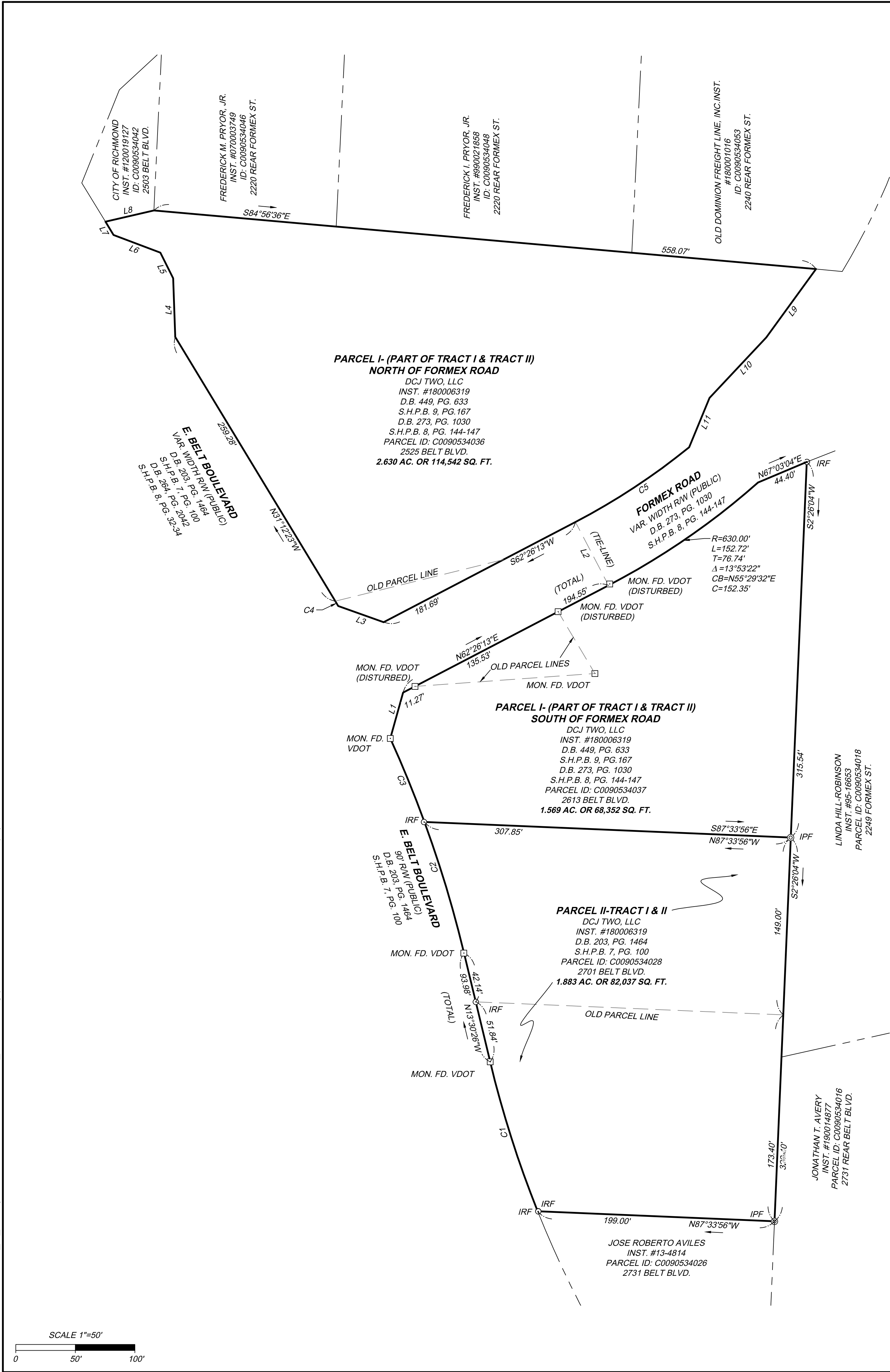


Y:\90145991-Townhomes\_at\_Library\DWG\45991V-XPCOMPFILED\_9-28-20.dwg | Plotted on 9/29/2020 10:21 AM | by Luke Turner



**GENERAL NOTES:**

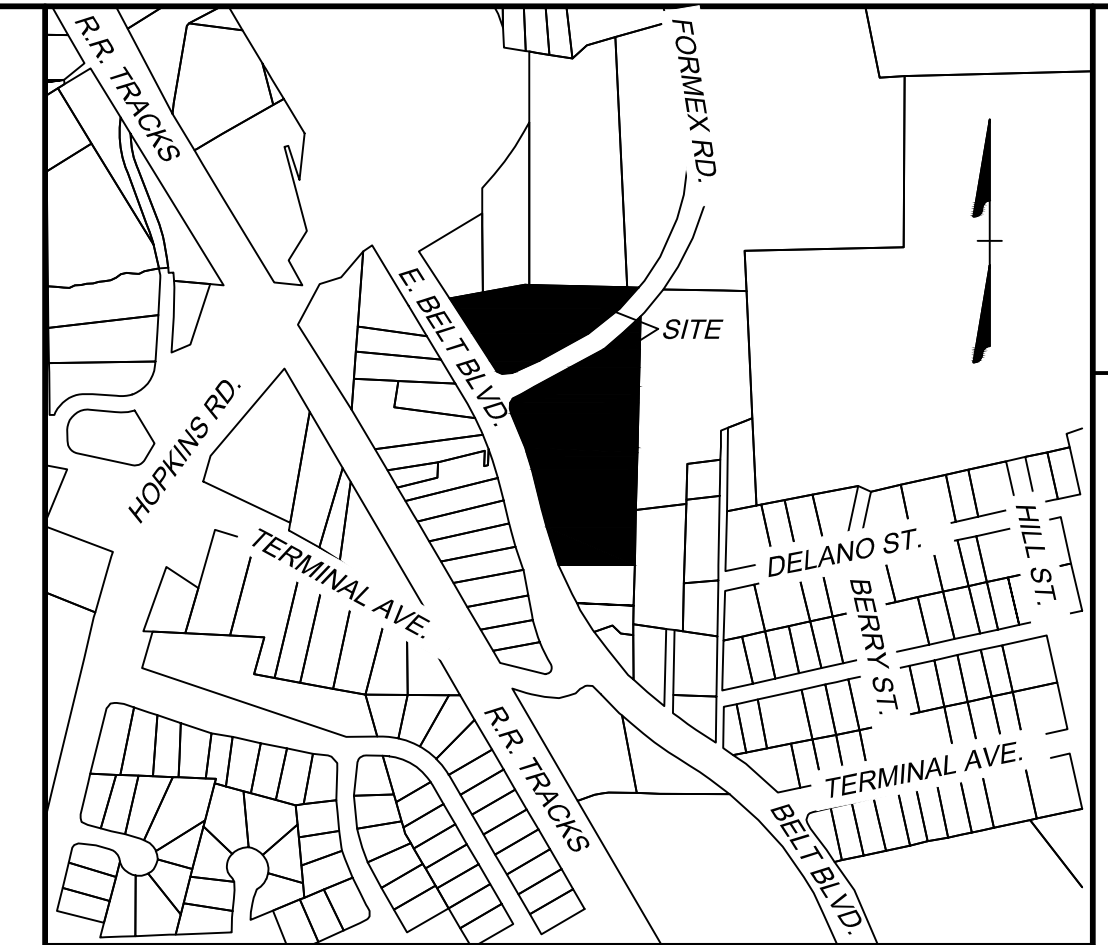
**OWNER INFORMATION:**  
**PARCEL I (PART OF TRACT I & II)-SOUTH OF FORMEX ROAD**  
 DCJ TWO, LLC  
 INST. #180006319  
 D.B. 449, PG. 633  
 S.H.P.B. 9, PG. 167  
 D.B. 273, PG. 1030  
 S.H.P.B. 8, PG. 144-147  
 PARCEL ID: C0090534037  
 2613 BELT BLVD.  
**1.569 AC. OR 68,352 SQ. FT.**

**PARCEL I - (PART OF TRACT I & TRACT II)-NORTH OF FORMEX ROAD**  
 DCJ TWO, LLC  
 INST. #180006319  
 D.B. 449, PG. 633  
 S.H.P.B. 9, PG. 167  
 D.B. 273, PG. 1030  
 S.H.P.B. 8, PG. 144-147  
 PARCEL ID: C0090534036  
 2525 BELT BLVD.  
**2.630 AC. OR 114,542 SQ. FT.**

**PARCEL II-TRACT I & II**  
 DCJ TWO, LLC  
 INST. #180006319  
 D.B. 203, PG. 1464  
 S.H.P.B. 7, PG. 100  
 PARCEL ID: C0090534028  
 2701 BELT BLVD.  
**1.883 AC. OR 82,037 SQ. FT.**

**TOTAL AREA = 6.082 AC. OR 264,931 SQ. FT.**

- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELD WORK COMPLETED AUGUST 19-21, 24 AND SEPTEMBER 2, 2020 AND A COMPILATION FROM RECORD DOCUMENTS AND DOES NOT REPRESENT A CURRENT LAND BOUNDARY SURVEY.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. BT18-0524(SF), POLICY NO. OX-12455679, DATE OF POLICY: APRIL 2, 2018, AT 2:12 P.M.
- THESE PROPERTIES LIE WITHIN ZONE "X" (OTHER FLOOD AREAS-AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, ZONE "X" (OTHER AREAS- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ZONE "AE" AND FLOODWAY AREA IN ZONE "AE" PER FLOOD INSURANCE MAP 5101290077D, EFFECTIVE DATE OF APRIL 2, 2009.
- NO EASEMENTS OR IMPROVEMENTS SHOWN HEREON.



VICINITY MAP  
1"=500'

**LEGEND**

- IRON ROD FOUND (IRF)
- ⊙ IRON PIPE FOUND (IPF)
- MONUMENT FOUND (VDOT)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°40'52"E	39.91'
L2	N27°33'47"W	60.00'
L3	N70°28'03"W	40.46'
L4	N2°02'20"W	49.24'
L5	N26°26'34"W	24.08'
L6	N69°26'25"W	42.01'
L7	N31°12'23"W	13.14'
L8	N76°58'04"E	41.75'
L9	S36°01'06"W	70.96'
L10	S43°12'00"W	69.62'
L11	S22°24'10"W	44.83'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	909.93'	131.67'	65.95'	8°17'28"	N17°39'10"W	131.56'
C2	999.93'	114.95'	57.54'	6°35'13"	N16°48'04"W	114.89'
C3	999.93'	75.78'	37.91'	4°20'32"	N22°15'56"W	75.76'
C4	1013.93'	4.80'	2.40'	0°16'16"	N31°04'15"W	4.80'
C5	570.00'	114.43'	57.41'	11°30'08"	S56°41'09"W	114.24'



**"A COMPILED PLAT"**  
**SHOWING THREE PARCELS TOTALING 6.082 ACRES**  
**OF LAND AT THE CORNER OF FORMEX ROAD AND**  
**BELT BOULEVARD**  
 CITY OF RICHMOND, VIRGINIA

CITY OF RICHMOND, VA	
Date: SEPT. 28, 2020	Scale: 1"=50'
Sheet 2 of 2	J.N.: 46441
Drawn by: L.M.T.	Checked by: G.F.D.
Revised:	

**TIMMONS GROUP**

THIS DRAWING PREPARED AT THE  
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