

**SUBDIVISION CERTIFICATE**

The division of land shown hereon, known as No. 2202, 2204 & 2206 West Cary Street, and No. 10 South Shields Avenue, 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.

**PARCEL A & PARCEL B:**

IN WITNESS WHEREOF, the Owner has affixed its signature and seal as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

By: DANIEL INVESTMENTS & DEV LLC TRUSTEE: UNION FIRST MARKET BANK  
 Manager: Samuel W. Daniel

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 has acknowledged the same before me in the jurisdiction aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Notary Public My commission expires: \_\_\_\_\_

**PARCEL C:**

IN WITNESS WHEREOF, the Owner has affixed its signature and seal as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

By: DANIEL INVESTMENTS & DEV LLC TRUSTEE: UNION FIRST MARKET BANK  
 Manager: Samuel W. Daniel

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 has acknowledged the same before me in the jurisdiction aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Notary Public My commission expires: \_\_\_\_\_

**SURVEYORS 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 have been previously set or will be set by the \_\_\_\_ day of \_\_\_\_ 2019.

\_\_\_\_\_  
 James E. McKnight L.S.

**SOURCE OF TITLE**

The property embraced within the limits of this subdivision is that property conveyed to:  
 A. DANIEL INVESTMENTS & DEV LLC from HARRY S. & PAULA J SHENDOW by deed dated April 21, 2006, and recorded at the clerk's office in the Circuit Court of the City of Richmond, Virginia as Instrument No. 2014-12225.  
 B. DANIEL INVESTMENTS & DEV LLC from HARRY S. & PAULA J SHENDOW by deed dated April 21, 2006, and recorded at the clerk's office in the Circuit Court of the City of Richmond, Virginia as Instrument No. 2014-12225.  
 C. CARYSHIELDS LLC from REQ ENTERPRISES LLC by deed dated September 27, 2005, and recorded at the clerk's office in the Circuit Court of the City of Richmond, Virginia as Instrument No. 2005-33323.  
 D. CARYSHIELDS CONDOMINIUM LLC from LOUIS H HORWITZ by deed dated February 8, 2012, and recorded at the clerk's office in the Circuit Court of the City of Richmond, Virginia as Instrument No. 22012-2483.

**PARCEL D:**

IN WITNESS WHEREOF, the Owner has affixed its signature and seal as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

By: CARYSHIELDS CONDOMINIUM LLC TRUSTEE: UNION BANK & TRUST  
 Manager: Samuel W. Daniel

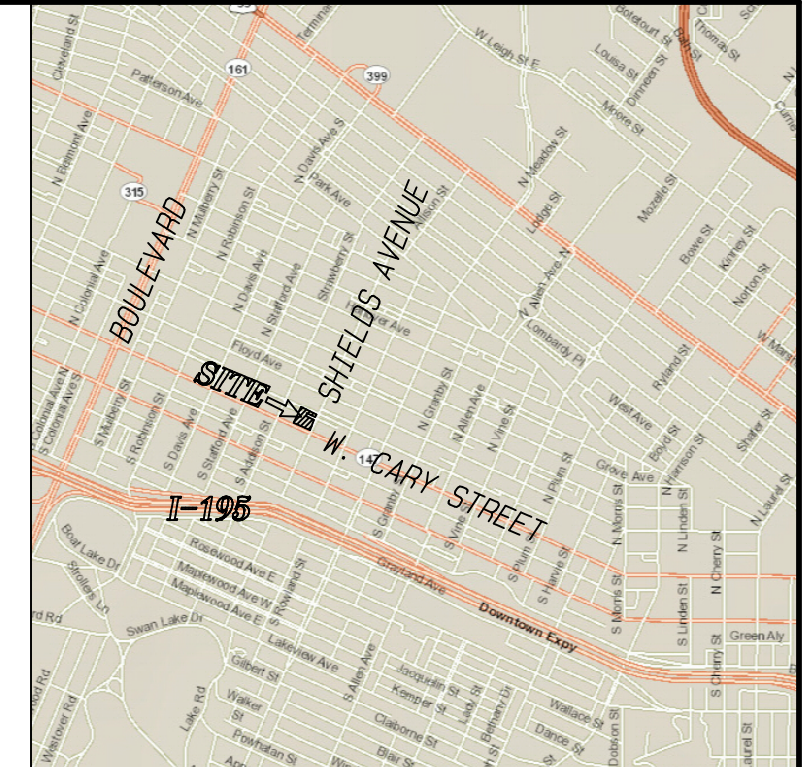
COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF \_\_\_\_\_, To-wit:

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 has acknowledged the same before me in the jurisdiction aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Notary Public My commission expires: \_\_\_\_\_

**Notes:**

- 1) Use: Single Family Attached Residential
- 2) Zoned: R-63 - Residential (Single Family Attached) Special Use Permit dated December 17, 2018 Ordinance No. \_\_\_\_\_.
- 3) Setbacks: Front = less than 15'; Side = 3'; Rear = 5'
- 4) PARCEL A: Property Address - 2208 West Cary Street, Tax Map # W0000994025, Current Owner - PARCEL B: Property Address - 2206 West Cary Street, Tax Map # W0000994024, Current Owner - PARCEL C: Property Address - 2202 West Cary Street, Tax Map # W0000994022, Current Owner - PARCEL D: Property Address - 10 South Shields Avenue, Tax Map # W0000994018, Current Owner -
- 5) Water: Public - City of Richmond, Virginia.
- 6) Sewers: Public - City of Richmond, Virginia
- 7) Drainage: Curb & Gutter
- 8) Public Utilities: Underground
- 9) Developer: WWS VIII, LLC
- 10) Total Area: 26449.99 Sq Ft; 0.6072 ACRES  
 Area within lots: 23524.90 Sq Ft; 0.5401 ACRES  
 Area within Common Area: 2925.08 Sq Ft  
 See Sheet 2 of 2 for Lot Dimensions.
- 11) Number of Lots: 19  
 Minimum Lot Size: 1019.98 Sq Ft  
 Maximum Lot Size: 2589.91 Sq Ft  
 Average Lot Size: 12381.15 SqFt
- 12) This property is located in F.E.M.A. Flood Zone "X", Map Number: 5101290036D; Map Revised: April 2, 2009.
- 13) This property does not contain any wetlands.
- 14) This property is not located in Chesapeake Bay Preservation Areas.

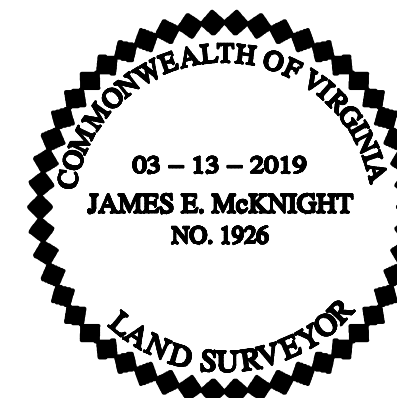


VICINITY MAP  
 1" = 2000'

**"CARYSHIELDS MEWS"**

**DIVISION OF No. 2202, 2206 & 2208 WEST CARY STREET AND No. 2210 & 2212 SOUTH SHIELDS AVENUE, IN THE CITY OF RICHMOND, VIRGINIA.**

APPROVAL BLOCK

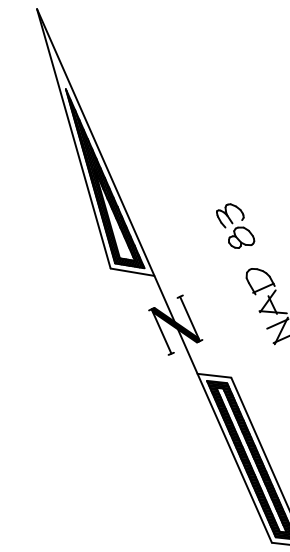


REVISED DATE:

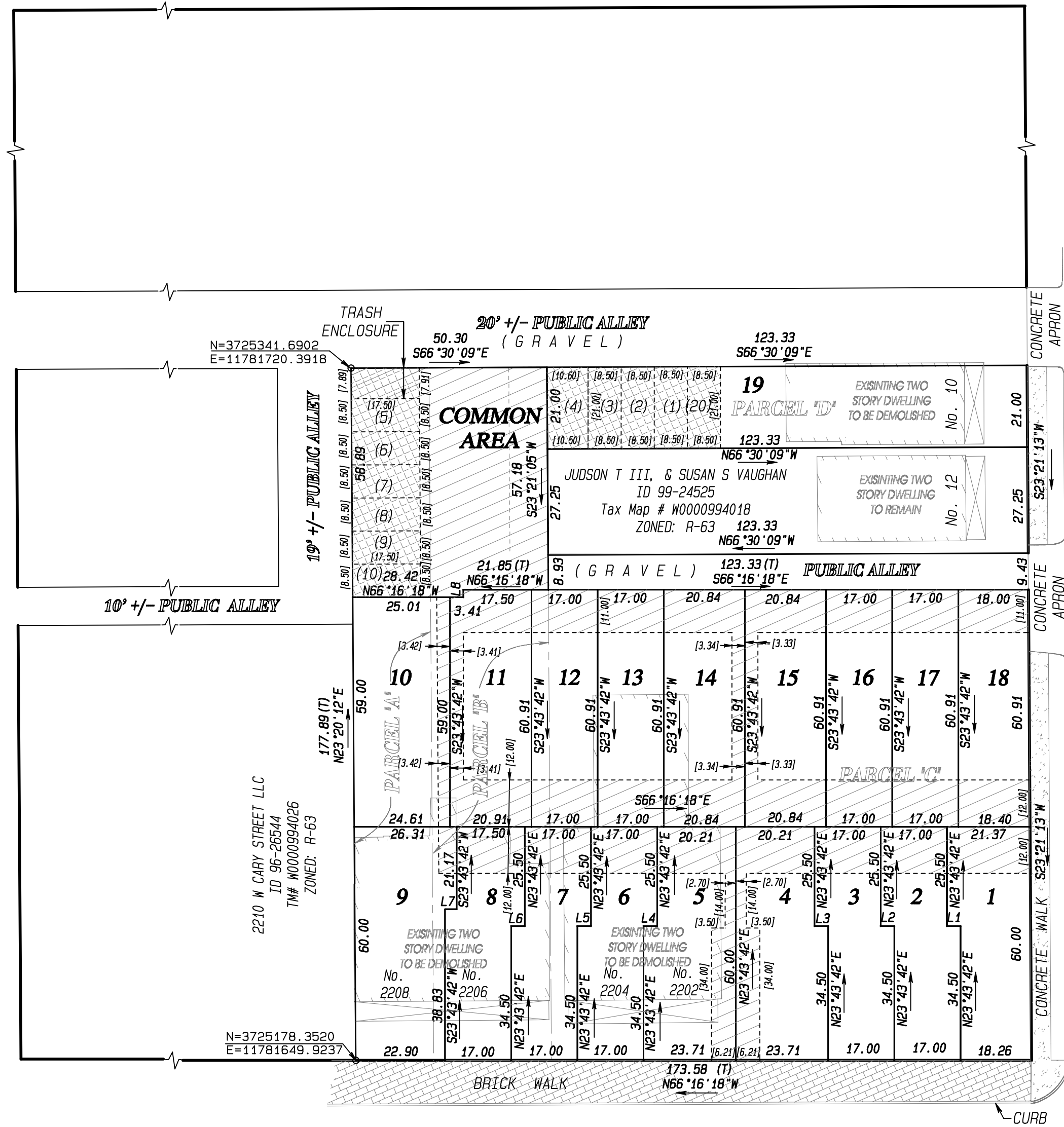


201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
 TELEPHONE (804) 320-2646

WEST MAIN STREET



SOUTH ADDISON STREET



LINE	BEARING	DISTANCE
L1	N66°16'18"W	3.50
L2	N66°16'18"W	3.50
L3	N66°16'18"W	3.50
L4	N66°16'18"W	3.50
L5	N66°16'18"W	3.50
L6	N66°16'18"W	3.50
L7	N66°16'18"W	3.00
L8	N23°43'42"E	1.91

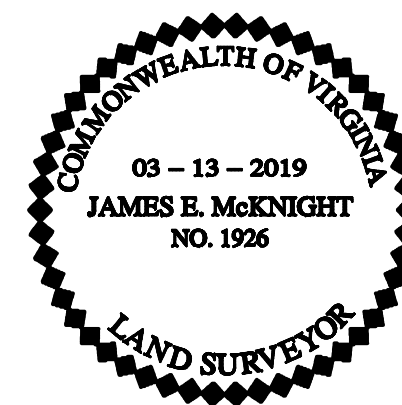
AREA IN LOTS:

Lot 1 = 1173.07 SQ FT; 0.0269 ACRES
Lot 2 = 1019.98 SQ FT; 0.0234 ACRES
Lot 3 = 1019.98 SQ FT; 0.0234 ACRES
Lot 4 = 1333.32 SQ FT; 0.0306 ACRES
Lot 5 = 1333.32 SQ FT; 0.0306 ACRES
Lot 6 = 1019.98 SQ FT; 0.0234 ACRES
Lot 7 = 1019.98 SQ FT; 0.0234 ACRES
Lot 8 = 1045.78 SQ FT; 0.0240 ACRES
Lot 9 = 1449.71 SQ FT; 0.0333 ACRES
Lot 10 = 1463.84 SQ FT; 0.0336 ACRES
Lot 11 = 1267.09 SQ FT; 0.0291 ACRES
Lot 12 = 1035.45 SQ FT; 0.0238 ACRES
Lot 13 = 1035.45 SQ FT; 0.0238 ACRES
Lot 14 = 1269.34 SQ FT; 0.0291 ACRES
Lot 15 = 1269.34 SQ FT; 0.0291 ACRES
Lot 16 = 1035.45 SQ FT; 0.0238 ACRES
Lot 17 = 1035.45 SQ FT; 0.0238 ACRES
Lot 18 = 1108.49 SQ FT; 0.0254 ACRES
Lot 19 = 2589.91 SQ FT; 0.0595 ACRES

NOTES:  
 [ ] DENOTES EASEMENT DISTANCES  
 ( ) DENOTES LOT FOR WHICH PARKING SPACE IS TO BE GRANTED  
 DENOTES EASEMENT FOR INGRESS, EGRESS, UTILITIES & REFUSE DISPOSAL.  
 DENOTES EASEMENT FOR PARKING

"CARYSHIELDS MEWS"

DIVISION OF No. 2202, 2206 & 2208 WEST CARY STREET  
 AND No. 10 SOUTH SHIELDS AVENUE,  
 IN THE CITY OF RICHMOND, VIRGINIA.



REVISED DATE: \_\_\_\_\_ SCALE 1" = 20'

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

WEST CARY STREET  
 60' PUBLIC R/W