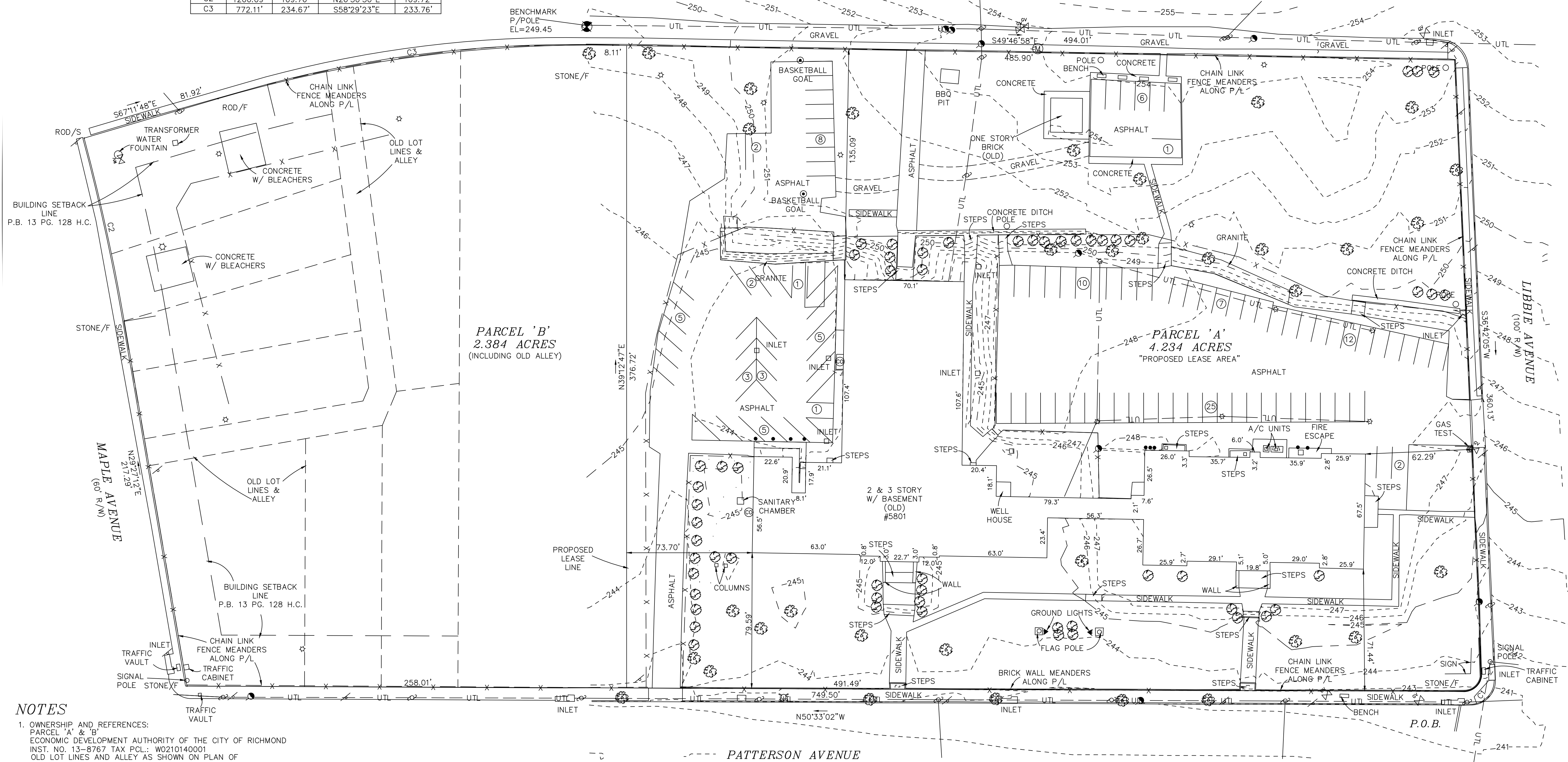


CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	10.00'	16.28'	S83°19'00"W
C2	1200.09'	109.76'	N26°50'30"E
C3	772.11'	234.67'	S58°29'23"E

PARK AVENUE  
(60' R/W)



**NOTES**

- OWNERSHIP AND REFERENCES:  
PARCEL 'A' & 'B'  
ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF RICHMOND  
INST. NO. 13-8767 TAX PCL.: W0210140001  
OLD LOT LINES AND ALLEY AS SHOWN ON PLAN OF  
WESTVIEW SUBDIVISION - "C" RECORDED IN THE  
COUNTY OF HENRICO P.B. 13 PG. 128
- THIS PROPERTIES SHOWN HEREON ARE IN ZONE 'X' OF THE HUD  
HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY-  
PANEL NUMBER 510129009D, DATED 4-2-2009.
- DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT  
SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND.  
NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN  
MADE FOR POSSIBLE CEMETERIES.
- THIS SURVEY WAS MADE WITH THE BENEFIT OF THE TITLE  
COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE  
COMPANY DATED 7-1-16 NO: NCS-616371-VA54 AND ADDRESSES  
THOSE ITEMS LISTED UNDER SCHEDULE B - SECTION 2 AS FOLLOWS:  
A - SHOWN  
B - SHOWN  
C - NOT ADDRESSED  
D - SHOWN  
E - NOT ADDRESSED  
1 - NOT ADDRESSED  
2 - NOT ADDRESSED  
3 - PERTAINS BUT CANNOT PLOT  
4 - NOT ADDRESSED  
5 - SHOWN  
6 - SHOWN
- THE ALLEY SHOWN ACROSS PARCEL 'B' WAS TAKEN FROM THE PLAT  
OF WESTVIEW SUBDIVISION "C" RECORDED IN HENRICO COUNTY  
P.B. 13 PG. 128. THIS ALLEY IS NOT REFLECTED ON THE CITY  
OF RICHMOND'S RIGHT-OF-WAY SHEETS AND MAY OR MAY NOT  
EXIST. THE EXACT ACREAGE OF THE ALLEY IS UNDETERMINED,  
BUT INCLUDED IN THE OVERALL ACREAGE FOR PARCEL 'B'.
- PARCEL 1 AS LISTED IN THE CURRENT OWNERSHIP DEED CONTAINS  
A PORTION OF LAND THAT NOW LIES WITHIN PATTERSON AVENUE.  
NO DEED HAS BEEN PROVIDED/FOUND TO CONFIRM THIS PORTION OF LAND  
WAS DEDICATED AS RIGHT-OF-WAY, HOWEVER THE RIGHT-OF-WAY  
LINE SHOWN HEREON CONFORMS TO THE CITY'S RIGHT-OF-WAY SHEETS.
- TOPOGRAPHY SHOWN HEREON WAS PERFORMED ON 7-12-2013

**LEGAL DESCRIPTIONS**

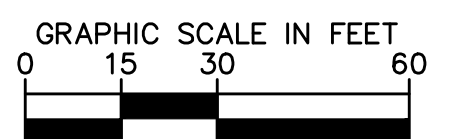
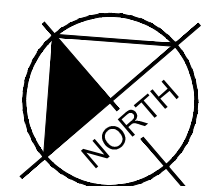
**PARCEL 'A'**  
BEGINNING AT A POINT ON THE NORTH LINE OF PATTERSON AVENUE, MARKED P.O.B., SAID  
POINT BEING THE INTERSECTION OF THE NORTH LINE OF PATTERSON AVENUE AND THE WEST  
LINE OF LIBBIE AVENUE; THENCE ALONG THE SAID NORTH LINE OF PATTERSON AVENUE  
N 50°33'02" W, 491.49' TO A POINT; THENCE LEAVING THE SAID NORTH LINE OF PATTERSON  
AVENUE N 39°12'47" E, 376.72' TO A POINT ON THE SOUTH LINE OF PARK AVENUE; THENCE  
ALONG THE SAID SOUTH LINE OF PARK AVENUE S 49°46'58" E, 485.90' TO A POINT ON THE  
WEST LINE OF LIBBIE AVENUE; THENCE ALONG THE SAID WEST LINE OF LIBBIE AVENUE  
THE FOLLOWING TWO COURSES: S 36°42'05" W, 360.13' TO A POINT; THENCE ALONG A  
CURVE TO THE RIGHT HAVING A RADIUS OF 10.00', A LENGTH OF 16.28', A CHORD BEARING  
OF S 83°19'00" W AND A CHORD OF 14.54' TO THE POINT AND PLACE OF BEGINNING  
CONTAINING 4.234 ACRES.

**PARCEL 'B'**  
BEGINNING AT A POINT ON THE NORTH LINE OF PATTERSON AVENUE, MARKED P.O.B., SAID  
POINT BEING THE INTERSECTION OF THE NORTH LINE OF PATTERSON AVENUE AND THE WEST  
LINE OF LIBBIE AVENUE; THENCE ALONG THE SAID NORTH LINE OF PATTERSON AVENUE  
N 50°33'02" W, 491.49' TO THE TRUE POINT AND PLACE OF BEGINNING; THENCE CONTINUING  
ALONG THE SAID NORTH LINE OF PATTERSON AVENUE N 50°33'02" W, 258.01' TO A POINT  
ON THE EAST LINE OF MAPLE AVENUE; THENCE LEAVING THE SAID NORTH LINE OF  
PATTERSON AVENUE ALONG THE SAID EAST LINE OF MAPLE AVENUE THE FOLLOWING TWO  
COURSES: N 29°27'12" E, 217.29' TO A POINT; THENCE ALONG A CURVE TO THE LEFT  
HAVING A RADIUS OF 1200.09', A LENGTH OF 109.76', A CHORD BEARING OF N 26°50'30" E  
AND A CHORD OF 109.72' TO A POINT ON THE SOUTH LINE OF PARK AVENUE; THENCE  
LEAVING THE SAID EAST LINE OF MAPLE AVENUE ALONG THE SAID SOUTH LINE OF PARK  
AVENUE THE FOLLOWING THREE COURSES: S 67°11'48" E, 81.92' TO A POINT; THENCE ALONG A  
CURVE TO THE RIGHT HAVING A RADIUS OF 772.11', A LENGTH OF 234.67', A CHORD  
BEARING OF S 58°29'23"E AND A CHORD OF 233.76' TO A POINT; THENCE S 49°46'58" E,  
8.11' TO A POINT; THENCE LEAVING THE SAID SOUTH LINE OF PARK AVENUE S 39°12'47" W,  
376.72' TO THE TRUE POINT AND PLACE OF BEGINNING CONTAINING 2.384 ACRES.

**LEGEND**

- ⊕ SIGN
- ⊕ DRAINAGE MANHOLE
- ⊕ SANITARY SEWER
- ⊕ SANITARY CLEAN OUT
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- UTL — OVERHEAD UTILITIES
- BOLLARD

WORKING DRAFT: #1  
11/28/2017



Kimley»Horn

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 1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230  
 PHONE: 804-673-8882  
 WWW.KIMLEY-HORN.COM

AS BUILT SURVEY ON TWO PARCELS OF LAND LYING ON THE NORTH LINE OF PATTERSON AVENUE

WESTHAMPTON MEDICAL OFFICE BUILDING

RICHMOND, VIRGINIA

KHA PROJECT 113169004

DATE 11/24/2017

SCALE AS SHOWN

DRAWN BY

CHECKED BY

DATE

LICENSED PROFESSIONAL

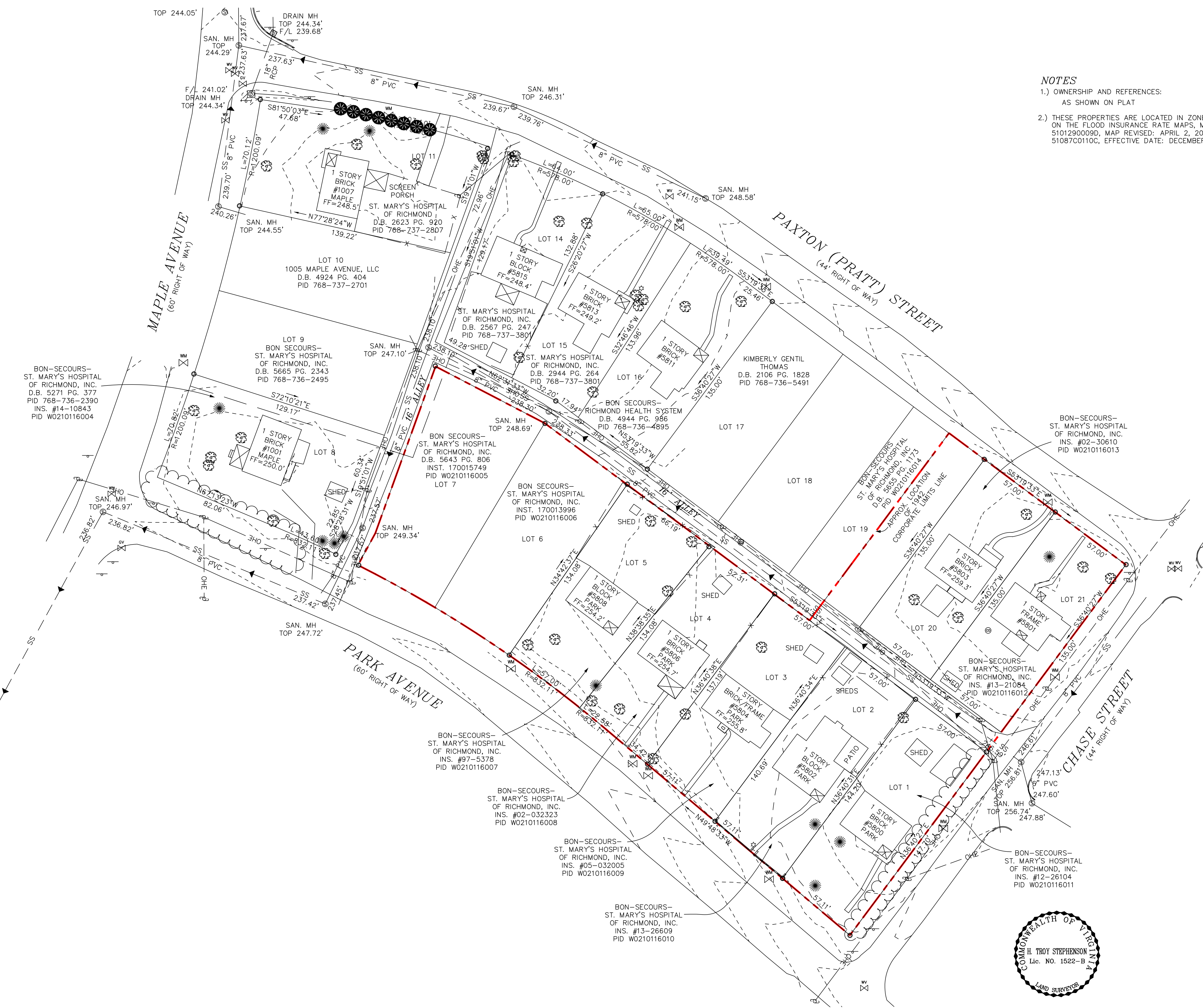
REVISIONS

DATE

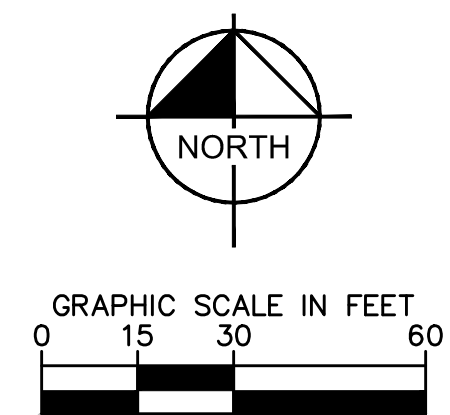
SHEET NUMBER

CS-102

Plotted By: Fleming, Jordan - Sheet: Set: KHA - Layout: 11/24/2017 - 12:16:04pm - K:\RIC\_CIV\13169004 - Westhampton School - Richmond, Va\CAD\_External\ADDL\_PARCELS.dwg  
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**NOTES**  
 1.) OWNERSHIP AND REFERENCES:  
 AS SHOWN ON PLAT  
 2.) THESE PROPERTIES ARE LOCATED IN ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAPS, MAP NUMBERS 5101290009D, MAP REVISED: APRIL 2, 2009 AND 51087C0110C, EFFECTIVE DATE: DECEMBER 18, 2007.



WORKING DRAFT: #1  
 11/28/2017

NO.	REVISIONS	DATE

**Kimley»Horn**  
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 1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230  
 PHONE: 804-673-9882  
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LICENSED PROFESSIONAL  
 KHA PROJECT 113169004  
 DATE 11/24/2017  
 SCALE AS SHOWN  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY

TOPOGRAPHIC SURVEY OF  
 SEVERAL LOTS IN THE  
 SUBDIVISION KNOWN AS  
 REVISION OF BLOCK NO. 7  
 SUBDIVISION "C" "WESTVIEW"

**WESTHAMPTON  
 MEDICAL OFFICE  
 BUILDING**

SHEET NUMBER  
**CS-103**

