NOTES:
1) USE: SINGLE FAMILY DETACHED RESIDENTIAL
2) ZONING: R-4 (SUP ORDINANCE 2016-042)
3) SETBACKS BY SPECIAL USE PERMIT ORDINANCE 2016-042
FRONT MAPLE AVENUE: 25'
SIDE: 5' DWELLING
SIDE: 3' GARAGE (6' BETWEEN GARAGES)
REAR: 6' 501 MAPLE AVENUE
TRI AMERICAN PROPERTIES, LLC
DEED ID: 2016–8575
0.2251 ACPE (9805 SQ. FT.)
ZONED: R-4

503 MAPLE AVENUE
TRI AMERICAN PROPERTIES, LLC
DEED ID: 2015–4492
0.2254 ACPE (9781 SQ. FT.)
ZONED: R-4 SUBDIVISION CERTIFICATE:
"THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS "MAPLEWOOD",
A RESUBDIVISION 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 MODERSIGNED OWNERS, MORTGAGESE AND TRUSTESS, THEREOF,
THERE IS / IS NOT A DEED OF TRUST OF MORTGAGE ON THIS PROPERTY,
ALL STEETS, 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 OF EASEMENTS, EXCEPT AS
NOTED ON THIS PLAT AT THE TIME OF RECORDATION. ALL EASEMENTS ARE FOR
SURFACE AND UNDERSROUND DRAINAGE AND FOR UNDERGROUND UTILITIES,
UNLESS NOTED OTHERMISE. 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 SHEETS, ALLEYS, OR EASEMENTS ON
SUCH PROPERTY AT A FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED. SUBDIVISION CERTIFICATE: SIDE: 5' DWELLING
SIDE: 3' GARAGE (6' BETWEEN GARAGES)
REAR: 6' REARGE (6' BETWEEN GARAGES)
REAR: 6' FROM COMMON AREA: 5' DWELLING
4) ADDRESS: 501 AND 503 MAPLE AVENUE
5) TAX MAP REFERENCE NUMBERS: MO210261007 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) ONNER: 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 SO FT)
AREA IN LOTS: 0. 4496 ACRE (19586 SO FT)
AREA IN LOTS: 0. 4496 ACRE (19586 SO FT)
AREA IN LOTS: 0. 4496 ACRE (19586 SO FT)
13) NUMBER OF LOTS: 4
MINIMUM LOT SIZE: 0. 1285 ACRE (3704 SO FT)
13) NUMBER OF LOTS: 4
MINIMUM LOT SIZE: 0. 1285 ACRE (4208 SO FT)
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. NAO IN WITNESS WHEREOF, THE OWNERS, MORTGAGEES, AND TRUSTEES HAVE/HAS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS ______ DAY OF _____ . 20____ . 8 VICINITY MAP BY: OWNER / MORTGAGEE / TRUSTEE SCALE: 1" = 2000 CITY/COUNTY OF : STATE OF VIRGINIA TO WIT: JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT
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__ 1N ZUNE 'X AS SHUNN ON FLOUD INSURANCE HAIE 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 PRESENVATION 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 MERE 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) LOT 8 NOTARY PUBLIC MAPLE GREEN W0210261009 & A VENTURES, LLC REGISTRATION NO: TO DEED ID: 2011-4864
S 505 MAPLE AVE
ZONED: R-4 MY COMMISSION EXPIRES: EXISTING DWELLING EXISTING DRAINAGE & UTILITY EASEMENT VERIZON VERIZON 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. --- 30" CONC. PIPE EXISTING DWELLING - 10 · VEPCO ESMI EDMUND C. BURRUSS, LAND SURVEYOR _ 3734676.91 11767385.86 W0210261030 CST REAL ESTATE, LLC ESTATE, LLC EED: 2012-3373 118 LIBBIE AVE ZONED: R0-1 MAPLE AVENUE PARCEL A PARCEL B 0.0966 ACRE 4208 SQ. FT 501 MAPLE AVENUE SQURCE 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 6. PELL BY DEED
DATED THE 4TH DAY OF MAY, 2015 IN DEED INSTHUMENT 2016-8575.
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS OR
IS NOT SUBJECT TO A DEED OF TRUST/MORTGAGE DATED THE
OF
OF
CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND,
YDGATNIA ON THE
DAY OF 最 0.1285 ACRE 5597 SQ. FT EXIST MS (UT/LINE 0.0850 ACRE COMMON AREA (3704 SO FT/N)76 52 12-W /29 VAR. WIDTH EASEMENT FOR 239,88 111 24 // INGRESS ERRESS DRAINAGE AND UTILITIES EXISTING LOT LIN 日4 85.38 --- 6' WOOD FENCE VIRGINIA ON THE DAY OF IN DEED INSTRUMENT 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 ANN MAGORIAN, BY DEED DATED THE 6TH DAY
OF MARCH, 2015 IN DEED INSTRUMENT 150004492.
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS
SUBJECT TO A DEED OF TRUST/MORTGAGE DATED THE 19TH DAY OF
MARCH, 2015 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT
COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 20TH DAY OF
MARCH, 2015 IN DEED INSTRUMENT 150004493. PARCEL D PARCEL C 10261033 1 LIMITED | 9700-2551 IBBIE AVE ED: RO-1 0.0986 ACRE 0.1259 ACRE FIRE HYDRANT d 4297 SQ. FT 5484 SQ. FT 108.42 MO210 INGRAM DEED: 9 414 LI ZONEI ROD FD -- N76 52 12 W 195.18 SANITARY MAN HOLE . TOP=240.37 TOF LOT 29 DAHLIA FARMS W0210261006 MARGARET B. SYME DEED ID: 2007-11773 417 MAPLE AVE TONIED: B-4 EDMUND C. BURRUSS, LAND SURVEYOR EXISTING DWELLING ZONED: R-4 PRELIMINARY PLAN FOR **MAPLEWOOD** RESUBDIVISION OF LOT 30 AND PART OF LOT 31: PLAN OF "DAHLIA FARMS" SECTION 2 PLAT APPROVAL 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 JN: 2377-10