

HORIZONTAL DATUM: (NAD83) VIRGINIA STATE
 PLANE COORDINATE SYSTEM SOUTH ZONE
 (1983) BY OPUS GPS SOLUTION
 (1983) BASED ON OPUS GPS SOLUTION
 VERTICAL DATUM: (NAD83) BASED ON OPUS GPS SOLUTION

NOTE: OPUS GPS SOLUTION IS HOVA'S NATIONAL GEODETIC SURVEY
 (NGS) ONLINE POSITIONING USER SERVICE. POSITIONS FOR
 SOLUTIONS ARE COMPUTED RELATIVE TO NGS CONTINENTAL
 OPERATING REFERENCE STATION
 (CORS) NETWORK.

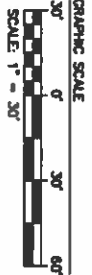
LEGEND

- (PNT) PUNCH HOLE TOWN
- (PNT) PUNCH HOLE ST.
- (PNT) FIRE MALL ST.
- (PNT) MONUMENT TOWN
- (PNT) LEAD REBAR/TACK TOWN
- (PNT) RAILROAD TOWN
- (PNT) SHUTTER MARK
- (PNT) FIRE MONUMENT
- (PNT) GAS WALK
- (PNT) UTILITY POLE
- (PNT) H/M/C UNIT
- (PNT) SOV
- (PNT) STORM DRAINAGE
- (PNT) REINFORCED CONCRETE

LINE TABLE

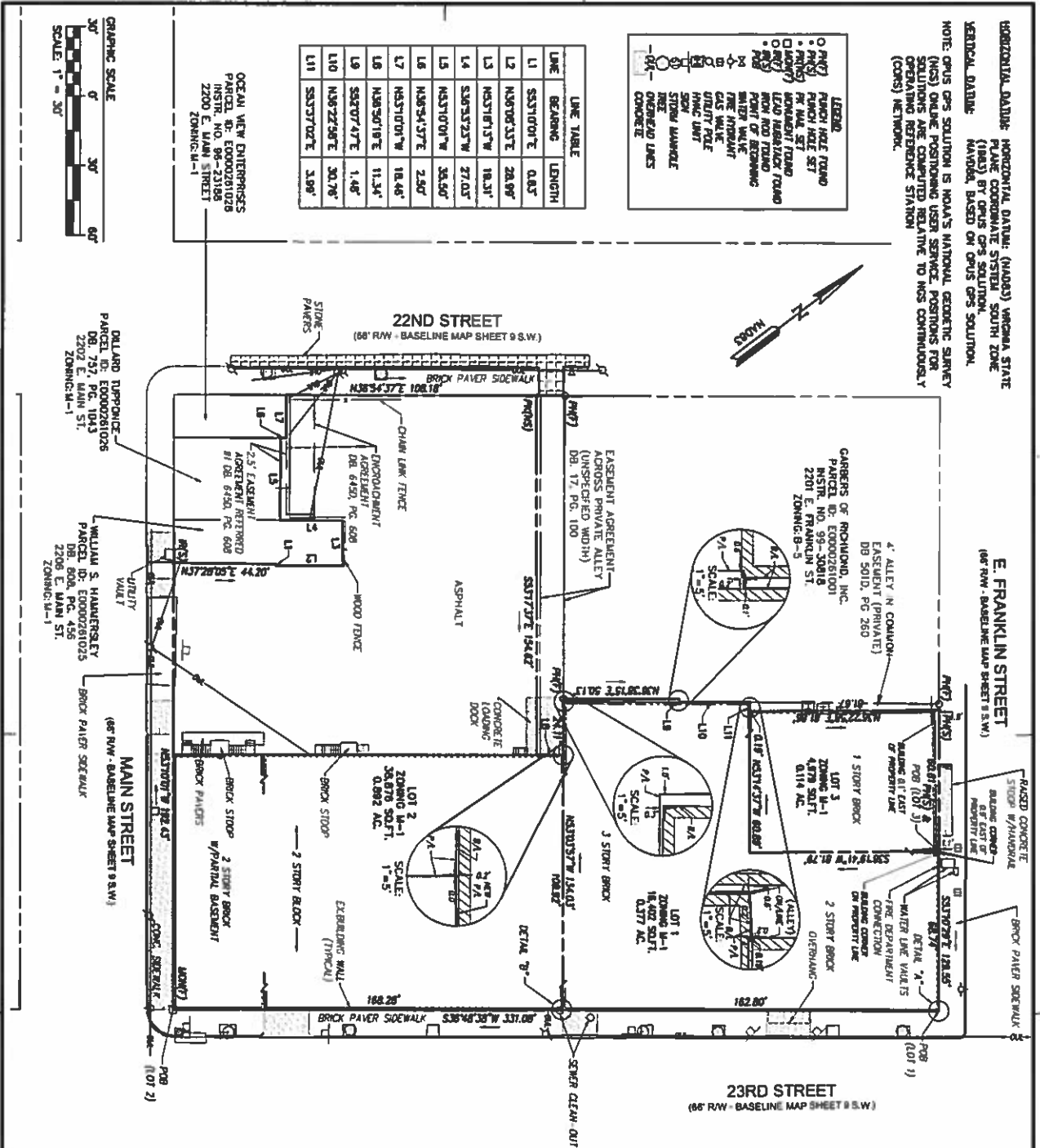
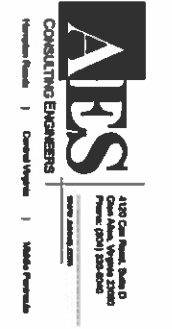
LINE	BEARING	LENGTH
L1	S53°10'07"E	0.83'
L2	N56°08'33"E	28.09'
L3	N83°18'57"W	18.31'
L4	S38°33'23"W	27.03'
L5	N83°10'07"W	35.50'
L6	N38°54'37"E	2.94'
L7	N83°10'07"W	18.46'
L8	N83°50'18"E	11.34'
L9	S82°07'47"E	1.48'
L10	N36°22'58"E	30.76'
L11	S53°10'07"E	3.99'

OCEAN VIEW ENTERPRISES
 PARCEL ID: E0000281028
 INSTR. NO. 88-23108
 2200 E. MAIN ST.
 ZONING: M-1



Revised By

Rev	Date	Description



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SPLIT NEW LOTS 1, 2 & 3 FROM EXISTING PARCEL ID: E0000281028 KNOWN AS 2213 E. FRANKLIN STREET.

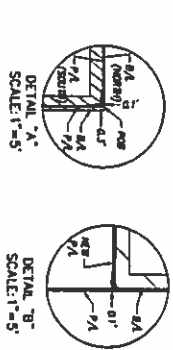
2. PROPERTY INFORMATION SHOWN IS COMPILED FROM PLOTTING PERFORMED BY ASES CONSULTING ENGINEERS IN OCTOBER 2016, AND IS BASED ON FIELD FOUND MONUMENTS AND DEEDS/PLATS OF RECORD.

3. ZONING OF PARCEL TO BE SPLIT IS CURRENTLY M-1. ALL RICHMOND CITY ZONING MAPS AS SHOWN BY CITY OF RICHMOND GIS (RICHMOND PARCEL MAP); NO ZONING CONVICTION LETTER WAS PROVIDED FOR ANY PROPERTY SHOWN HEREON.

4. SETBACKS PER CITY OF RICHMOND M-1 ZONING:
 FRONT YARD: 0'
 SIDE YARD: 0'
 REAR YARD: 0' (UNLESS ADJACENT TO R OR NO ZONING)

5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF DISCLOSURES MAY BE SHOWN.

6. ALL DEED AND PLAT REFERENCES SHOWN HEREON ARE BASED ON INFORMATION OF PUBLIC RECORD IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA.



LOT SPLIT PLAT

SHOWING
 A PARCEL TO BE SPLIT KNOWN AS 2213 E. FRANKLIN
 STREET, BEING PARCEL ID E0000281028, FOR A
 COMBINED TOTAL OF 1.393 ACRES MORE OR LESS

Project Contact: GFD
 Project Number: R1811-00
 Scale: 1"=30'
 Date: 1/16/17
 Sheet Number: 1 of 1