

The subdivision of land shown hereon, designated Kensington Row, SECTION 1, is with the free consent and in accordance with the desires of the undersigned owners, thereof. There is no Deed of Trust or Mortgage 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 easements, except as noted on this plat as of the time of recordation. All easements are for surface and underground drainage and for underground and existing 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 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 streets, alleys, or easements on such property at a future time without cost of the property involved.

[NAME] & [TITLE]

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 Subdivision Certificate, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this _____ day of _____, 2020.

Registration No.:

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions for recordation in the City of Richmond, Virginia, have been complied with. This plat represents and is based upon a field survey made under my supervision and direction. All monuments will be set within a year of recordation.

A circular professional seal for Rodney B. Shadrach, a Land Surveyor in the Commonwealth of Virginia. The seal features a decorative border of small black triangles. The text "COMMONWEALTH OF VIRGINIA" is arched across the top, and "LAND SURVEYOR" is arched across the bottom. In the center, the name "RODNEY B. SHADRACH" and the license number "Lic. No. 2274" are printed.

40 0 40 80 120

Scale: 1"=40'

The property embraced within the limits of this is the same property conveyed to BKM, L.L.C. by deed from LEE SCHOOL LOFTS, L.P. dated June 23, 2003 and recorded June 27, 2003, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 2003-23642.

Cleveland Street
(50' Public R/W)

Kensington Avenue
(66' Public R/W)

LOT 1
N23°28'36"E
39.33'
66.93'
60.00'
N66°24'25"W
S66°24'25"E
29.33'

LOT 2
39.33'
21.33'
66.87'(T)
20.83'
24.17'

LOT 3
179.83'(T)
101.17'
N23°35'35"E
101.17'

LOT 4
N23°35'35"E
101.17'

LOT 5
101.17'
S23°22'59"W
24.33'

Public Alley
12' Public Alley
20' Public Alley
10' Public Alley

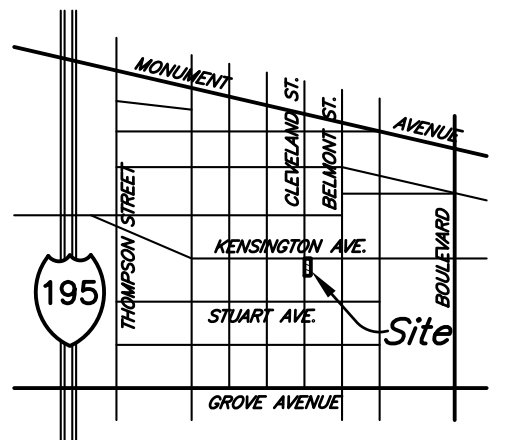
Adjacent Properties:
N 3729809.49
E 11779176.12
N 3728885.48
E 11779231.10
N 3729074.43
E 11779247.76
N 3729047.73
E 11779308.90

Owner:
N/F River School Lofts, LLC
Instrument #2016-338
Tax ID #W000-1411/023
#3101 Kensington Ave.

Easements:
VARIABLE WIDTH ACCESS EASEMENT FOR THE BENEFIT OF TAX PARCEL #W000-1411/024 (155.03 Sq. Ft.)
TEMPORARY CONSTRUCTION EASEMENT (92.37 Sq. Ft.)

Instrument No. 2020-30392

1. Land use: Single Family Attached Residential
2. Zoning: R-6
3. Setbacks:
 - Front: 15.00 Feet
 - Side: 3.00 Feet
 - Rear: 5.00 Feet
4. Address:
 - #3131 Kensington Avenue
5. Parcel Number: W000-1411/024
6. Water: Public – City of Richmond, VA
7. Sewer: Public – City of Richmond, VA
8. Drainage: Curb & Gutter
9. Public Utilities: Underground
10. Owner: BKM, LLC
11. Areas: Site Total: 11,986.11 square feet, 0.275 Acres
 - In Lots: 11,986.11 square feet, 0.275 Acres
 - In Common Areas: 0.00 square feet, 0.000 Acres
12. Number of Lots: 5
 - Minimum Lot: 2,107.71 square feet
 - Average Lot: 2,397.22 square feet
 - Maximum Lot: 2,598.32 square feet
13. Property within the limits of this subdivision is not located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community–Panel #510129–0036–D, effective date: April 2, 2009 (Zone X).
14. Property within the limits of this subdivision does not contain wetlands.
15. Property within the limits of this subdivision is located in Chesapeake Bay Preservation Areas.
16. The property embraced within the limits of this subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions recorded simultaneously with this plat.
17. 5/8" Iron rods to be set at all perimeter property and lot corners.
18. Vertical and Horizontal Datum based upon City of Richmond Control Monument No. VA20



Vicinity Map - Scale: 1" = 2000'

<i>LOT</i>	<i>SQUARE FT.</i>	<i>ACRES</i>
<i>LOT 1</i>	<i>2,598</i>	<i>0.0596</i>
<i>LOT 2</i>	<i>2,631</i>	<i>0.0604</i>
<i>LOT 3</i>	<i>2,169</i>	<i>0.0497</i>
<i>LOT 4</i>	<i>2,108</i>	<i>0.0484</i>
<i>LOT 5</i>	<i>2,480</i>	<i>0.0569</i>

Kensington Row Section 1

City of Richmond, Virginia

Date: December 17, 2020 Scale: 1"=40'



Shadrach & Associates LLC

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