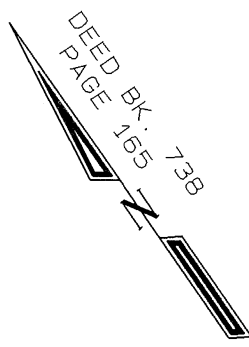
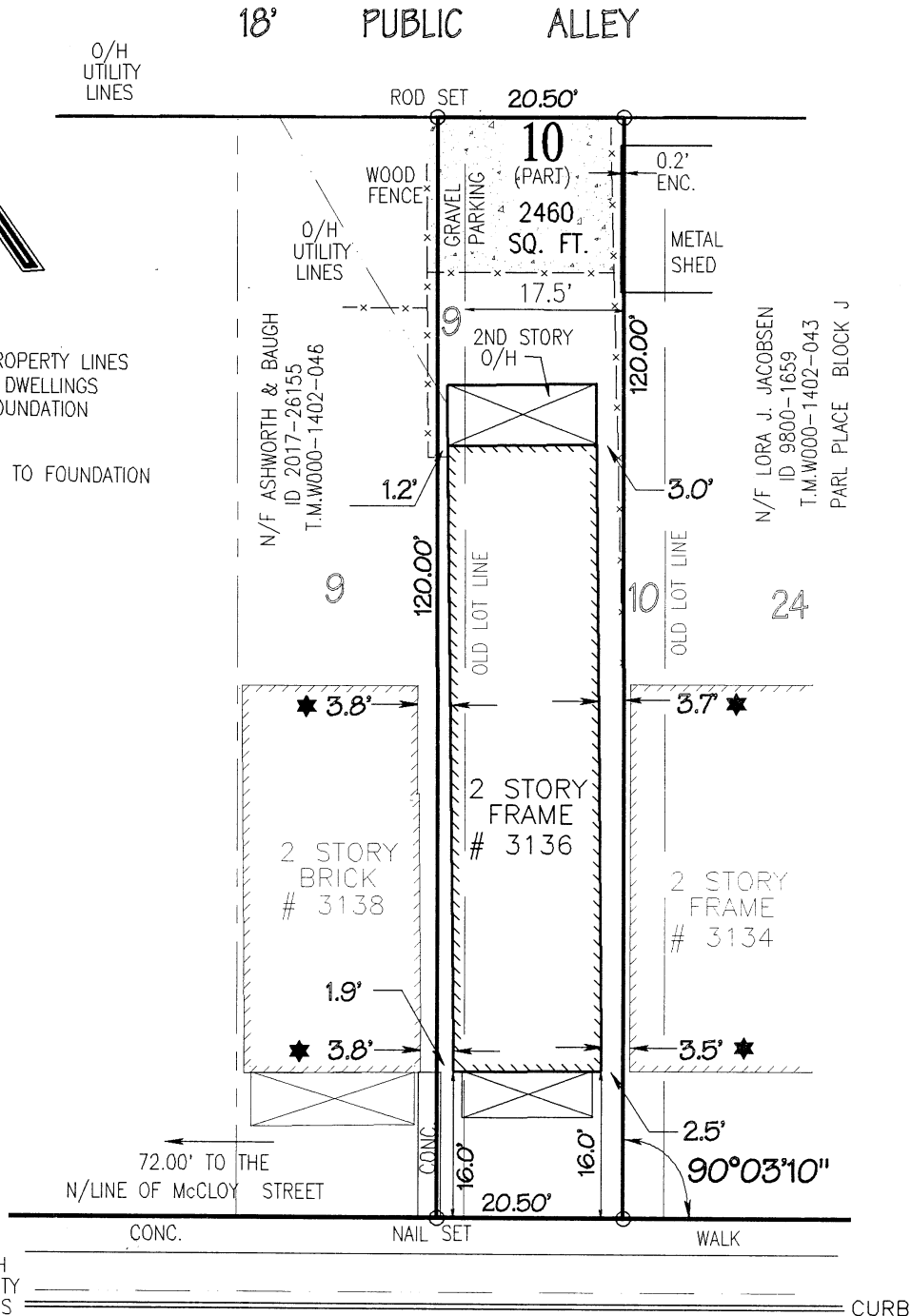


NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): N/F KYLE H. JOHNSTON INST.# 150014147 T.M. W0001402044



NOTES:
 OFFSETS TO PROPERTY LINES AND ADJACENT DWELLINGS ARE TO THE FOUNDATION
 ★ FOUNDATION TO FOUNDATION

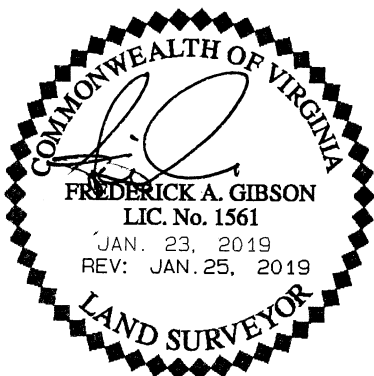


GRAYLAND AVENUE

50' R/W

PLAT SHOWING IMPROVEMENTS ON A PORTION OF LOTS 9 & 10,
 BLOCK 3, PLAN OF "PARK PLACE ANNEX",
 IN THE CITY OF RICHMOND, VIRGINIA

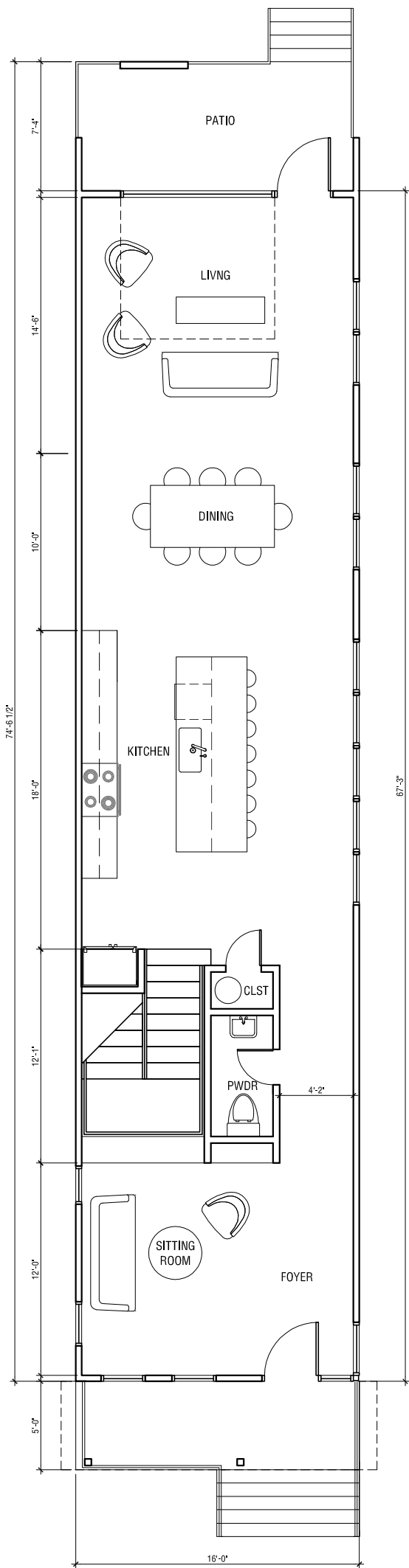
SCALE: 1" = 20'



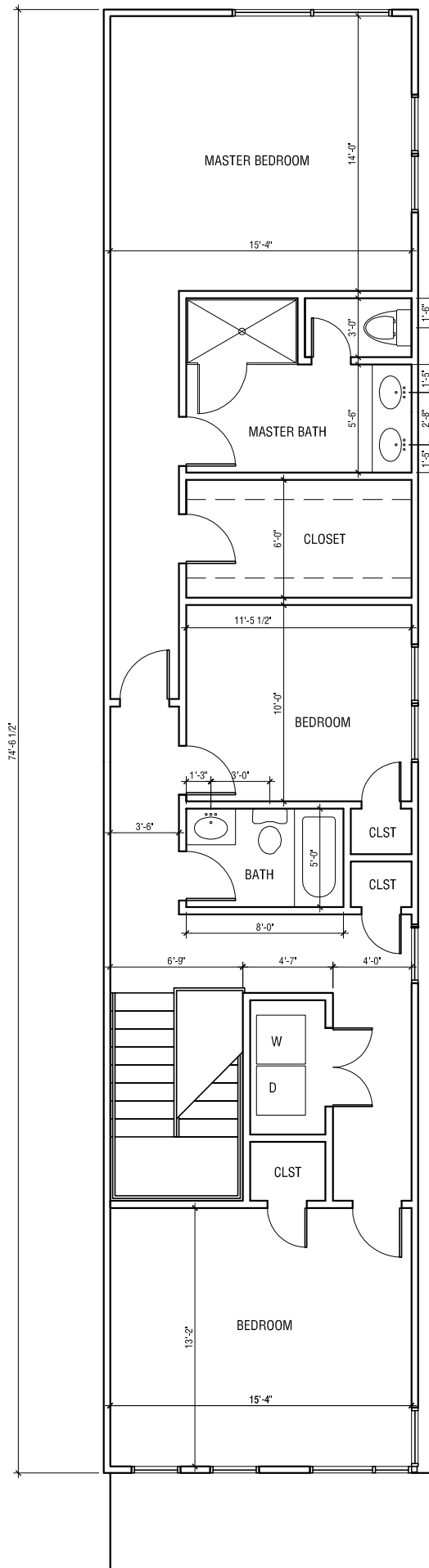
THIS IS TO CERTIFY THAT ON JANUARY 23, 2019, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT 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

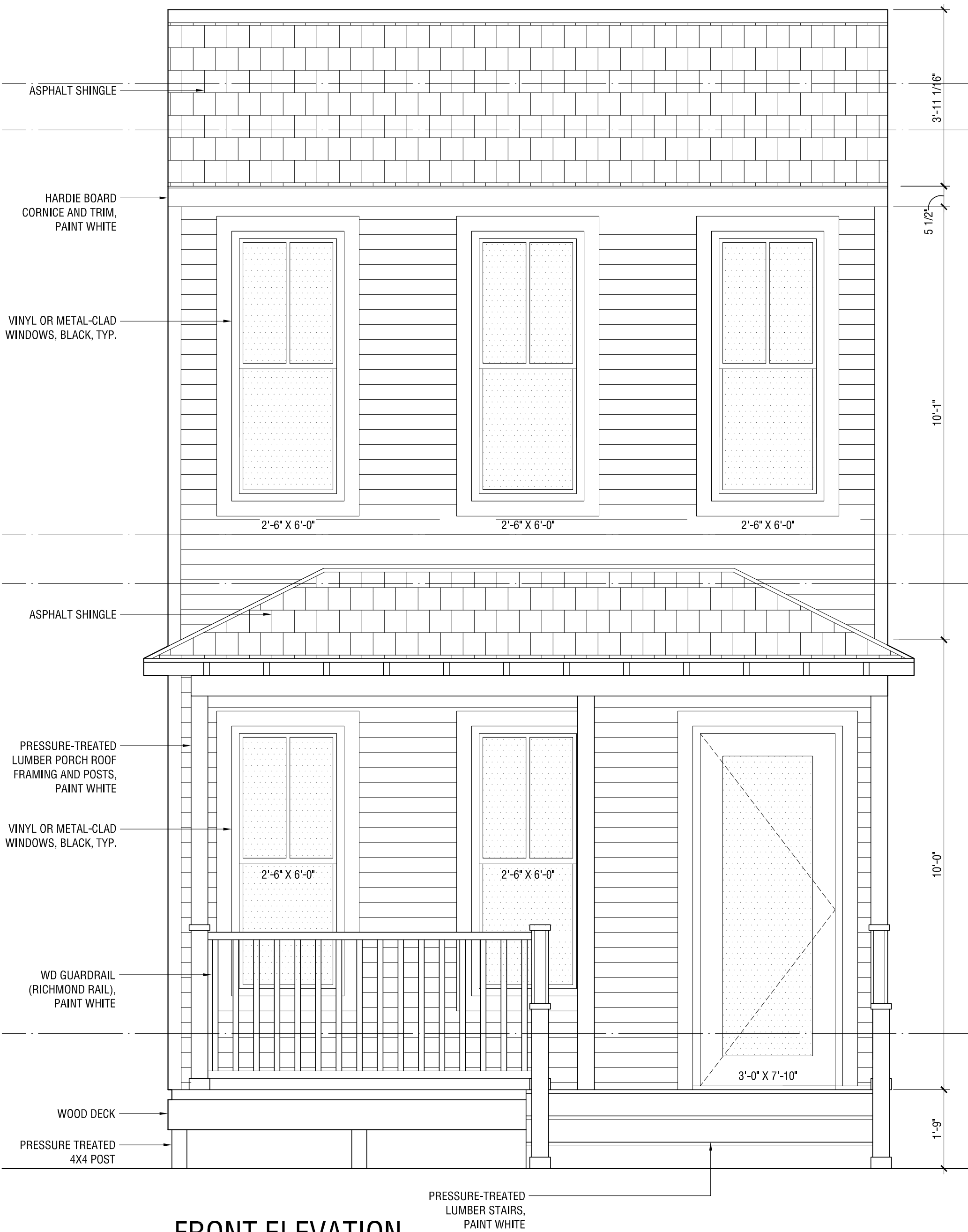
J.N. 9505-04 F



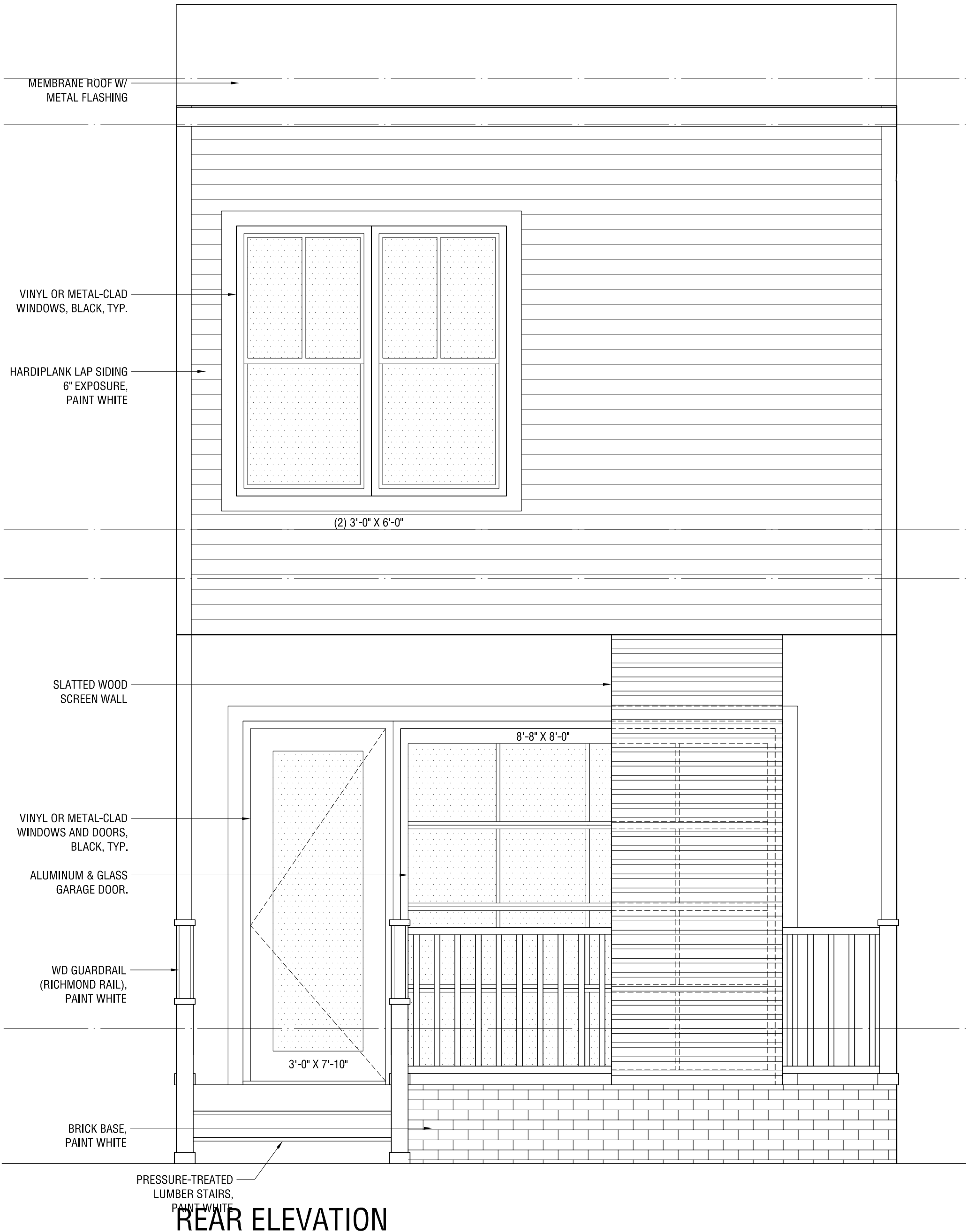
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION

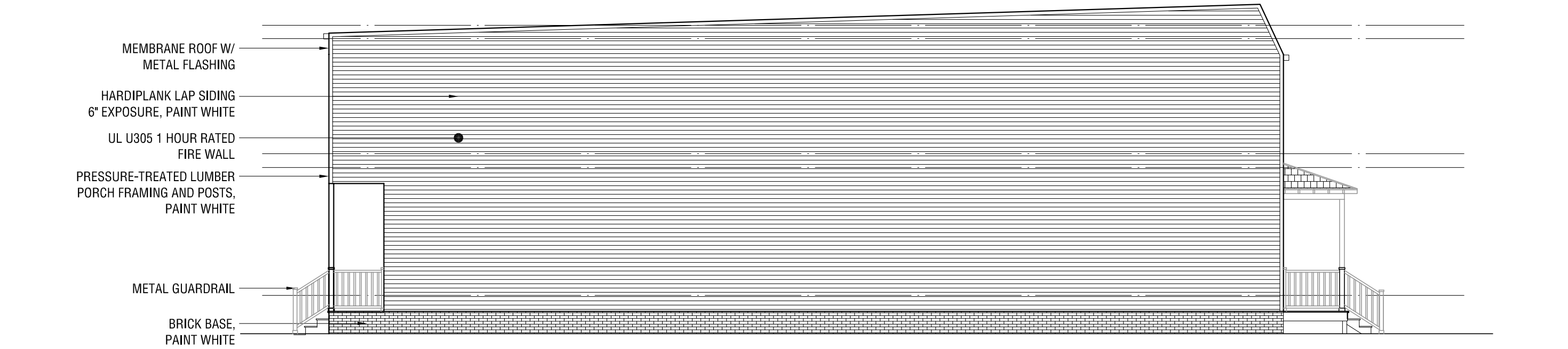
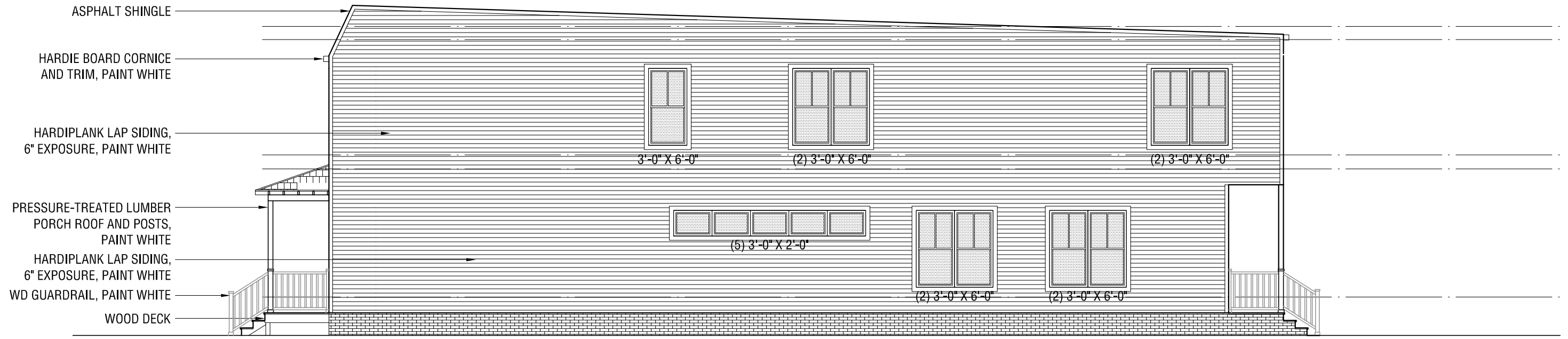


REAR ELEVATION

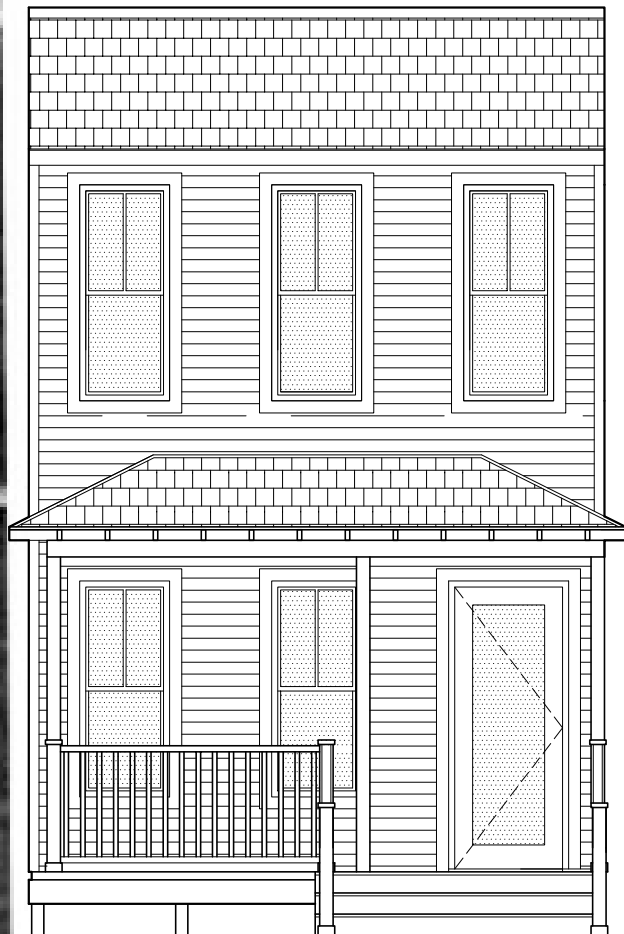
ELEVATION

3136 GRAYLAND AVENUE | 19 SEPT 2017 | NTS

fultz&singh



SIDE ELEVATIONS



CONTEXT