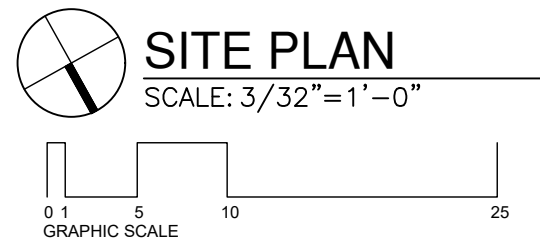


# NEW PJ'S COFFEE SHOP

3401 PATTERSON AVENUE  
RICHMOND, VIRGINIA

JUNE 15, 2021 DRAWN BY: HARRY BAKER SMITH, JR AIA ARCHITECT

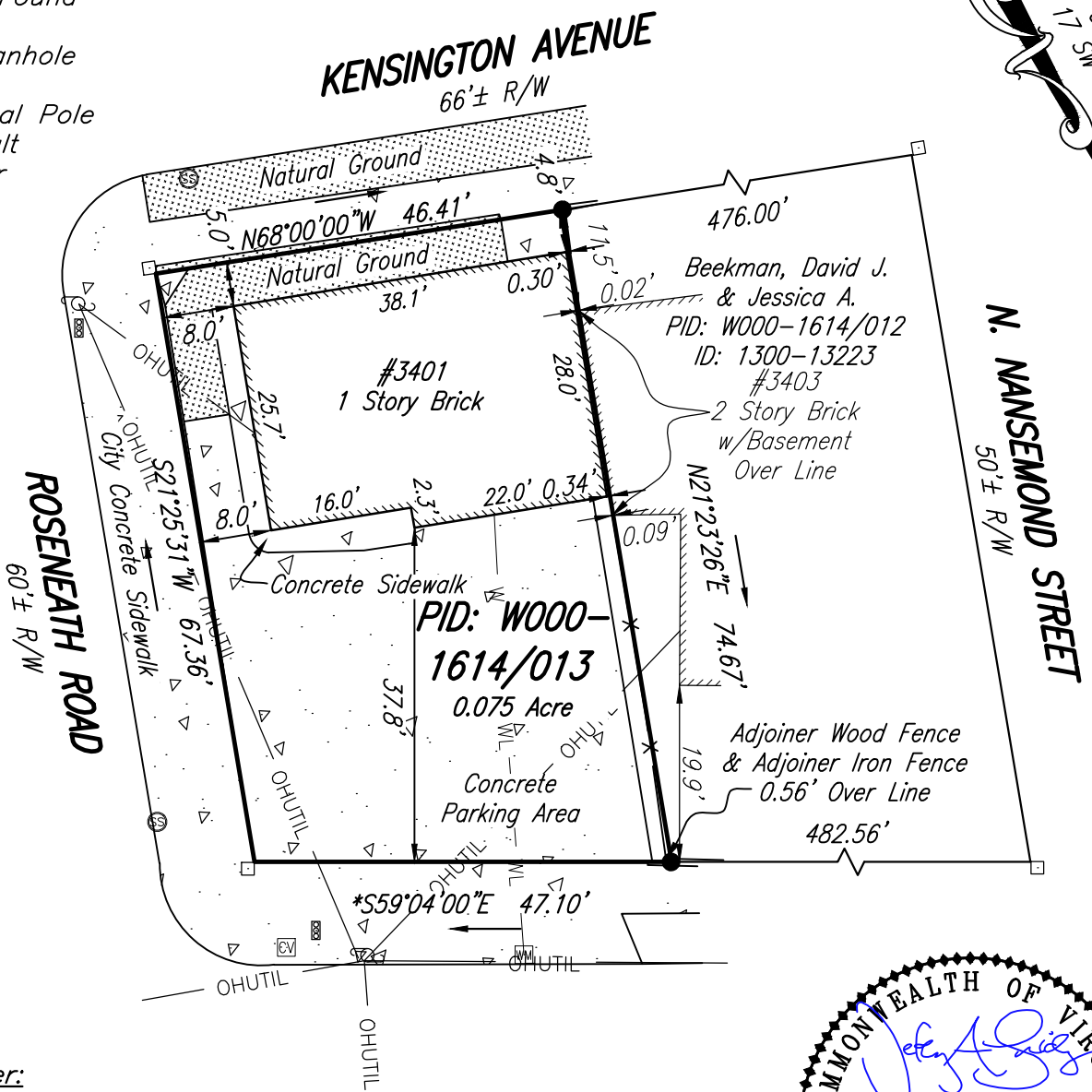


This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.

\*Projected from City  
Baseline Sheet 17 SW

**LEGEND**

- Monument Found
- Rod Set
- ⊙ Sanitary Manhole
- ⊕ Utility Pole
- ⊗ Traffic Signal Pole
- ⊞ Comm. Vault
- ⊠ Water Meter



Current Owner:  
Carolyn H. Loupassi, Trustee  
PID: W000-1614/013  
ID: 0800-30503  
Purchaser:  
Allison MacPhaille

**PATTERSON AVENUE**  
60± R/W



IMPROVEMENTS ON

**PID: W000-1614/013**  
**#3401 PATTERSON AVENUE**  
CITY OF RICHMOND, VIRGINIA

DATE: 03/12/2021  
SCALE: 1"=20'  
JOB NO.: 55210078.MS  
DRAWN BY: NWD  
CHECKED BY: JAB

**PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS**  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



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