

GENERAL NOTES:

1. THIS PLAT IS BASED UPON A FIELD SURVEY, CONCLUDED ON SEPTEMBER 09, 2019 BY H & B SURVEYING AND MAPPING, LLC.
2. THE PROPERTY SHOWN HEREON FALLS IN THE FOLLOWING FLOOD HAZARD ZONE: "X"(UNSHADED)-AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 5101290009D, REVISED DATE: 04-02-2009.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THIS PARCEL IS SUBJECT TO ALL ENCUMBRANCES AND/OR EASEMENTS OF RECORD.
4. DIMENSIONS IN () ARE PROPERTY LINE OR EASEMENT TIES.
5. BEARINGS FOR EASEMENT LINES SHOWN WITH ONLY DISTANCE DIMENSIONS ARE TO BE TAKEN FROM THE ADJACENT EASEMENT CENTERLINE OR THE PERTINENT P/L.
6. COORDINATE VALUES ARE BASED ON NAD'83, VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
7. THIS PLAT PORTRAYS PROPOSED EASEMENTS WITH RESPECT TO THE PROPERTY LINES OF RECORD FOR THE SUBJECT PARCEL AND IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	12.37'	10.43'	48°17'36"	5.55'	S 55°36'22" W	10.12'
C2	109.50'	29.01'	15°10'52"	14.59'	N 42°50'22" E	28.93'

LINE	BEARING	DISTANCE
L1	S 04°50'01" E	4.45'
L2	N 80°19'39" E	19.85'
L3	S 83°30'29" W	59.81'
L4	S 12°36'51" E	48.90'
L5	S 64°28'46" E	19.12'
L6	S 08°08'29" E	130.20'
L7	S 40°35'49" W	14.92'
L8	S 74°14'43" W	2.40'
L9	N 38°19'44" E	16.93'
L10	N 57°19'24" W	19.89'

MARK S. DIXON
JENNIFER SUE LING MARK DIXON (TRUSTEES)
INSTR. #: 150000057
PLAT: INSTR. #: 070031941
PARCEL ID: W0210471005
19 ROBIN RD.

**TAYLOR BRICE MORRIS
MEGAN HARRINGTON MORRIS**
INSTR. #: 200005761
PLAT: INSTR. #: 9617888
PARCEL ID: W0210471004
17 ROBIN RD.

THORNTON CARTER
MELTON, III
WHITNEY D. MELTON
INSTR. #: 060019349
PLAT: D.B. 595B, PG. 348
PARCEL ID: W0210471003
10 ROBIN RD.

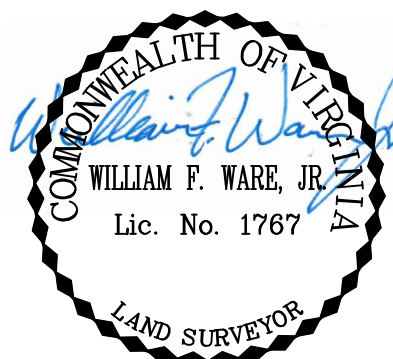
**TEMPORARY
CONSTRUCTION
EASEMENT #2**
(WIDTH=5' &
VARIABLE)
0.032 ACRE (1,381 S.F.)

**TEMPORARY
CONSTRUCTION
EASEMENT #1**
(WIDTH=5')
0.015 ACRE (639 S.F.)

**PERMANENT UTILITY
EASEMENT
(SANITARY SEWER)**
(WIDTH=16' & VARIABLE)
0.093 ACRE (4,051 S.F.)

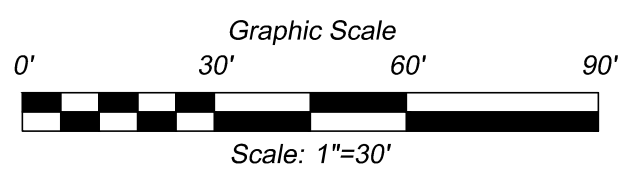
JERRY W. JENKINS
CLAIBORNE C. JENKINS
D.B. 790, PG. 1934
PARCEL ID: W0210471023
6112 ST. ANDREWS LN.

THOMAS CARY GRESHAM
NANCY PEYTON GRESHAM
INSTR. #: 970014226
PLAT: D.B. 182, PG. 352
PARCEL ID: W0210471002
4 ROBIN RD.



**EASEMENT PLAT SHOWING
TWO TEMPORARY
CONSTRUCTION EASEMENTS & A
PERMANENT UTILITY EASEMENT
FOR SANITARY SEWER ACROSS
PARCEL ID: W0210471004
(17 ROBIN ROAD)
CITY OF RICHMOND, VIRGINIA
SCALE 1"= 30'**

Sheet Status:
FINAL
Submittal Date:
10-21-2020



Job #: DB1901.01
Date: 10-07-2020
Sheet: 1 of 1
Drawn By: WFW
Checked By: AHW

Plat #1

Rev. #	Rev. Date

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