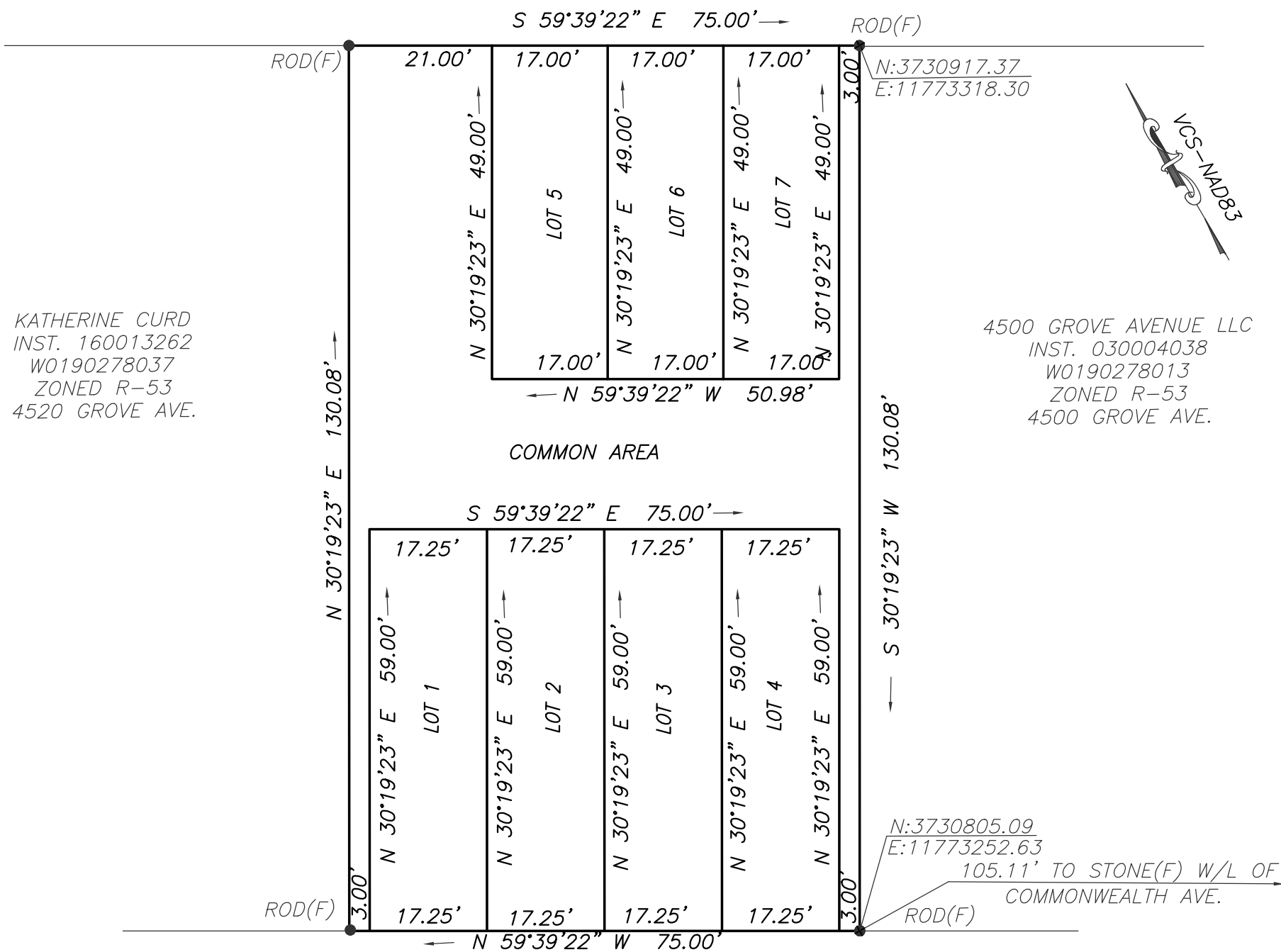


AREA TABLE		
LOTS 1-4	1018 SQ. FT	0.023 ACRES
LOTS 5-7	833 SQ. FT.	0.019 ACRES
COMMON AREA	3186 SQ. FT.	0.073 ACRES

COLONIAL PLACE ALLEY  
15' PUBLIC ALLEY

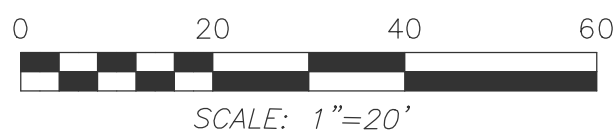


KATHERINE CURD  
INST. 160013262  
W0190278037  
ZONED R-53  
4520 GROVE AVE.

4500 GROVE AVENUE LLC  
INST. 030004038  
W0190278013  
ZONED R-53  
4500 GROVE AVE.

## GROVE AVENUE

95' ± PUBLIC R/W



### SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO CORE FOUR RVA, LLC FROM TAYLOR & HANCOCK PROPERTIES, LLC DATED NOVEMBER 11, 2021, RECORDED NOVEMBER 16, 2021, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NUMBER 210032682. THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT SUBJECT TO A CREDIT LINE DEED OF TRUST.

BRIAN M LONG L.S.

### SURVEYORS CERTIFICATION

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 COMPILED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY THE 15TH DAY OF MARCH 2023.

BRIAN M LONG L.S.

- 1) USE: SINGLE FAMILY ATTACHED
- 2) ZONED: R-53(RESIDENTIAL- MULTI-FAMILY)  
SETBACKS F:15', S:3'/0', R:5'
- 3) ADDRESS: 4508 GROVE AVENUE
- 4) TAX REFERENCE NUMBER: W0190278017
- 5) WATER: PUBLIC - CITY OF RICHMOND
- 6) SEWER: PUBLIC - CITY OF RICHMOND
- 7) DRAINAGE: CURB & GUTTER
- 8) PUBLIC UTILITIES: UNDERGROUND
- 9) OWNER: CORE FOUR RVA LLC
- 10) DEVELOPER: CORE FOUR RVA LLC
- 11) TOTAL AREA: 9756 SQ.FT. / 0.224 ACRES  
AREA IN ROADS: 0  
AREA IN LOTS: 6570 SQ FT / 0.150 ACRES  
AREA IN COMMON AREA: 3186 SQ. FT. / 0.074 ACRES  
AREA DEDICATED FOR PUBLIC PURPOSES: 0
- 12) NUMBER OF LOTS: 7  
MINIMUM LOT SIZE: 833 SQ FT / 0.019 ACRES  
MAXIMUM LOT SIZE: 1018 SQ FT / 0.023 ACRES  
AVERAGE LOT SIZE: 938 SQ FT / 0.021 ACRES
- 13) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP 5101290033D, DATED 4/2/09.
- 14) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP WEB SITE (<http://www.fws.gov/wetlands/data/mapper.html>).
- 15) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT IN A CHESAPEAKE BAY PRESERVATION AREA DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
- 16) SUBDIVISION AUTHORIZED PER SUP ORDINANCE 2021-362.

### SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HERON, DESIGNATED AS "SUBDIVISION OF 4508 GROVE AVENUE" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THERE ARE NO DEEDS OF TRUST OR MORTGAGES ON THE PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS ARE OF THE WIDTH AND EXTEND SHOWN HEREON AND ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA AND 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 EASEMENT 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.

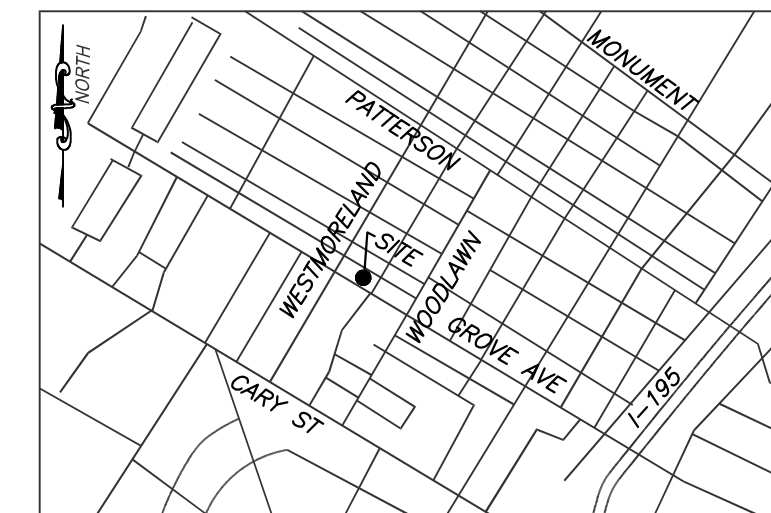
IN WITNESS WHEREOF, THE OWNERS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHARLES WENTWORTH  
MANAGING MEMBER

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

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT CHARLES WENTWORTH, WHO ARE KNOWN TO ME AND WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
REGISTRATION NO.: \_\_\_\_\_ (SEAL)



VICINITY MAP  
SCALE: 1" = 1000'

### NOTES:

1. THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM IN MARCH 2021.
2. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - SOUTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. CORNERS WILL BE SET BY MARCH 15, 2023.

SUBDIVISION PLAT  
4508 GROVE AVENUE

RE-SUBDIVISION OF LOTS 23, 24 AND 25, BLOCK 27, COLONIAL PLACE

CITY OF RICHMOND ~ VIRGINIA

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23102

PRELIMINARY  
FOR REVIEW  
NOT FOR  
RECORDATION



Rev#	DATE	REVISION
1	4/5/22	CITY COMM.

SCALE: 1" = 20'

DATE: 2/13/22

SHEET No.

1 of 1