

LINE	BEARING	DISTANCE
L1	N04°27'30"W	31.92'
L2	N06°39'57"E	27.08'
L3	N61°47'13"E	16.50'
L4	S03°47'02"E	2.59'

James River

Wharf Street (40' R/W)

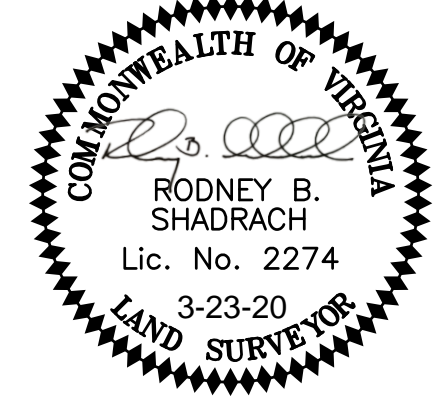
E. Main Street (Variable Width R/W)

Old Main Street

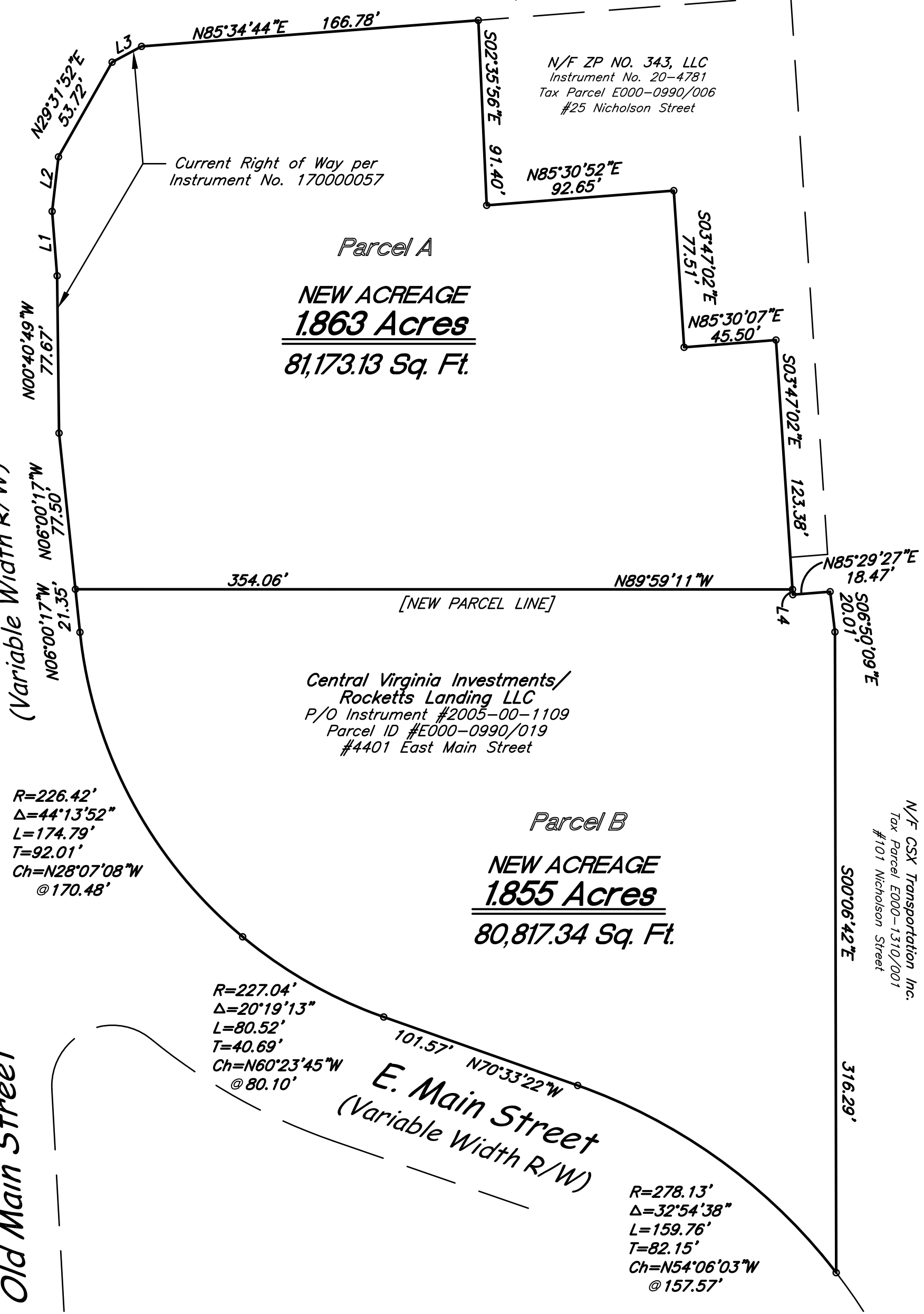
Lewis St. (Not Open)

Nicholson Street (50' R/W)

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



THE PURPOSE OF THIS PLAT IS TO SPLIT TAX PARCEL #E000-0990/019 INTO TWO TAX PARCELS



Central Virginia Investments/  
Rocketts Landing LLC  
Instrument #2005-00-1109  
Parcel ID #E000-0996/001  
#4400 East Main Street

Central Virginia Investments/  
Rocketts Landing LLC  
Instrument #2005-00-1109  
Parcel ID #E000-0996/003  
#4708-4712 Old Main Street

N/F CSX Transportation Inc.  
Tax Parcel E000-1310/001  
#101 Nicholson Street

N/F ZP NO. 343, LLC  
Instrument No. 20-4781  
Tax Parcel E000-0990/006  
#25 Nicholson Street

Central Virginia Investments/  
Rocketts Landing LLC  
P/O Instrument #2005-00-1109  
Parcel ID #E000-0990/019  
#4401 East Main Street

PLAT OF DIVISION OF  
TAX PARCEL #E000-0990/019  
BEING #4401 EAST MAIN STREET  
CITY OF RICHMOND, VIRGINIA  
DATE: MARCH 23, 2020

50 0 50 100 150  
Scale: 1"=50'



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