

GENERAL NOTES:

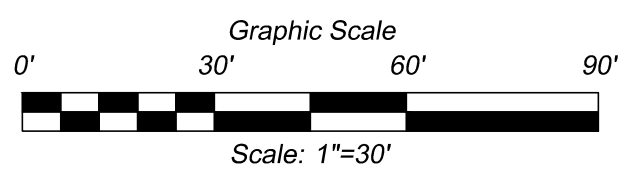
1. THIS PLAT IS BASED UPON A FIELD SURVEY, CONCLUDED ON SEPTEMBER 09, 2019 BY H & B SURVEYING AND MAPPING, LLC.
2. THE PROPERTY SHOWN HEREON FALLS IN THE FOLLOWING FLOOD HAZARD ZONE: "X"(UNSHADED)-AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SCALED FROM FEMA FLOOD INSURANCE 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.

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

Plat #2

Rev. #	Rev. Date

Sheet Status:
FINAL
 Submittal Date:
 10-07-2020



**EASEMENT PLAT SHOWING
 TWO TEMPORARY
 CONSTRUCTION EASEMENTS & A
 PERMANENT UTILITY EASEMENT
 FOR SANITARY SEWER ACROSS
 PARCEL ID: W0210471002
 (4 ROBIN ROAD)
 CITY OF RICHMOND, VIRGINIA
 SCALE 1"= 30'**

H&B Surveying and Mapping, LLC
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