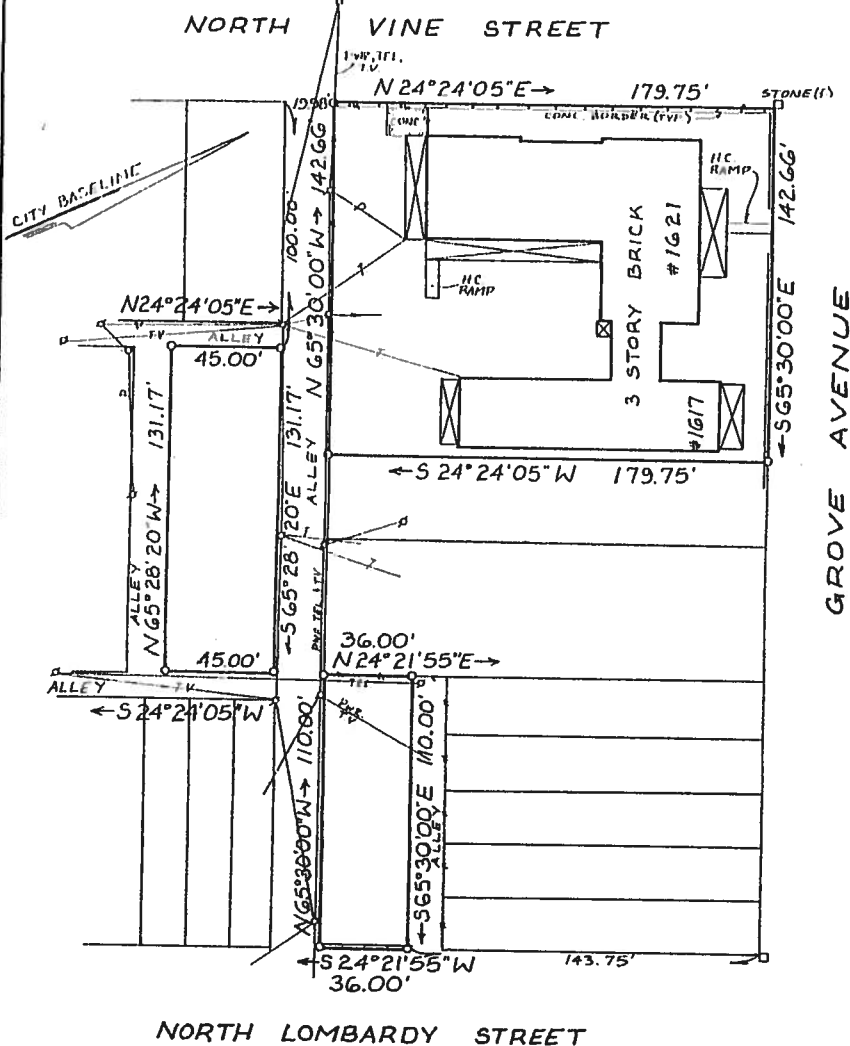
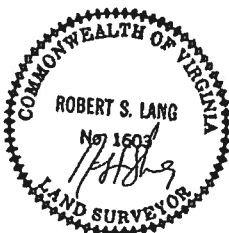


It is to certify that an accurate full survey of the premises shown hereon has been performed under my supervision. That all improvements and existing easements of record are shown hereon, and that there are no encroachments by improvements shown hereon upon any property shown hereon. That the boundaries of the premises shown hereon are the result of a full and complete survey of the premises shown hereon. This plat is not to be construed as a warranty of title or as a subject to the provisions which may be applicable by such. The date of this is 7/18/94, Richmond, Virginia.



NORTH LOMBARDY STREET



PLAT SHOWING
3 PARCELS OF LAND
LOCATED SOUTH OF

GROVE AVENUE
RICHMOND, VIRGINIA



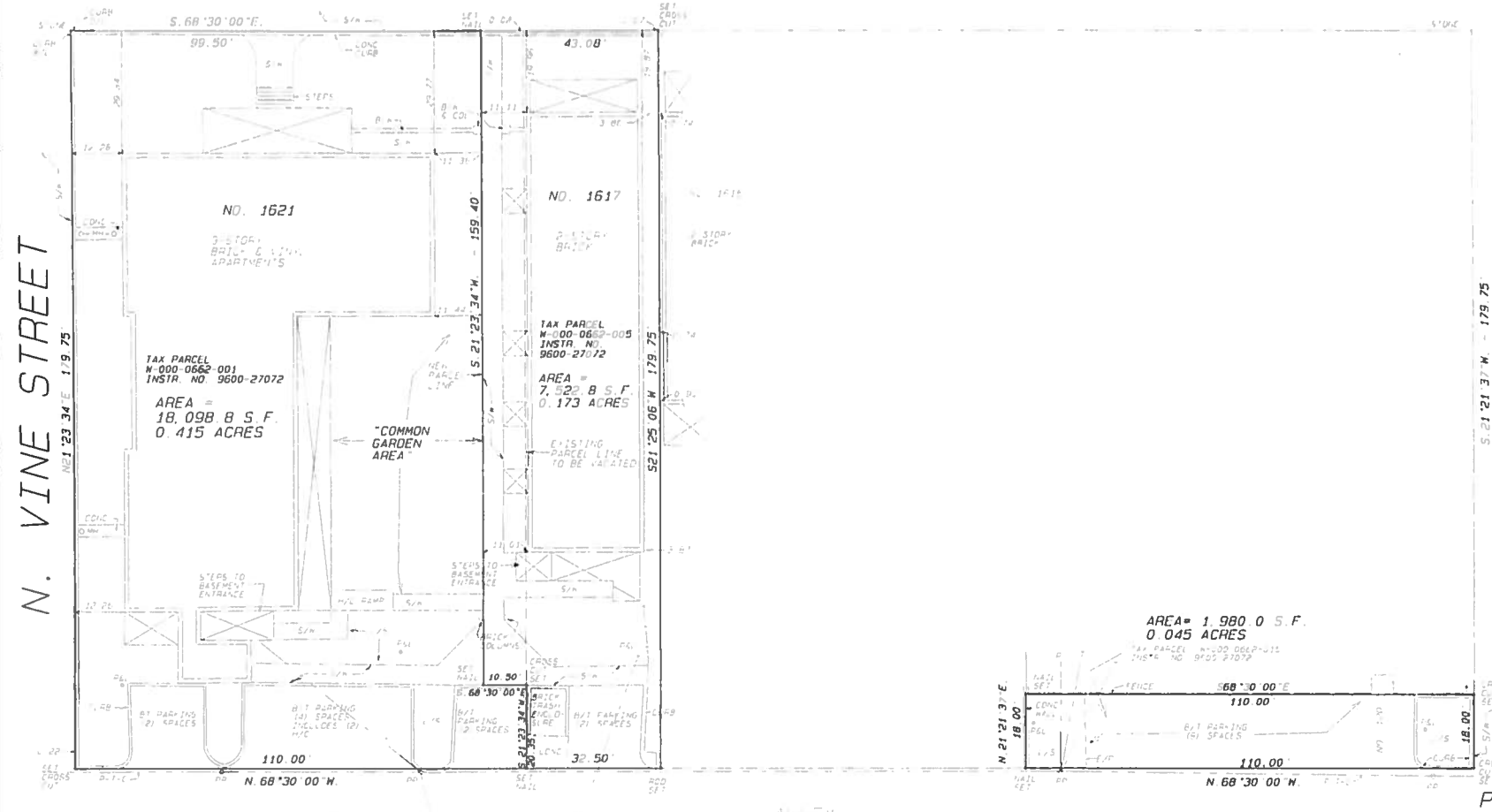
Date: 7-18-94
Scale: 1" = 50'
Job No.: 1931B2

• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •
501 Branchway Road • Suite 100 • Richmond, Virginia 23236 • 794-0571 • Fax 794-2635
1514 East Parham Road • Richmond, Virginia 23228 • 262-6046 • Fax 264-3037

GROVE AVENUE

N. VINE STREET

N. LOMBARDY STREET



LEGEND

- OVERHEAD POWER
- OVERHEAD TELEPHONE
- OVERHEAD CABLEVISION
- ROYAL POLE
- MANHOLE
- CONC. CONCRETE
- SIDEWALK
- CURB O/L = CURB ON LINE
- BRICK WALL
- BRICK COLUMN
- HANDICAP
- POLE & LIGHT
- LANDSCAPED TRF.

NOTES

- 1 THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFOR NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CERTIFICATION

"THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON THAT THERE ARE NO ENCROACHMENTS OR IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON."

STEVEN B. KENT - LAND SURVEYOR
REGISTRATION NO. 1686
COMMONWEALTH OF VIRGINIA

PLAT OF PROPERTY SITUATED ON THE SOUTHEAST CORNER OF GROVE AVENUE AND N. VINE STREET AND ON THE WEST LINE OF N. LOMBARDY STREET SOUTH OF GROVE AVENUE
CITY OF RICHMOND, VIRGINIA
JUNE 17, 2014 SCALE: 1"=20'
REVISED JULY 22, 2014

STEVEN B. KENT & ASSOCIATES, P.C.
LAND SURVEYORS
1521 BROOK ROAD
RICHMOND, VA. 23220
OFF. 804.643.6113
FAX 804.643.6038
email: stevenkent85@verizon.net

GRAPHIC SCALE 1"=20'

