EXISTING CONDITIONS LEGEND

CMF	= CONCRETE MONUMENT FOUND
NF	= NAIL FOUND
NS	= NAIL TO BE SET
	= PROPERTY LINE
X	= FENCE LINE
BP	= UTILITY POLE
E	= OVERHEAD UTILITY LINES
	= BUILDING
	= BRICK
	= PAVEMENT
	= CONCRETE
	= PATIO PAVER
	= CONCRETE CURB
	= SIGN
GV	= GAS VALVE
	= GAS METER
	= HVAC UNIT
	= STOP BLOCK
	= PARKING MARKING

CITY OF RICHMOND
PARKS AND RECREATION
PARCEL ID. #
W0000448010

ALLEY CLOSED BY ORIDANCE
98-31-74

NS
PP
1.4'
S64° 52' 28"E
70.32'
N23° 24' 40"E
20.00'
S64° 52' 28"E
61.55'
6.0'
PUNCH FOUND
BP
NS
S0° 00' 00"E
22.08'
BP
GV
NF
H.C.
26 N. MORRIS ST.
BEAGLE HOLDINGS, LLC.
INST. # 2007-15728
PARCEL # W0000448007
N23° 24' 40"E
74.50'
DUMPSTER PAD
BP
WM
BRICK LANDSCAPE WALL
90.35'
S0° 00' 00"E
NF
NS
BRUNSWICK STREET
+/- 50' R.O.W.
N65° 54' 21"W
56.43'
N23° 24' 40"E
105.25'
NF
N23° 22' 06"E
11.45'
0.10'
CONCRETE WALL (TYPICAL)
LEAD HUB & TACK
CONCRETE COLUMN
1210 W. MAIN ST.
JOHN N. & NANCY R. ANDERSON
INST. # 00713-0225
PARCEL # W0000448006
1208 W. MAIN ST.
L S B REALTY ASSOCIATES
INST. # 09600-24264
PARCEL # W0000448005
N68° 26' 19"W
49.78'
CMF
1200 W. MAIN ST.
L S B REALTY ASSOCIATES
INST. # 09600-24264
PARCEL # W0000448001
105.15'
S0° 00' 00"E
MORRIS STREET
+/- 30' R.O.W.
147.98'
N65° 54' 27"W
CMF

20 0 20 40 60
1"=20'

BOUNDARY SURVEY

CROSSROADS COFFEE
26 NORTH MORRIS STREET
RICHMOND, VA

Nyfeler Associates
SITE PLANNING & DESIGN,
LAND SURVEYING
619 W CARY ST. RICHMOND, VA 23220
804-277-4231
www.NyfelerAssociates.com

DATE: 11-01-2013	SCALE: 1" = 20'
JOB NUMBER: 13087	DRAWN BY: JRW
	APPROVED BY: GLN

COMMONWEALTH OF VIRGINIA
GEORGE L. NYFELER III
Lic. No. 2068
11/01/2013
LAND SURVEYOR