBRUARY 25, 2019.

NOTE: EXISTING SEWER MAIN'S TERMINATION POINT SHOULD BE VERIFIED/CONSIDERED WITH REGARDS TO IT BEING ABLE TO PROVIDE SERVICE TO LOTS AT THE NORTHERN END OF N. 33RD STREET; IF AN EXTENSION WERE REQUIRED IT WOULD BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AS WELL.



PLAT SHOWING
SUBDIVISION OF LOT 6,
BLOCK A, SECTION II
E. PAYNE SQUARE SUBDIVISION
CITY OF RICHMOND, VIRGINIA
DATE: SEPTEMBER 23, 2019 SCALE: 1"=10'

2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com
surveyors, planners, engineers

TPN: 20180261

ATTN: MARK BAKER