SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated as "SWANSBORO COMMONS" is with the free consent and in accordance with the desires of the undersigned owners, There are 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 easement, except as noted on this plat at the time of recordation. All easements are for surface and underground drainage and for underground and overhead 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 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, Mortgagees, and Trustees has affixed their signature and seal as of this _____ day of _____ 20___

By: _____
owner: ROBERT S. MCCRACKEN

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, To-wit:

I, _____, a Notary Public in and for the jurisdition aforesaid, do hereby certify that _____, who is known to me and whose name is signed to the fogoing instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this ____ day of _____, 20__.

_____
Notary Public

My commission expires: _____

SOURCE OF TITLE

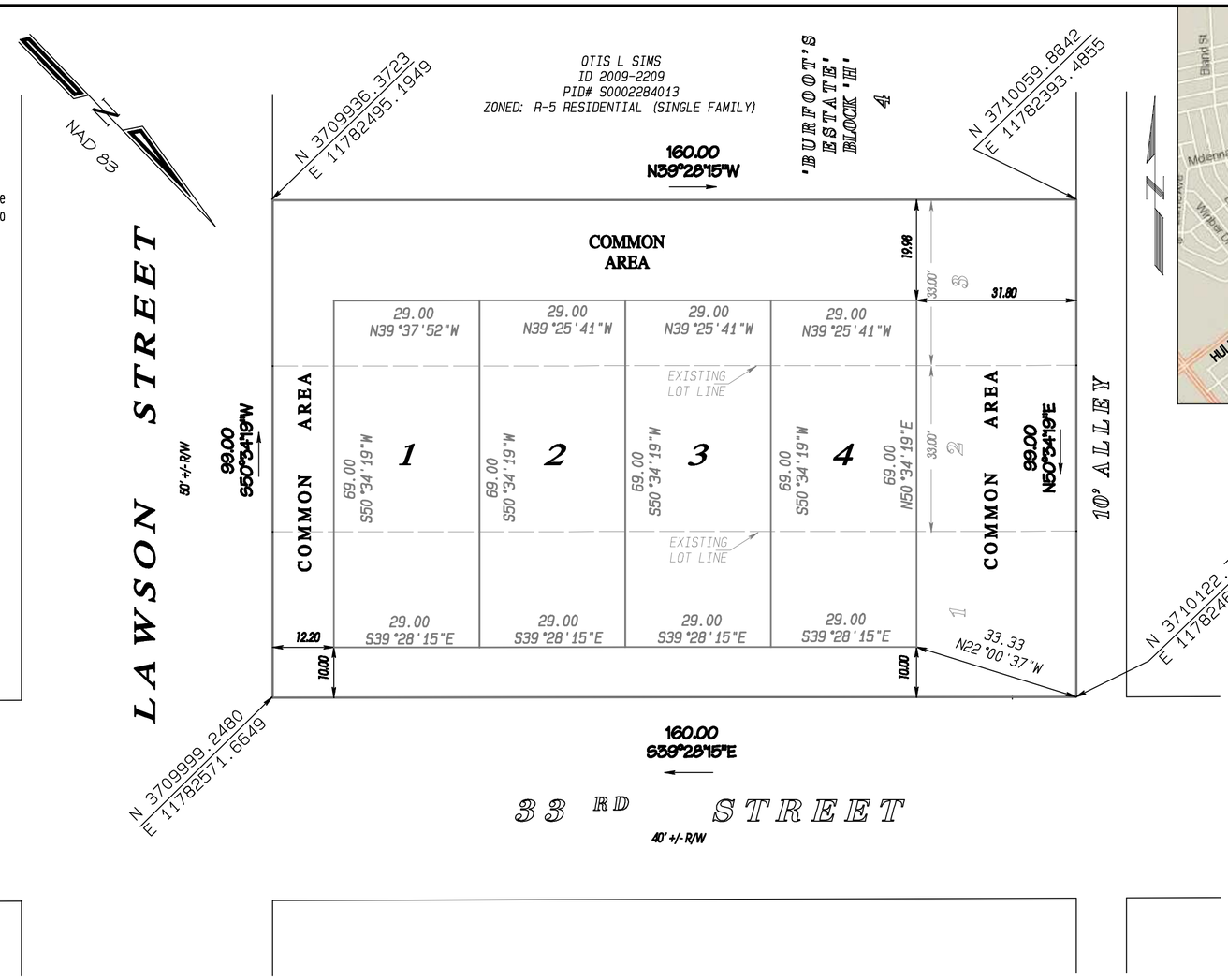
The property embraced within the limits of this subdivision is that property conveyed to ROBERT S. MCCRACKEN, IV from Richmond Redevelopment and Housing Authority, by deed. dated MAY 18, 2015, and recorded at the clerk's office in the Circuit Court of the City of Richmond, Virginia on the 20th day of June 2015 Instrument No. 150008670

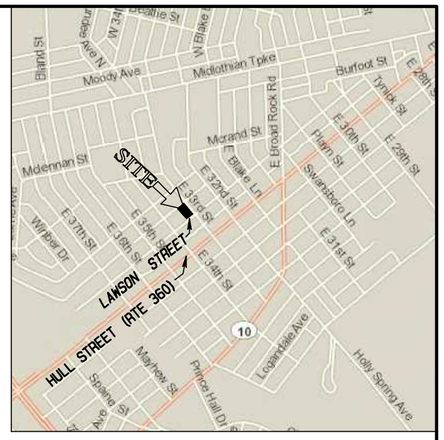
_____
James E. McKnight L.S.

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for the approving of plats of subdivision in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by _____.

_____
James E. McKnight L.S. No. 1926





VICINITY MAP
1"=2000'

AREA TABLE:

COMMON AREA:
7827.84 SQ FT
LOTS:
1. 2003.04 SQ FT
2. 2003.04 SQ FT
3. 2003.04 SQ FT
4. 2003.04 SQ FT
TOTAL AREA: 15840.00 Sq. Ft.

APPROVAL BLOCK

NOTES

1.) Use: Single Family Detached Residential
2.) Zoning: R-5 Residential (Single Family)
3.) Speical Use Permit adopted March 28, 2016, Ordinance # 2016-039
4.) Address: 306, 308, 310, 312 East 33rd Street
5.) Parcel ID # S0002284011
6.) Water: Public- City of Richmond, Virginia.
7.) Sewers: Public - City of Richmond, Virginia.
8.) Drainage: Curb, Gutter Storm Sewers
9.) Public Utilities: Overhead Existing / Underground
10.) Owners: Robert S. McCracken, IV
11.) Developer: Robert S. McCracken, IV
12.) Total Area: 0.3636 Acres, 15840.00 Sq. Ft.
13.) Number of Lots: 4
Minimum Lot size: 2003.04 Sq. Ft.
Maximum Lot size: 2003.04 Sq. Ft.
Average Lot size: 2003.04 Sq. Ft.
14.) Property within the limits of this subdivision is located in Flood Zone "X", as shown on Flood Insurance Rate Map panel 5101290039E effective July 16, 2014.
15.) Property within the limits of ths subdivision does not contain wetlands.
16.) Property within the limits of ths 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.

COMMONWEALTH OF VIRGINIA
06 – 22 – 2016
JAMES E. McKNIGHT
NO. 1926
LAND SURVEYOR

SWANSBORO COMMONS

A RESUBDIVISION OF LOT 1, 2, 3, BLOCK "H", "BURFOOT'S ESTATE", RICHMOND, VIRGINIA.

SCALE: 1" = 20'

RICHMOND CITY	
VIRGINIA	
SHEET 1 OF 1	
DRAWN BY:	N.J.M.
CHECKED BY:	J.E.M.
DATE:	JUNE 22, 2016

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 87074303SUB3