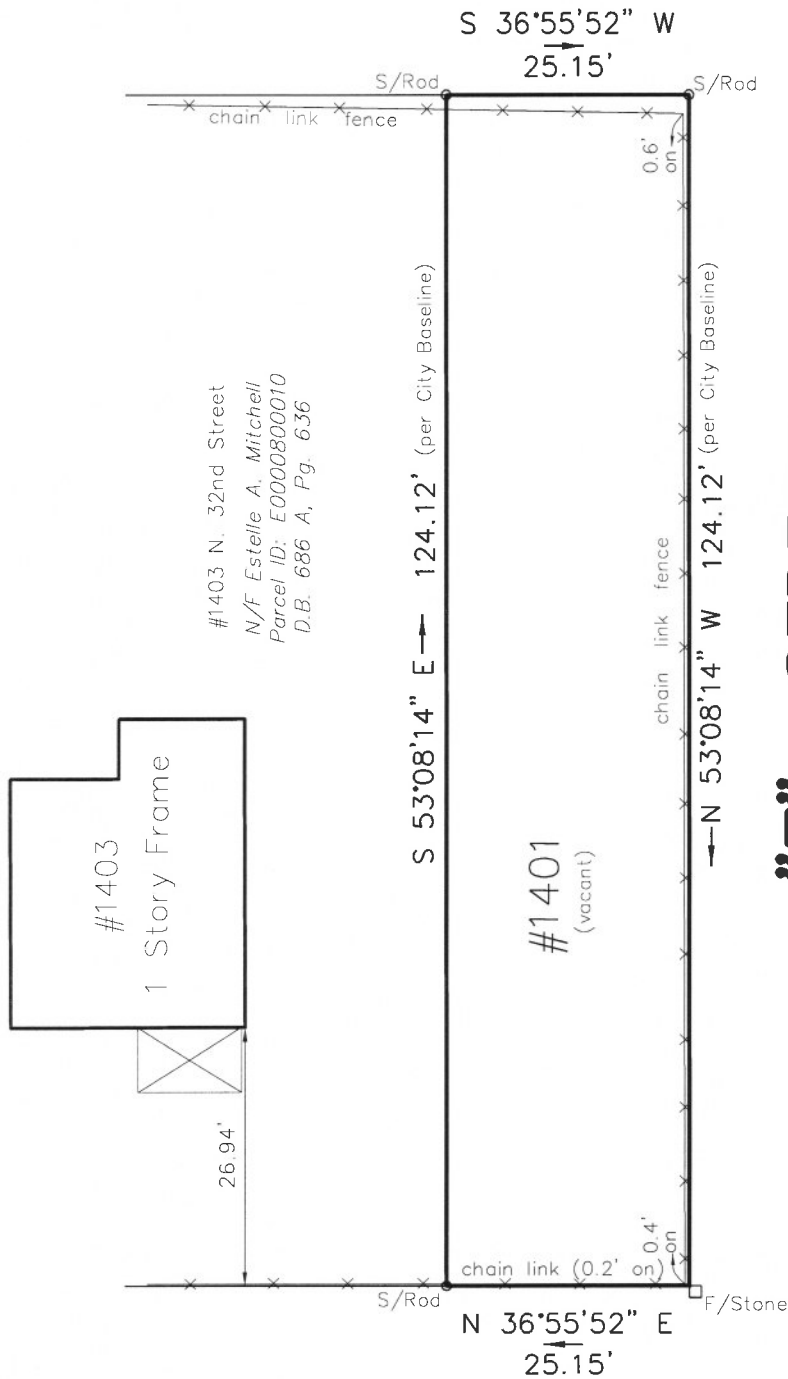
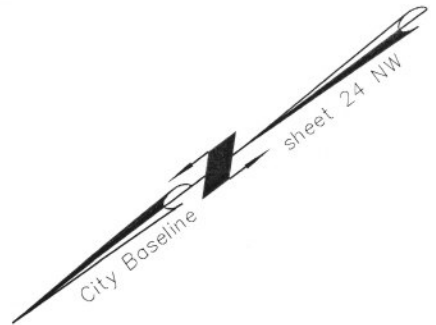


Address: #1401 N. 32nd Street
 Current Owners: Manuel & Geraldine Anderson
 Parcel ID: E0000800009

Note: Bearings protracted from City Baseline sheet 24 NW.

Variable Width Public Alley
 (per The Pillars at Oakmont, Plat 09-378)



N. 32nd STREET



Survey and Plat of
**The Property Known as
 #1401 N. 32nd Street in
 the City of Richmond, VA**

This is to certify that on 12/26/19 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129_0042D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

4914 Radford Avenue, Suite 206
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1616-19

Date: 01/16/20
 Checked: CEM