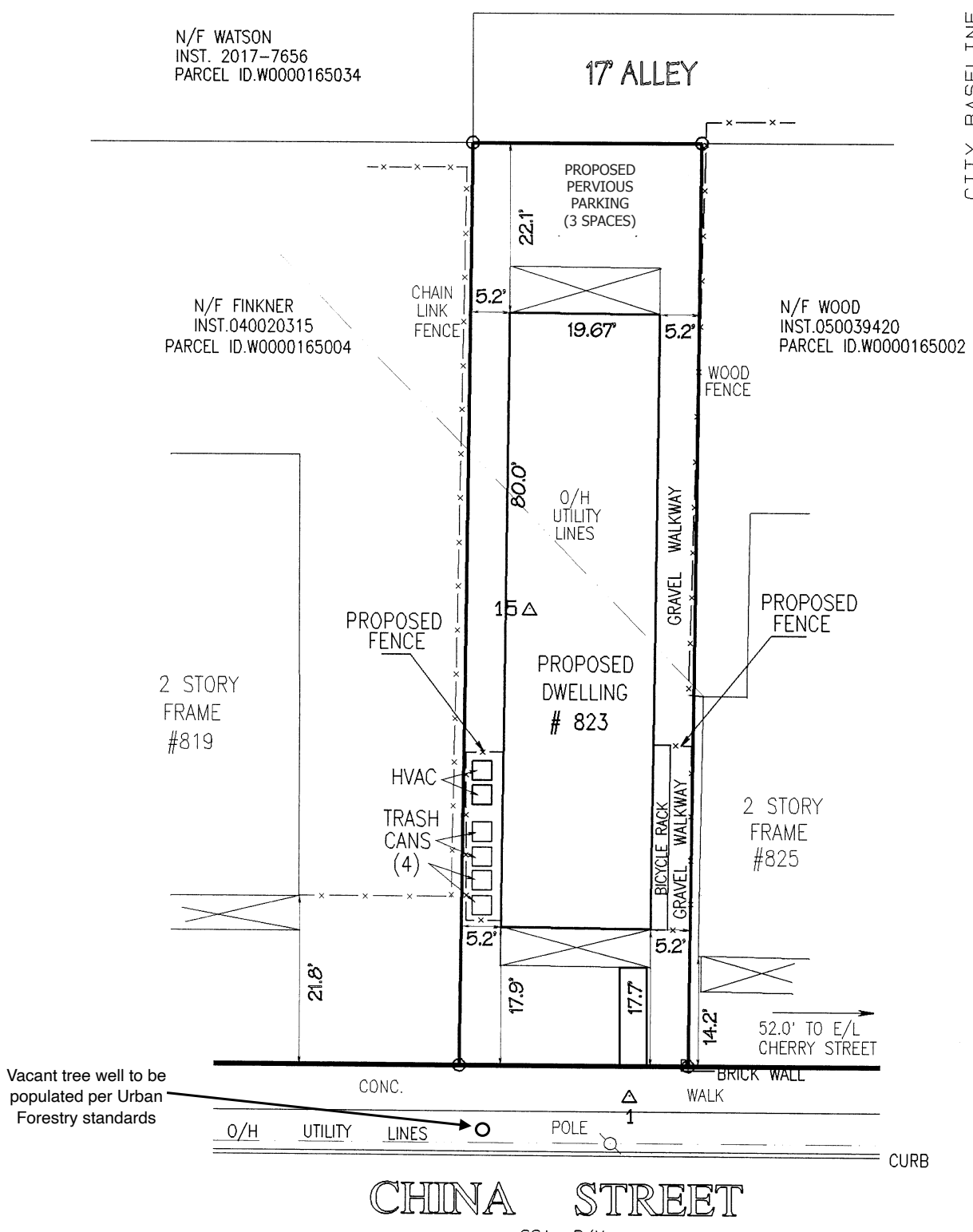


NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): CANVAS DEVELOPMENT, LLC INST.220009813 PARCEL ID W0000165003



**PLAT SHOWING PROPOSED IMPROVEMENTS ON 823 CHINA STREET,  
CITY OF RICHMOND, VIRGINIA**

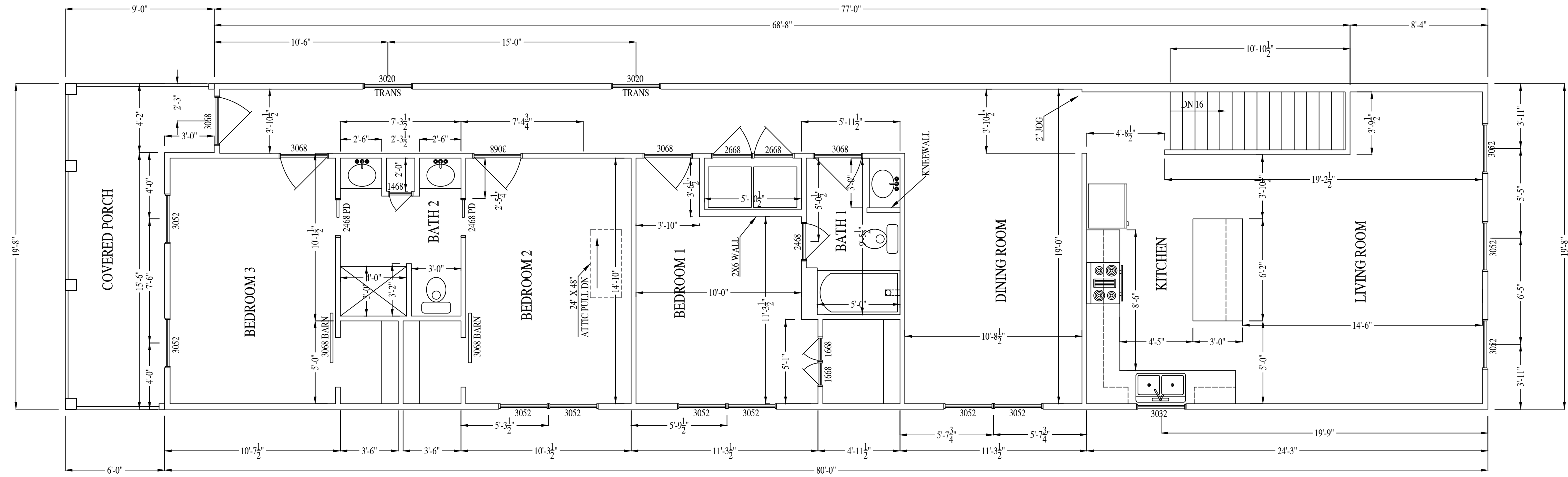
SCALE: 1" = 20'

THIS IS TO CERTIFY THAT ON JULY 19, 2022, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

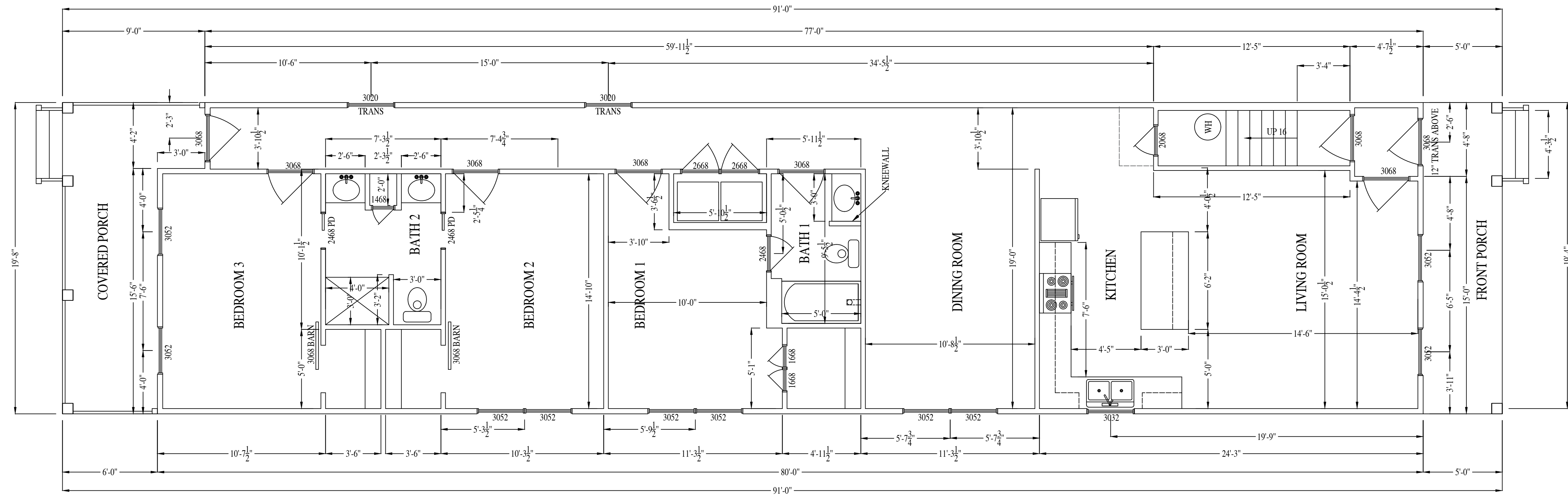


**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
NORTH CHESTERFIELD, VIRGINIA 23235  
PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 2207-04	



SECOND FLOOR PLAN



FIRST FLOOR PLAN

823 CHINA ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

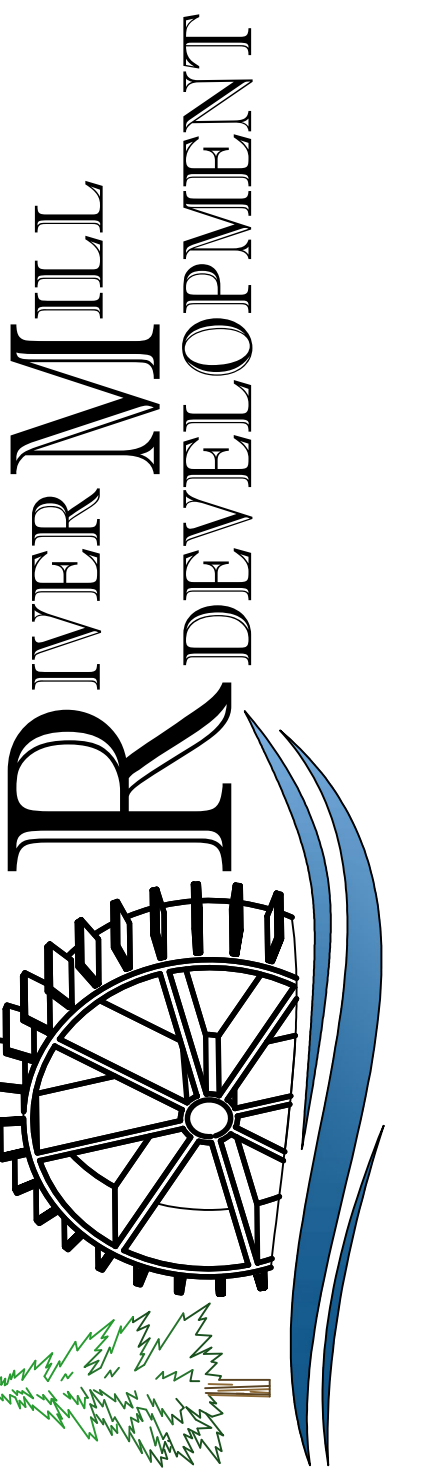
REVISION NOTES

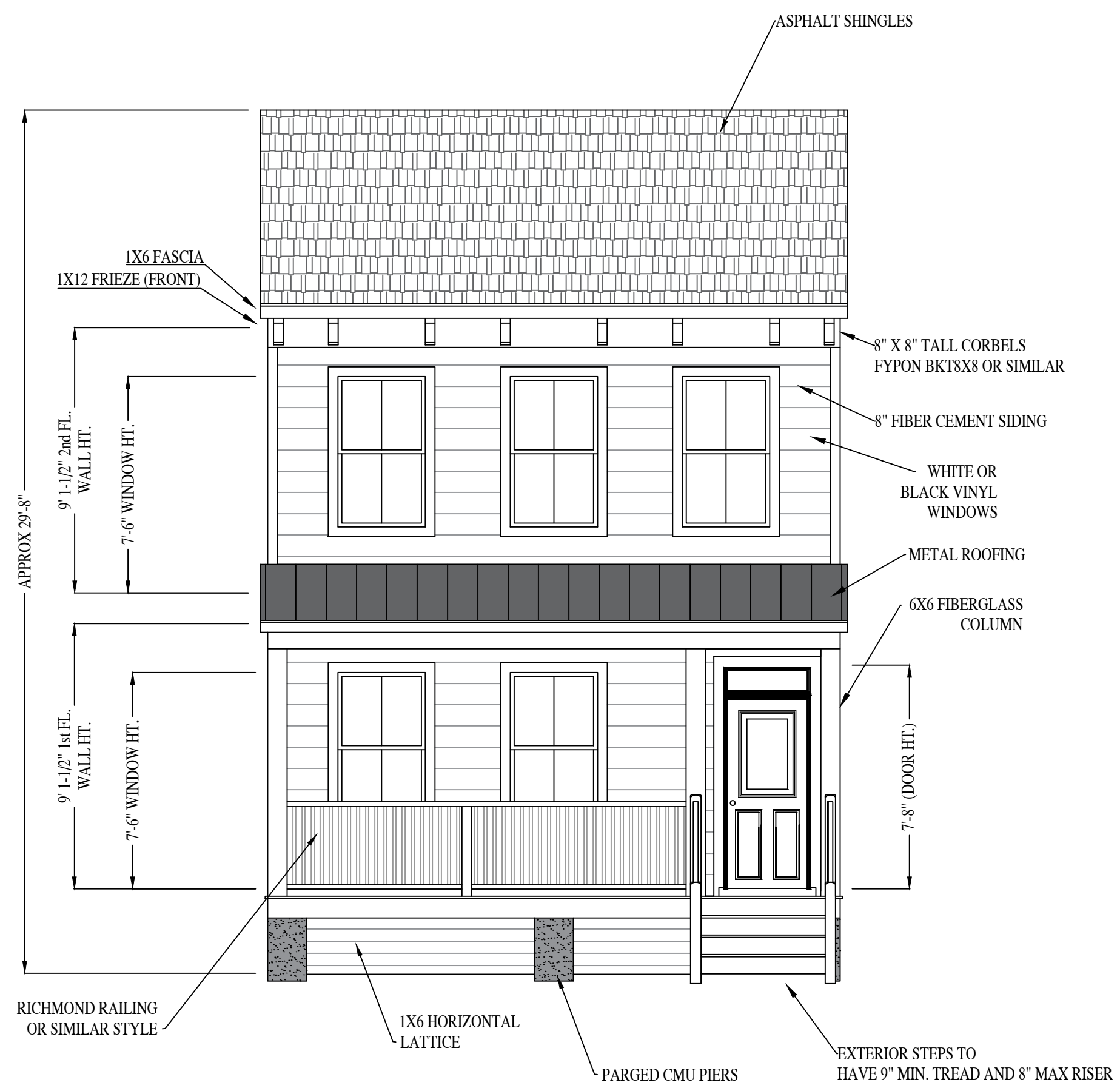
DATE	START

SCALE:  
1/4" = 1'-0"

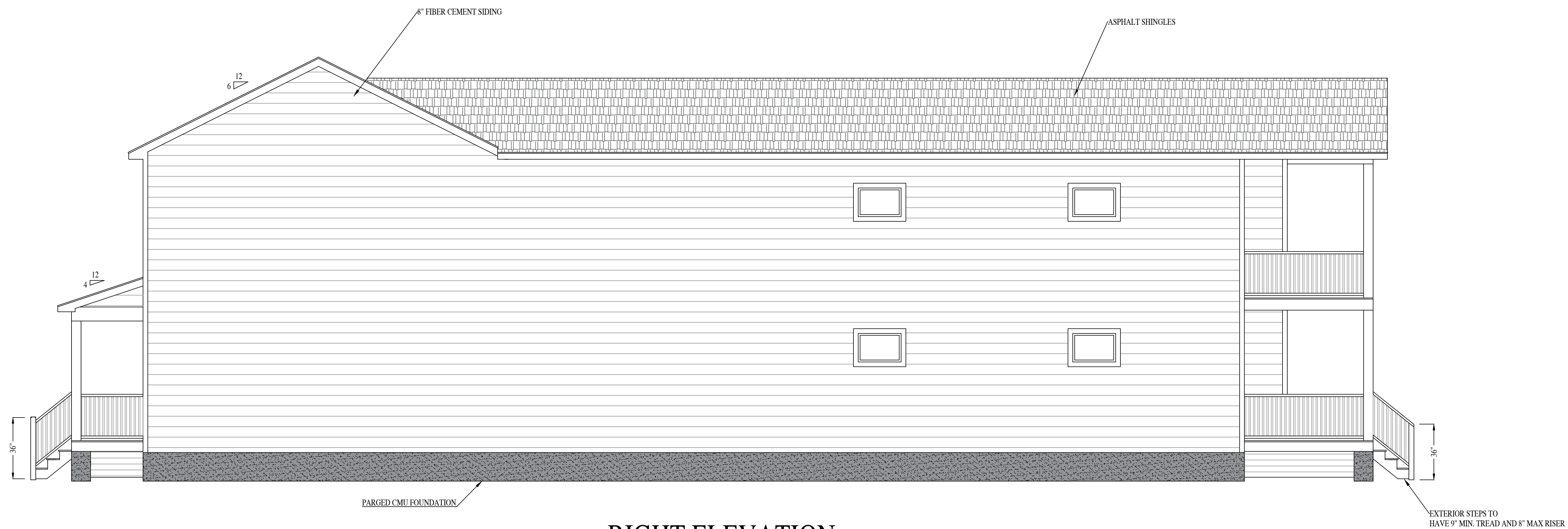
DATE:  
6-06-2022

SHEET:  
A1.1





**FRONT ELEVATION**



**RIGHT ELEVATION**

823 CHINA ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

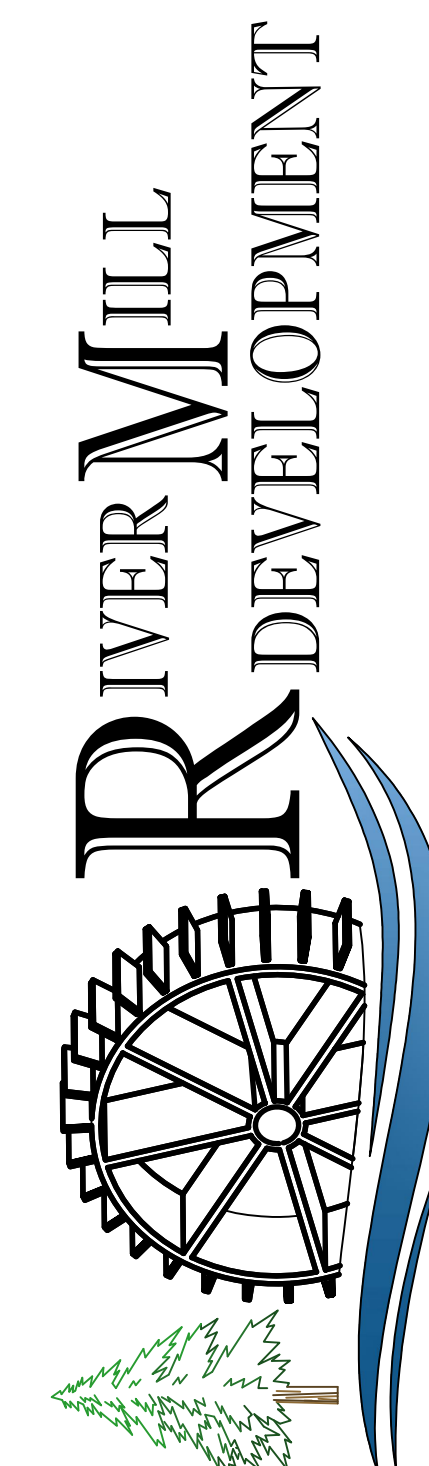
**REVISION NOTES**

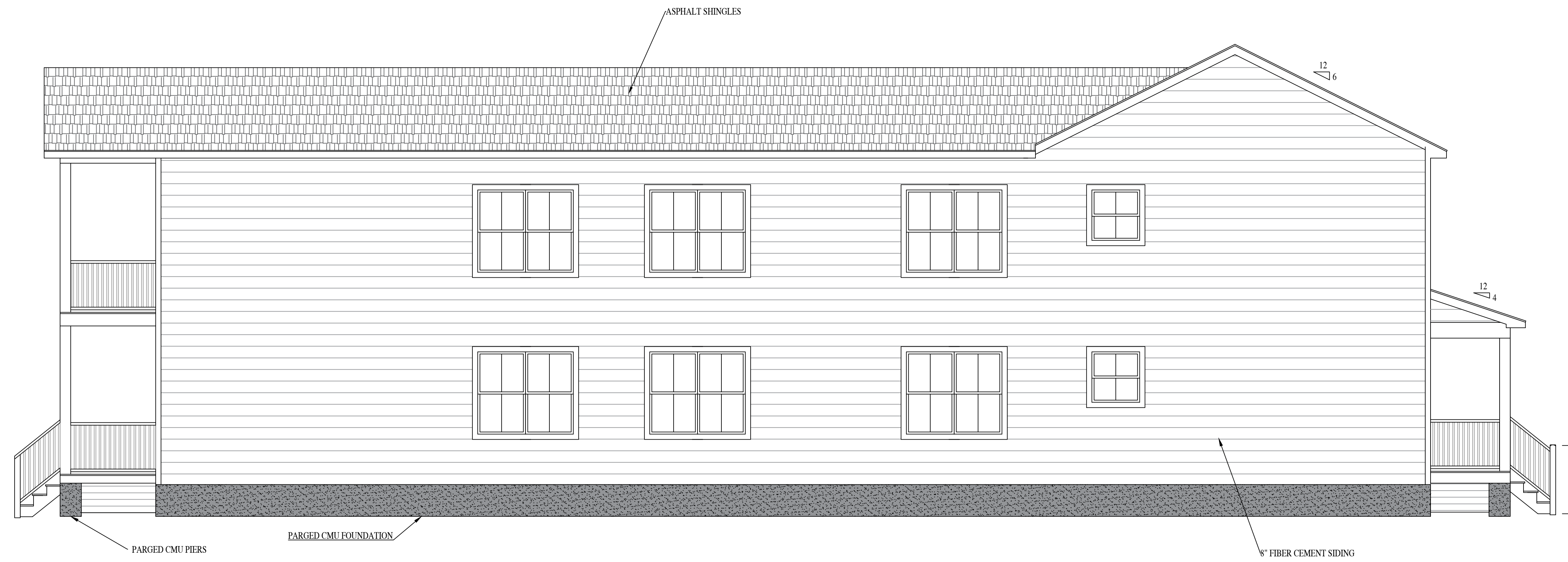
DATE	START

**SCALE:**  
 1/4" = 1'-0"

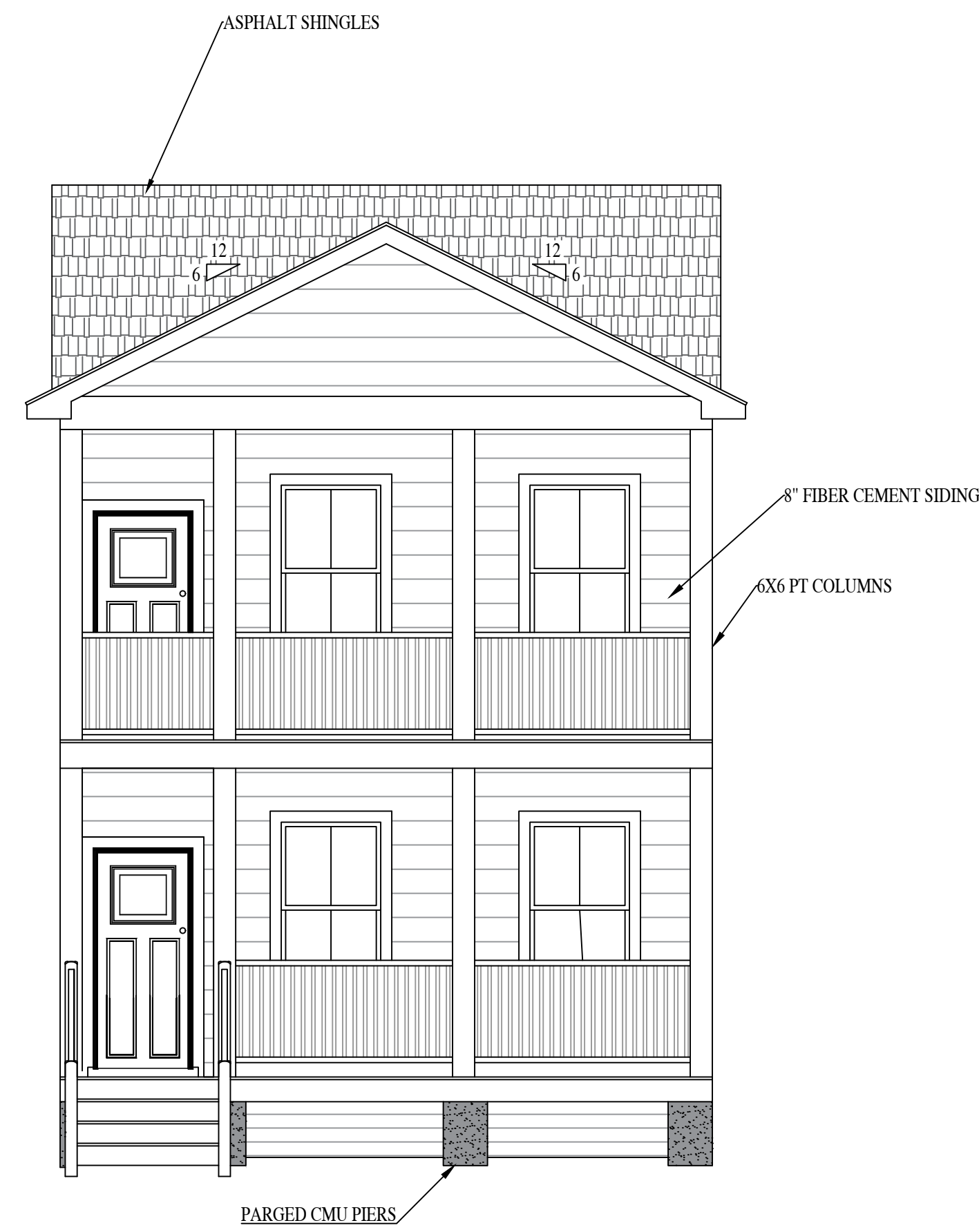
**DATE:**  
 6-06-2022

**SHEET:**  
 A2.1





LEFT ELEVATION



REAR ELEVATION

823 CHINA ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

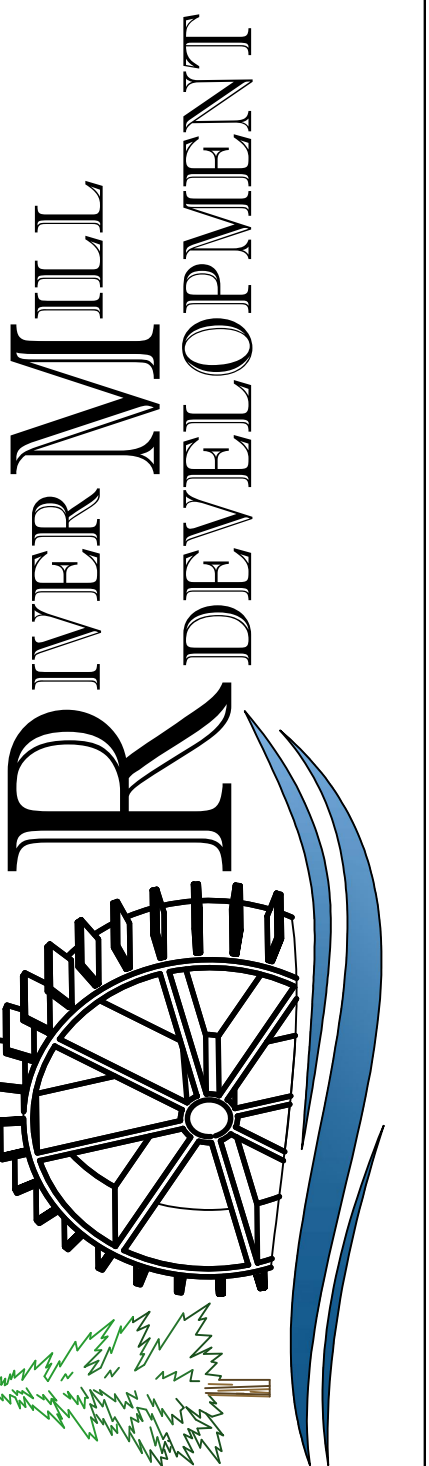
REVISION NOTES

DATE	START

SCALE:  
 1/4" = 1'-0"

DATE:  
 6-06-2022

SHEET:  
 A2.2

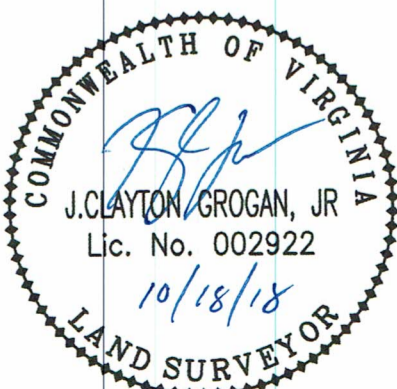
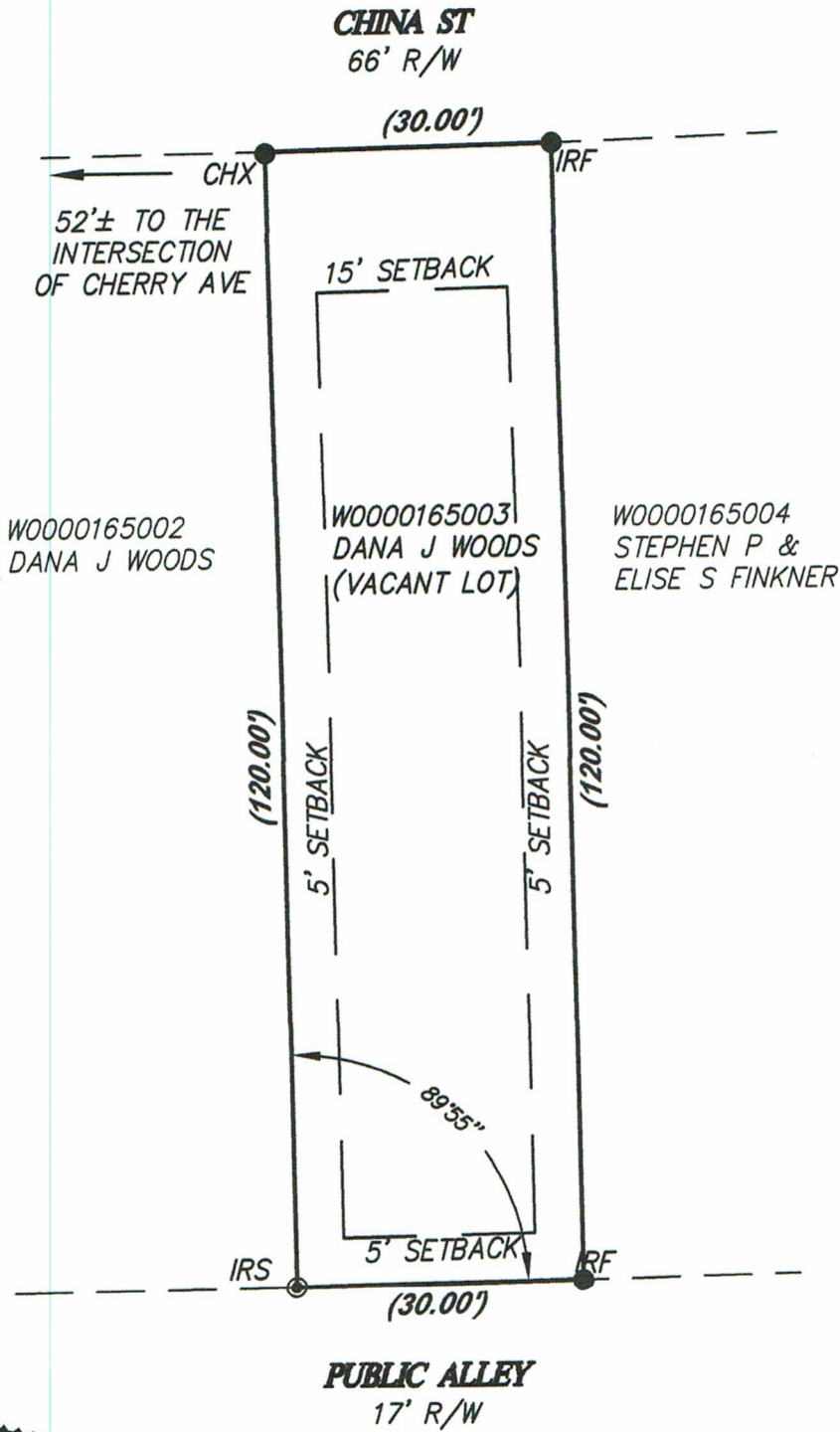


**GENERAL NOTES:**

1. OWNER OF RECORD: DANA J WOODS
2. LEGAL REFERENCES: 050040332
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290037D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
5. THIS BUILDING IS BASED ON HOUSE SIZE INFORMATION SUPPLIED BY THE OWNER/CONTRACTOR.
6. THE OWNER/CONTRACTOR SHALL INSURE HIMSELF THAT THE LOCATION OF THE HOUSE MEETS THE SETBACK REQUIREMENTS OF THE ZONING ORDINANCE WHEN CONSTRUCTED.

**LEGEND**

- IRF = IRON ROD FOUND  
 IRS = IRON ROD SET  
 CHX = CHISELED X FOUND



PHYSICAL IMPROVEMENT SURVEY  
**823 CHINA ST**  
 RICHMOND, VIRGINIA  
 SCALE: 1"=20'

TAX # <u>W0000165003</u>	 <p><b>parker</b>                  DESIGN GROUP, INC.                  ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS</p>	1915-B W. Cary Street Richmond, Virginia 23220 Phone: 804-358-2947 Fax: 804-359-9645 www.parkerdg.com	DATE: <u>18 OCTOBER 2018</u>
DRAWN <u>MGM</u>			D-
CALC. <u>MGM</u> CHK'D <u>JCG</u>			N.B. <u>XX-XXX</u>
CLOSED: <u>MGM</u>			W.O.: <u>18-5152</u>