

NOTES

- OWNERSHIP:
FW PROPERTIES II, L.L.C.
INSTR. NO. 980003132
P.B. 38 PG. 38
PARCEL ID: C0050776004
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. PT21-1049 EFFECTIVE DATE JANUARY 25, 2021 AT 8:00 A.M.
- EXCEPTIONS OF SCHEDULE B-SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENT:
1.) NOT ADDRESSED
2.) NOT ADDRESSED
3.) NOT ADDRESSED
4.) NOT ADDRESSED
5.) SHOWN HEREON
6.) NOT ADDRESSED
7.) NOT ADDRESSED
8.) VEPCO POLE LINE EASEMENT IN D.B. 580 PG. 1747 - SHOWN HEREON
9.) 28' PRIVATE INGRESS/EGRESS EASEMENT IN P.B. 38 PG. 38 - SHOWN HEREON
10.) DRAINAGE EASEMENT IN D.B. 559 PG. 1042 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
11.) ACCESS EASEMENTS IN D.B. 573 PG. 1496 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
12.) ACCESS EASEMENTS IN D.B. 581 PG. 687 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
13.) NOT ADDRESSED
- THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 5101290019D, EFFECTIVE DATE APRIL 2, 2009.
- DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. VERTICAL: NAVD 88 DATUM
- UNDERGROUND UTILITIES MARKED BY MISS UTILITY; TICKET NO. A104201594; AND FIELD LOCATED.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD. BEARING	CHORD
C1	967.00'	121.00'	7°10'09.00"	60.58'	N01°52'55"E	120.92'
C2	1645.00'	281.53'	10°09'14.50"	146.15'	N83°03'36"W	291.15'
C3	25.00'	37.71'	86°26'04.00"	23.49'	N44°55'11"W	34.24'

LEGAL DESCRIPTION

BEGINNING AT A POINT, MARKED P.O.B.; SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF HIOAKS ROAD AND THE NORTH LINE OF CARNATION STREET; THENCE ALONG THE EAST LINE OF HIOAKS ROAD N01°42'09"W 198.14' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 121.00', A RADIUS OF 967.00', A CHORD BEARING OF N01°52'55"E AND A CHORD OF 120.92' TO A POINT; THENCE N05°28'00"E 359.75' TO A POINT; THENCE LEAVING THE EAST LINE OF HIOAKS ROAD S84°32'00"E 261.70' TO A POINT; THENCE S05°28'00"W 261.25' TO A POINT; THENCE S83°49'17"E 172.60' TO A POINT; THENCE S16°16'34"W 450.95' TO A POINT ON THE NORTH LINE OF CARNATION STREET; THENCE ALONG THE NORTH LINE OF CARNATION STREET ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 291.53', A RADIUS OF 1,645.00', A CHORD BEARING OF N83°03'36"W AND A CHORD OF 291.15' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 37.71', A RADIUS OF 25.00', A CHORD BEARING OF N44°55'11"W AND A CHORD OF 34.24' TO THE POINT OF BEGINNING, MARKED P.O.B.; AND CONTAINING 5.393 ACRES.



50' ACCESS EASEMENT
D.B. 172 PG. 64

LCWF, L.L.C.
INSTR. NO. 130013046
D.B. 173 PG. 162 (PLAT)
PARCEL ID: C0050776006

IGLESIA BETHEL MISSION, INC.
INSTR. NO. 170001035
D.B. 172 PG. 68 (PLAT)
PARCEL ID: C0050776005

28' ACCESS EASEMENT
D.B. 172 PG. 64

TOP=235.15
FL=227.90

TOP=235.82
FL=228.45

TOP=237.49
INV=233.20

TOP=236.88
INV=232.80

TOP=237.79
INV=233.40

TOP=236.83
INV=234.05

TOP=236.94
FL=229.90

TOP=238.97
FL=234.30

TOP=238.68
FL=231.15

RNA HIOAKS, LLC
INSTR. NO. 140000166
P.B. 41 PG. 38
PARCEL ID: C0050776033

TOP=242.51
FL=238.10

TOP=242.87
FL=238.50

TOP=242.59
FL=239.10

TOP=247.79
INV=244.25

TOP=247.70
FL=243.70

TOP=241.74
INV=237.70

TOP=241.60
INV=237.40

TOP=240.18
FL=236.10

TOP=239.89
FL=235.85

TOP=240.12
INV=235.95

TOP=238.97
FL=234.30

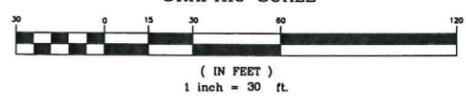
- LEGEND**
- BENCHMARK
 - TREE
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - GUY WIRE
 - UTILITY POLE
 - GAS VALVE
 - OVERHEAD ELECTRIC
 - UNDERGROUND TELEPHONE
 - WOODS LINE
 - FENCE LINE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,8,9,11,13,14 & 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2021.

KENNETH R. BLAYLOCK, JR., L.S.
LIC. NO. 2833

DATE: 2-26-21

GRAPHIC SCALE



ALTA/NSPS LAND TITLE SURVEY OF 5.393 ACRES OF LAND LYING ON THE NORTHEAST CORNER OF CARNATION STREET AND HIOAKS ROAD

CITY OF RICHMOND, VIRGINIA

DATE: FEBRUARY 26, 2021 SCALE: 1" = 30'

JENNINGSSTEPHENSON P.C.
LAND SURVEYORS & PLANNERS

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