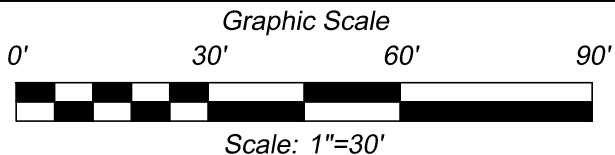


**GENERAL NOTES:**

- THIS PLAT IS BASED UPON A CURRENT FIELD RUN SURVEY, CONCLUDED ON MAY 02, 2016.
- THE PROPERTY SHOWN HEREON FALLS ON OR NEAR THE FOLLOWING FLOOD HAZARD ZONES: "X" (SHADED) - AREAS IN THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR DRAINAGES AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND "AE ELEVATION" = 37' - BASE FLOOD ELEVATIONS DETERMINED (NAVD'88). THE APPROXIMATE BOUNDARY LIMITS OF THESE AREAS ARE SHOWN AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 5101290037D, REVISED DATE: 04-02-2009 & MAP NUMBER 5101290041E, REVISED DATE: 07-16-2014.
- DURING THE COURSE OF OUR SURVEY, NO CEMETERIES WERE OBSERVED TO EXIST. NO FURTHER INVESTIGATIONS HAVE BEEN MADE TO VERIFY THE EXISTENCE (OR NON-EXISTENCE) OF ANY POSSIBLE CEMETERIES LOCATED ON THE SUBJECT PREMISES.
- 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.
- ALL CORNERS ARE RODS SET UNLESS SPECIFIES OTHERWISE.



- ⊙ NAIL SET (N/S)
- ROD SET (R/S)
- ⊙ RR SPIKE SET

PARCEL ID: E0000038001  
 ORIGINAL PARCEL AREA: 0.982 AC.  
 DEDICATION AREA: 0.046 AC.  
 REMAINING PARCEL AREA: 0.936 AC.

N:3,719,765.60  
 E:11,790,956.96

**PARCEL "C"  
 PHASE 2  
 DEDICATION  
 0.046 AC.**  
 (2,020 S.F.)  
 (BEING A PORTION OF)  
**NORTH FALLS  
 APARTMENTS II, LLC**  
 INSTR. #: 120003873  
 INSTR. #: 120006907  
 (PARCEL A-2)  
 PARCEL ID: E0000038001  
 330 S. 11TH ST.

**PROPOSED  
 VARIABLE WIDTH  
 TEMPORARY  
 CONSTRUCTION  
 EASEMENT  
 0.013 AC.**  
 (557 S.F.)

**NORTH FALLS  
 APARTMENTS II, LLC**  
 INSTR. #: 120003873  
 INSTR. #: 120006907  
 (PARCEL A-2)  
 PARCEL ID: E0000038001  
 330 S. 11TH ST.

**NORTH FALLS TOWERS, LLC**  
 INSTR. #: 120003883  
 INSTR. #: 120006907 (PARCEL A-1)  
 PARCEL ID: E0000038002  
 321 S. 10TH ST.

N:3,719,703.96  
 E:11,790,962.15

**PARCEL "C"**

FLOOD HAZARD  
 ZONE "X"  
 (SHADED)

APPROX.  
 LOCATION OF  
 FLOOD HAZARD  
 BOUNDARY (TYP.)

UNMARKED COR.  
 ON BLDG. FACE

FLOOD HAZARD  
 ZONE "X"  
 (UNSHADED)

FLOOD HAZARD  
 ZONE "X"  
 (SHADED)

UNMARKED S26°25'40"E 0.26'  
 FROM BLDG. CORNER ON WALL

CITY OF RICHMOND, VIRGINIA  
 D.B. 438, PG. 436  
 DPW DWG#: 0-22639  
 PARCEL ID: E0000001001  
 1201 E. BYRD ST.

N:3,719,687.66  
 E:11,790,888.18

UNMARKED CORNER  
 FLOOD HAZARD  
 ZONE "AE"

**NORTH FALLS ACQUISITION, LLC**  
 INSTR. #: 120003871  
 INSTR. #: 120006907 (PARCEL A-3)  
 PARCEL ID: E0000038003  
 390 S. 11TH ST.

**HAXALL CANAL**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N03°54'49"E | 2.70'    |
| L2   | N32°40'29"E | 41.02'   |
| L3   | S53°59'16"E | 13.51'   |
| L4   | N36°07'44"E | 35.90'   |
| L5   | S53°52'08"E | 12.15'   |
| L6   | N89°24'21"W | 30.00'   |
| L7   | S59°36'05"W | 15.74'   |
| L8   | S82°26'49"W | 23.00'   |
| L9   | N57°16'29"W | 3.35'    |
| L10  | S32°43'31"W | 8.84'    |
| L11  | N36°07'44"E | 24.34'   |
| L12  | S54°35'14"E | 17.08'   |
| L13  | N37°07'37"E | 5.92'    |
| L14  | S54°42'58"E | 6.55'    |
| L15  | S36°09'41"W | 0.45'    |
| L16  | N53°52'08"W | 12.15'   |

**BOUNDARY SURVEY & DEDICATION SHOWING  
 PHASE 2 DEDICATION FOR CANAL  
 WALK PROJECT CONTAINING  
 0.046 ACRE OF LAND BEING A  
 PORTION OF LAND KNOWN AS  
 330 S. 11th STREET  
 ALONG WITH A PROPOSED VARIABLE WIDTH  
 TEMPORARY CONSTRUCTION EASEMENT  
 PARCEL ID #: E0000038001**

CITY OF RICHMOND, VIRGINIA

Job #: TG1601.02  
 Date: 09-19-2016  
 Sheet: 1 of 1  
 Drawn By: KED  
 Checked By: WFW

**DPW DWG #:  
 B-28755**

| Rev. # | Rev. Date  |
|--------|------------|
| #1     | 10-03-2016 |
| #2     | 10-05-2016 |
| #3     | 10-12-2016 |
| #4     | 10-27-2016 |



Sealed: 10-27-2016  
 License Expires: 01-31-2018

Sheet Status:  
**FINAL**  
 Submittal Date:  
 10-27-2016

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | TANGENT | CHD BEARING | CHD LENGTH |
|-------|-------------|--------|------------|---------|-------------|------------|
| C1    | 38°54'55"   | 26.79' | 18.20'     | 9.47'   | N85°07'44"E | 17.85'     |
| C2    | 23°47'48"   | 90.24' | 37.48'     | 19.01'  | S12°29'33"W | 37.21'     |
| C3    | 11°46'14"   | 90.24' | 18.54'     | 9.30'   | S30°16'34"W | 18.51'     |
| C4    | 38°54'55"   | 26.79' | 18.20'     | 9.47'   | S85°07'44"W | 17.85'     |

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 804.330.3781 Office 804.859.5330 Fax  
 www.hbsurveying.com

**GENERAL NOTES:**

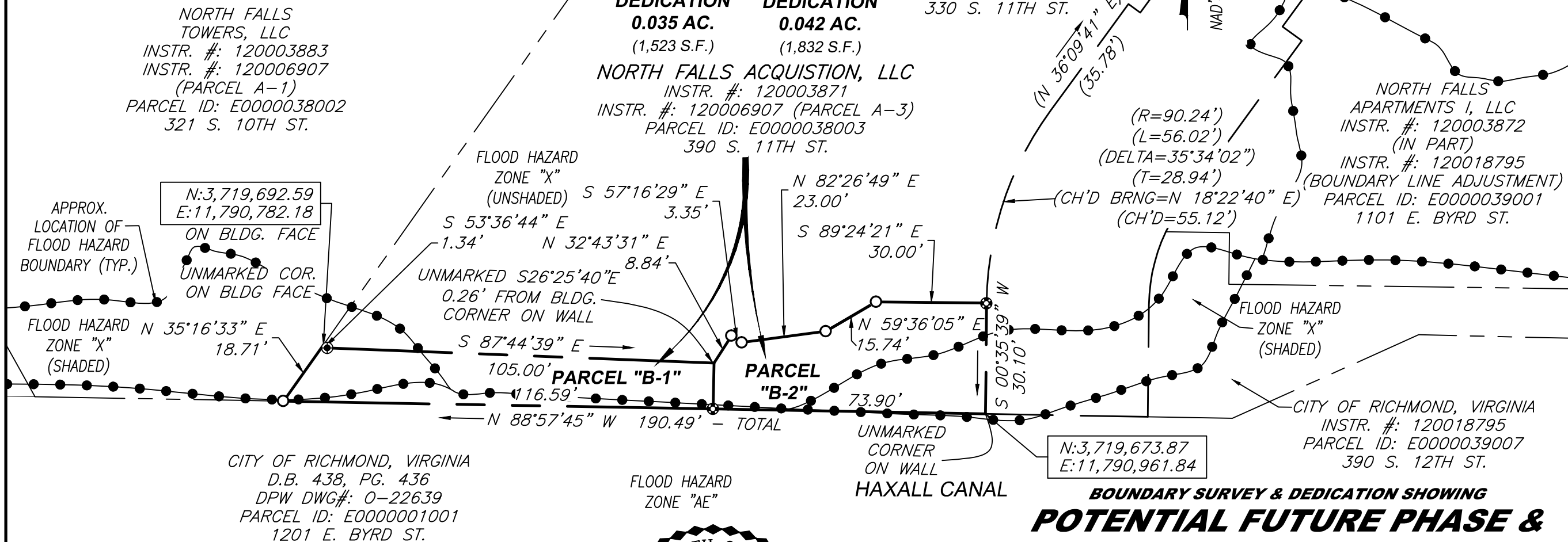
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 Drawn By: WFW  
 Checked By: WFW

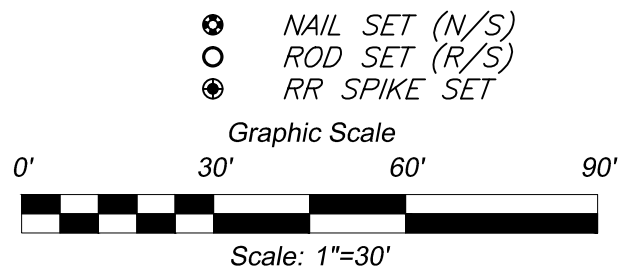
**DPW DWG #:  
 B-28753**

| Rev. # | Rev. Date  |
|--------|------------|
| #1     | 10-03-2016 |
| #2     | 10-05-2016 |
| #3     | 10-12-2016 |
| #4     | 10-27-2016 |



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Sealed: 10-27-2016  
 License Expires: 01-31-2018

- REV #4: SET CORNERS  
 REV #3: CITY COMMENTS.  
 REV #2: DPW DWG # CHANGED.  
 REV #1: CITY COMMENTS.

