

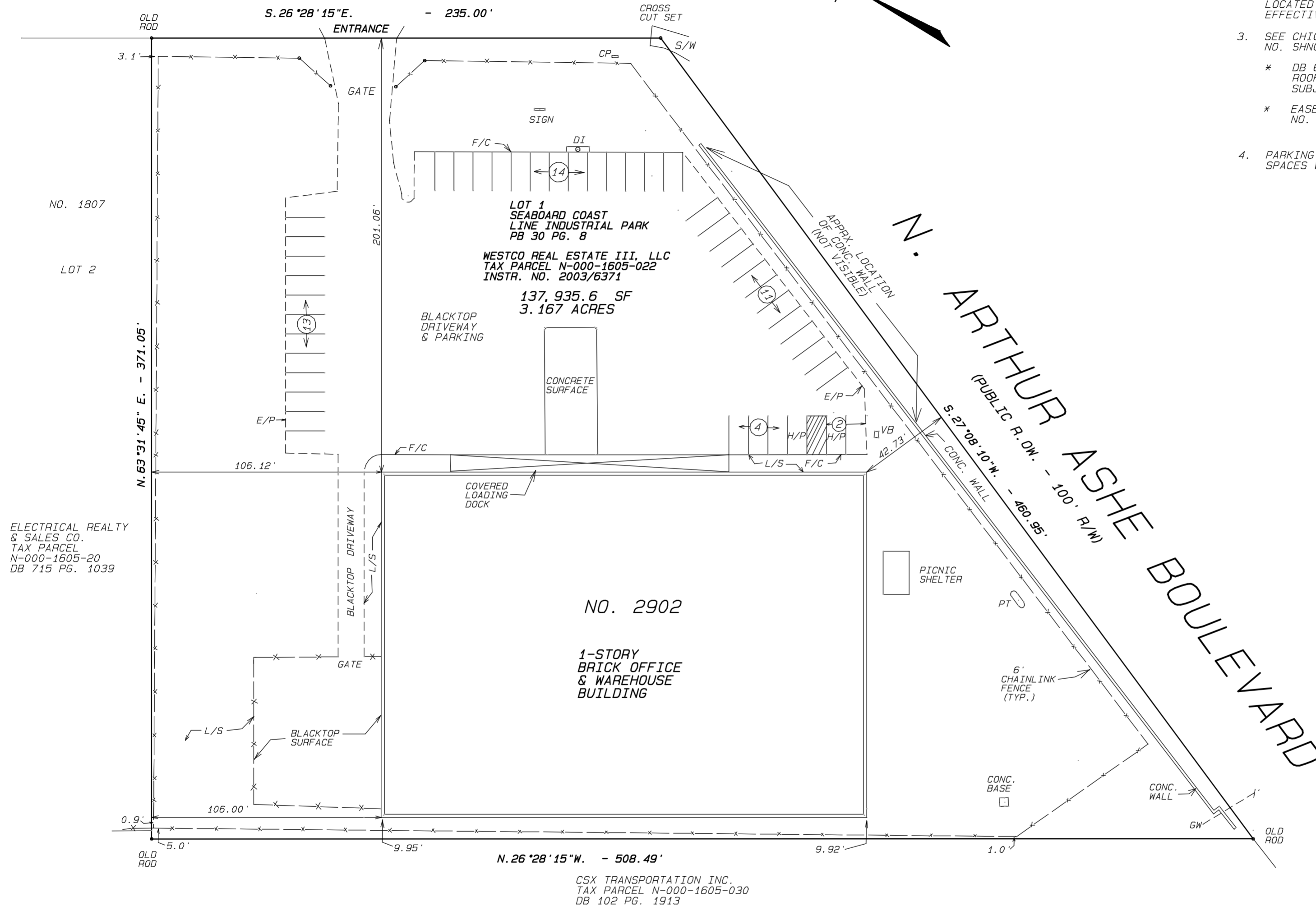
BOULEVARD WEST

(PUBLIC R.O.W - 60' R/W)

PLAT BY J. K. TIMMONS
DATED MAR. 12, 1975
DB 698-D PG. 223

NOTES

1. UTILITIES UNDERGROUND TO BUILDING
2. SUBJECT PROPERTY NOT LOCATED IN A 100- YEAR FLOODPLAIN, LOCATED IN ZONE X, PER FEMA FIRM MAP NO. 5101290029-D, EFFECTIVE DATE OF APRIL 2, 2009.
3. SEE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. SHNC-137, COMMITMENT DATE OCTOBER 10, 2019.
 - * DB 698-D, PG. 219 CONTAINS PERPETUAL COVENANT FOR ROOF AND SURFACE DRAINAGE SYSTEM WHICH AFFECTS SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
 - * EASEMENT TO SPRINT COMMUNICATIONS COMPANY IN INSTRUMENT NO. 13-10396 AFFECTS SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
4. PARKING - SITE CONTAINS (44) TOTAL STRIPED PARKING SPACES WHICH INCLUDES (2) HANDICAP SPACES.



LEGEND

- F/C = FACE OF CURB
- E/P = EDGE OF PAVEMENT
- L/S = LANDSCAPED/ GRASS AREA
- GW = GUY WIRE
- PT = ABOVE GROUND PROPANE TANK
- CP = COMMUNICATIONS PEDESTAL
- DI = DROP INLET
- S/W = SIDEWALK
- VB = VERIZON BOX

CERTIFICATION

THIS IS TO CERTIFY TO:
TOWNE BANK

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 BY 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 SOUTHWEST CORNER OF
ARTHUR ASHE BOULEVARD
AND BOULEVARD WEST
CITY OF RICHMOND, VIRGINIA
OCTOBER 22, 2019 SCALE: 1"=40'

GRAPHIC SCALE 1"=40'



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