

NOTES

1.) OWNERSHIP AND REFERENCES:

PARCELS A,B,C,E,F
 MANCHESTER PROPERTIES LLC
 INST.# 030000069
 TAX ID: #S000-0026/001, S000-0026/026,
 S000-0026/21,S000-0026/022

PARCEL D
 MANCHESTER PROPERTIES LLC
 INST.# 030000068
 TAX ID: #S000-0026/023

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN.

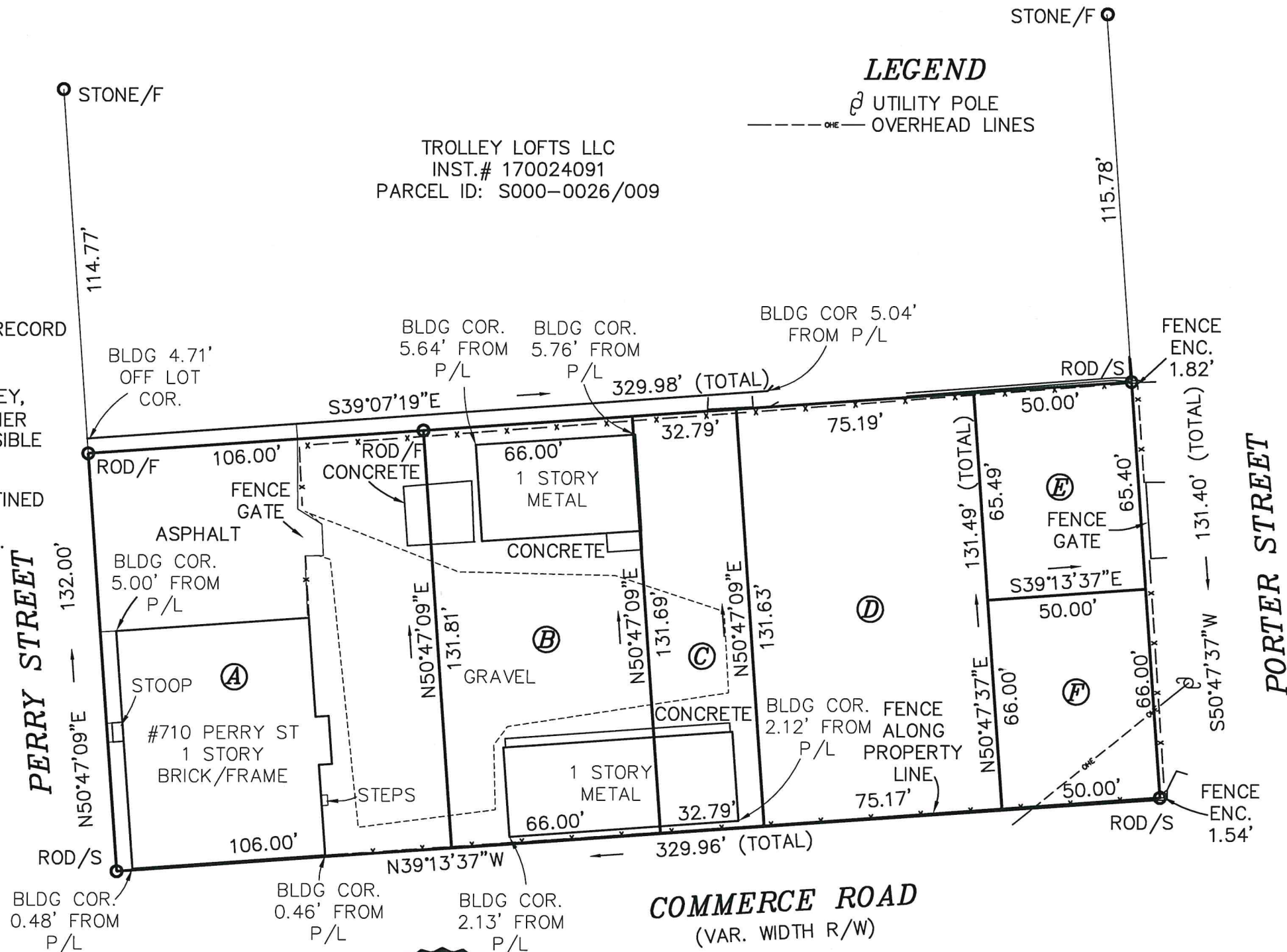
3.) DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY, NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.

4.) THIS PROPERTY IS LOCATED IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290039E, EFFECTIVE DATE JULY 16, 2014.

5.) THIS IS TO CERTIFY THAT ON 8-7-19 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM THE SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.

LEGEND

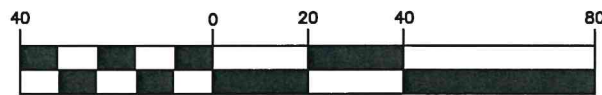
⊕ UTILITY POLE
 - - - - - OVERHEAD LINES



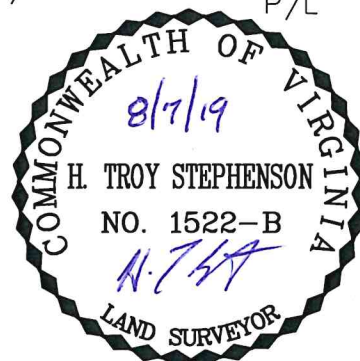
AREA TOTALS

PARCEL A= 0.321 ACRES
 PARCEL B= 0.200 ACRES
 PARCEL C= 0.099 ACRES
 PARCEL D= 0.227 ACRES
 PARCEL E= 0.075 ACRES
 PARCEL F= 0.076 ACRES
 TOTAL= 0.998 ACRES

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.



COMMERCE ROAD
 (VAR. WIDTH R/W)

**PLAT SHOWING 6 PARCELS
 OF LAND LYING ON THE NORTH
 LINE OF COMMERCE ROAD**

CITY OF RICHMOND, VIRGINIA

JENNING STEPHENSON, P.C.

10160 STAPLES MILL ROAD
 SUITE 103
 GLEN ALLEN, VA 23060
 PHONE - 804-545-6235
 FAX - 804-545-6259

**LAND SURVEYORS
 & PLANNERS**

DATE: AUG. 7, 2019

SCALE: 1" = 40'

DRAWN BY: KJ

J.N.: 19-628

CHECK BY: HTS