

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "Fan Garages" is with the free consent and in accordance with the desires of the undersigned owners thereof. There are no Deeds 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 easements, except as noted on this plat at the time of recordation. 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. IN WITNESS WHEREOF, the Owners, Mortgagees, and Trustees have/has affixed their

signature and seal as of this _____ day of _____, 2017.

By: _____
Owner / Mortgagee / Trustee

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

I, _____, a Notary Public in and for the jurisdiction

aforsaid, 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

aforsaid this _____ day of _____, 2018.
Notary Public My commission expires: _____

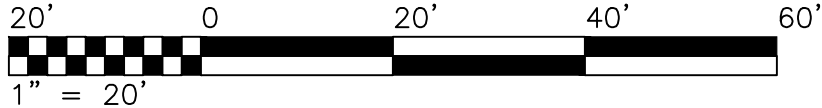
Registration No.: _____

NOTES:

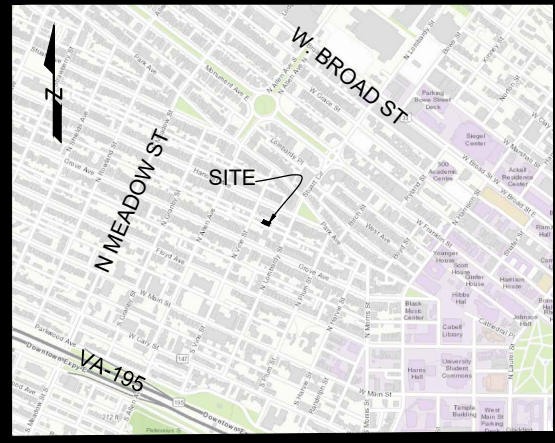
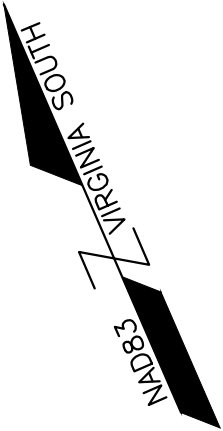
1. Use: Garage/Storage
2. Zoning: R-6
3. Setbacks: 15' Front, 5' Side and Rear
4. Address: 1615 Rear Hanover Avenue
5. Tax map reference number: W0000664041
6. Water: Public - City of Richmond, Virginia
7. Sewer: Public - City of Richmond, Virginia
8. Drainage: Surface
9. Public Utilities: Overhead (Existing)
10. Owner(s): LINDA K. JOHNSON
11. Developer: LINDA K. JOHNSON
12. Total Area: 0.059 Acres & 2,582 square feet
Area in Roads: 0 Acres & 0 square feet
Area in Lots: 0.059 Acres & 2,582 square feet
Area of Land Dedicated for Public Purposes: 0 Acres & 0 square feet
13. Number of Lots: 10
Minimum Lot size: 254 Square feet
Maximum Lot size: 262 Square feet
Average Lot size: 258 Square feet
14. Property within the limits of this subdivision is not located in a Flood Zone, as shown on Flood Insurance Rate Map Number 5101290037D, revised 4/2/2009.
15. Property within the limits of this subdivision does not contain wetlands identified on the National Wetlands Inventory Map dated 10/1/2020 (online).
16. Property within the limits of this 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.
17. Utilities shown from surface evidence and City of Richmond provided mapping.
18. Vertical Datum: NAVD88
19. Horizontal and Vertical datum established with RTK solutions for GPS observed points.
20. L17-L29 fall along centerline of existing brick walls.

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED LINDA K. JOHNSON FROM VANCE H. JOHNSON AND LINDA K. JOHNSON BY WILL OF VANCE H. JOHNSON DATED APRIL 23, 1999 INST. NO. IW9900-515; BEING THE SAME PROPERTY CONVEYED TO VANCE H. JOHNSON AND LINDA K. JOHNSON FROM WILLIAM C. SCOTT AND MARIAN M. SCOTT BY DEED DATED MARCH 31, 1998 INST. NO. 98-7990; BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. SCOTT AND MARIAN M. SCOTT FROM ROBERT T. SCOTT BY DEED OF GIFT DATED FEBRUARY 26, 1996, INST. NO. 96-5488; BEING THE SAME PROPERTY CONVEYED TO ROBERT T. SCOTT FROM DAVID D. REDMOND, TRUSTEE BY DEED OF GIFT DATED NOVEMBER 30, 1994 IN BOOK 433, PAGE 1350; BEING THE SAME PROPERTY CONVEYED TO DAVID D. REDMOND BY FRANK D. WILLIAMS, JR. AND JOANNE B. WILLIAMS BY DEED DATED AUGUST 4, 1959 IN DEED BOOK 595C, PAGE 526.



HANOVER AVENUE
66' PUBLIC R.O.W.



VICINITY MAP
1" = 2000'

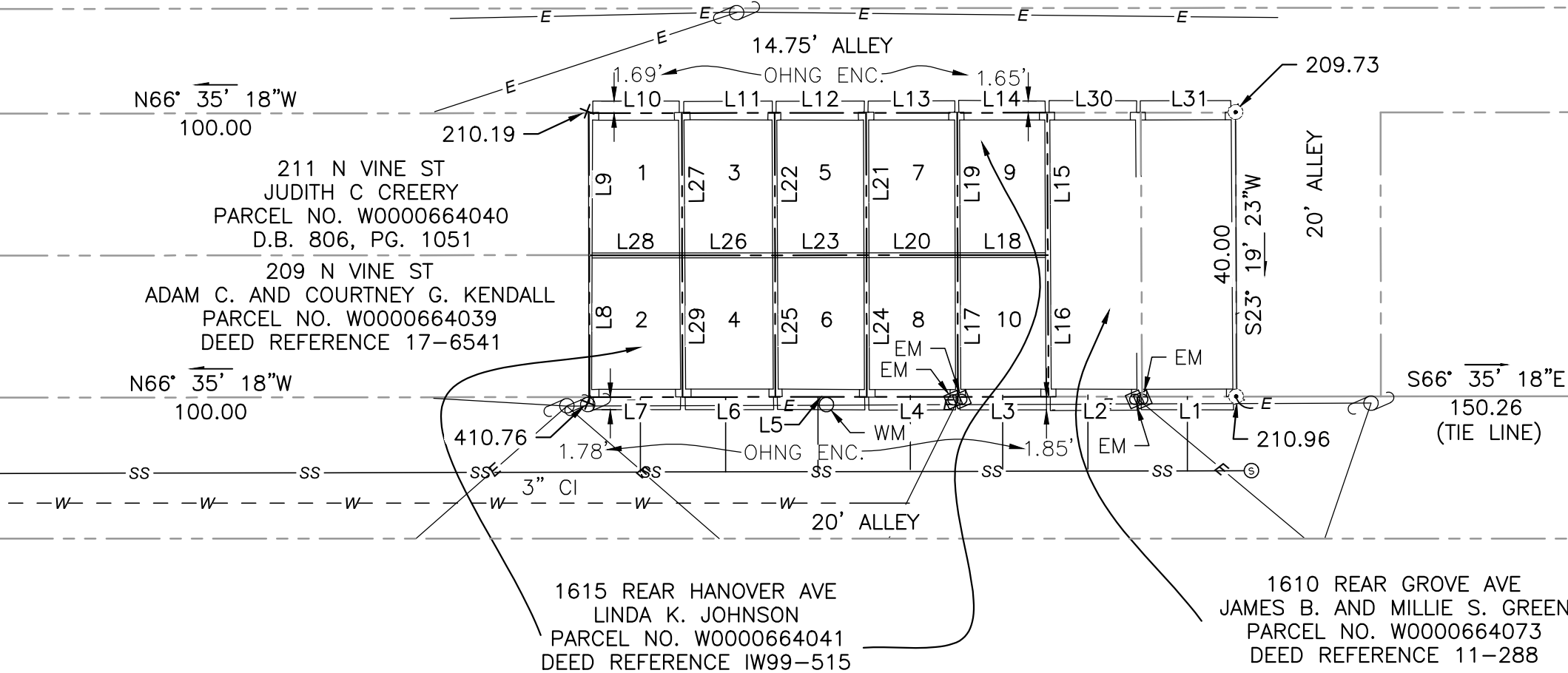


Line Table		
Line	Bearing	Length
L1	N66° 35' 18"W	13.22
L2	N66° 35' 18"W	13.22
L3	N66° 35' 18"W	12.75
L4	N66° 35' 18"W	12.82
L5	N66° 35' 18"W	12.87
L6	N66° 35' 18"W	13.07
L7	N66° 35' 18"W	13.09
L8	N23° 19' 34"E	19.96
L9	N23° 19' 34"E	20.04
L10	S66° 35' 18"E	13.09
L11	S66° 35' 18"E	13.07
L12	S66° 35' 18"E	12.87
L13	S66° 35' 18"E	12.82
L14	S66° 35' 18"E	12.66
L15	S23° 11' 39"W	20.04
L16	S23° 11' 39"W	19.96
L17	N23° 19' 34"E	19.96
L18	N66° 35' 18"W	12.71
L19	S23° 19' 34"W	20.04
L20	N66° 35' 18"W	12.82
L21	N23° 19' 34"E	20.04
L22	S23° 19' 34"W	20.04
L23	S66° 35' 18"E	12.87
L24	S23° 19' 34"W	19.96
L25	N23° 19' 34"E	19.96
L26	N66° 35' 18"W	13.07
L27	N23° 19' 34"E	20.04
L28	S66° 35' 18"E	13.08
L29	S23° 19' 34"W	19.96
L30	S66° 35' 18"E	13.22
L31	S66° 35' 18"E	13.31
L32	N23° 20' 12"E	14.74
L33	N23° 20' 12"E	20.12

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 have been previously set or will be set by the LAST day of December 2021.

SUBDIVISION ACREAGE = ±0.059
LOT 1 ACREAGE = ±0.006
LOT 2 ACREAGE = ±0.006
LOT 3 ACREAGE = ±0.006
LOT 4 ACREAGE = ±0.006
LOT 5 ACREAGE = ±0.006
LOT 6 ACREAGE = ±0.006
LOT 7 ACREAGE = ±0.006
LOT 8 ACREAGE = ±0.006
LOT 9 ACREAGE = ±0.006
LOT 10 ACREAGE = ±0.006
SUBJECT PROPERTY AND ABUTTERS
ZONED R-6



LEGEND

- MONUMENT FOUND
- ⊙

IRON ROD FOUND
- WM

WATER METER
- ⊗ EM

ELECTRIC METER
- ⊙

COMBINED SEWER MANHOLE
- ⊗

UTILITY POLE
- SS—

COMBINED SEWER LINE
- W—

WATERLINE
- E—

OVERHEAD UTILITY
- BOUNDARY LINE
- OHNG ENC.

OVERHANG ENCROACHMENT



SHEET NO.: 1 OF 1

DATE: 10/29/2020
JOB NUMBER: 2015

SCALE: 1" = 20'
DRAWN BY: KAH
APPROVED BY: GLN

NYFELER ASSOCIATES
LAND SURVEYING & MAPPING
619 W CARY ST. RICHMOND, VA 23220
804-277-4231 www.nyfelerassociates.com

PROPOSED SUBDIVISION EXHIBIT FOR SUP

FAN GARAGES
1615 REAR HANOVER AVENUE
CITY OF RICHMOND, VA
PARCEL ID# W0000664041
PREPARED FOR LINDA K. JOHNSON