

Portion of S000-0101/027 to Parcel 3  
 0.019 Acres  
 825.53 Sq. Ft.

Portion of S000-0101/003 to Parcel 3  
 0.044 Acres  
 1914.96 Sq. Ft.

Portion of S000-0101/009 to Parcel 3  
 0.022 Acres  
 970.43 Sq. Ft.

**[NEW AREA]**  
**Parcel 1**  
 0.235 Acres

**[NEW AREA]**  
**Parcel 3**  
 0.085 Acres

**[NEW AREA]**  
**Parcel 2**  
 2.917± Acres

N/F City of Richmond Public Works  
 Deed Book 205, Page 218  
 Tax Parcel S000-0101/010  
 #2 Decatur Street

Little Building, LLC  
 Instrument No. 2019-21209  
 Tax Parcel S000-0101/027  
 #3 Manchester Road

South Falls East, LLC  
 Instrument No. 2019-11104  
 Instrument No. 2019-11105  
 Tax Parcel S000-0101/003  
 #3B Manchester Road

N/F South Falls East, LLC  
 Instrument No. 2019-11104  
 Instrument No. 2019-11105  
 Tax Parcel S000-0101/007  
 #3D Manchester Road  
 (Parcel 4)

N/F City of Richmond Public Works  
 Deed Book 205, Page 218  
 Tax Parcel S000-0101/010  
 #2 Decatur Street

Manchester Road  
 (Portion Not Open)

N/F City of Richmond Public Works  
 Deed Book 193, Page 250  
 Tax Parcel S000-0101/015  
 #5 Manchester Road

South Falls East, LLC  
 Instrument No. 2019-11104  
 Instrument No. 2019-11105  
 Tax Parcel S000-0101/009  
 #3A Manchester Road

N/F City of Richmond  
 Deed Book 424, Page 808  
 Tax Parcel S000-0100/020  
 #7 Manchester Road

N/F City of Richmond Public Works  
 Deed Book 205, Page 218  
 Tax Parcel S000-0101/010  
 #2 Decatur Street

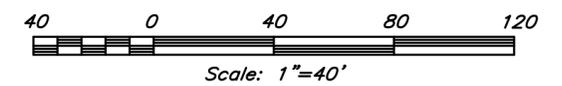
LINE TABLE

LINE	BEARING	DIST.
L1		
L2	S85°51'18"W	8.93'
L3	N03°08'42"W	24.22'
L4	N68°48'42"W	24.30'
L5	S48°37'34"W	15.10'
L6	N17°04'34"E	28.00'

THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES OF THE TAX PARCELS SHOWN HEREON

SURVEY PLAT  
 SHOWING A BOUNDARY LINE ADJUSTMENT  
 ACROSS TAX PARCELS S000-0101/027,  
 S000-0101/003 & S000-0101/009  
 CITY OF RICHMOND, VIRGINIA

DATE: MARCH 9, 2020



- Notes:**
- The subject property is partially located in a Special Flood Hazard Area, and appears to be located in Zones (AE-Base Flood Elevation Determined) and (X\*-Area Protected by Levees from 1% Annual Chance Flood) as defined by the Federal Insurance Administration Community Panel No. 510129-0043-D, effective date July 16, 2014
  - This survey plat represents a current and accurate field transit boundary survey of the premises shown hereon. Date of physical survey: March 15, 2019.
  - This survey was made with the benefit of a Title Report issued by Fidelity National Title Insurance Company, dated May 17, 2019. (Commitment No. 19-15091)

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.



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