SEMMES AVENUE
U.S. ROUTE 60
(VARIABLE WIDTH PUBLIC R/W)

MCDONOUGH STREET
(50' R/W)

PERRY STREET
(66' R/W)

21ST STREET
(45' R/W)

PERRY STREET
(45' R/W)

PARCEL A
(12.830 ACRES)

PARCEL B
(0.160 ACRE)
CITY OF RICHMOND
D.B. 21 PG. 202
NO GPIN NUMBER

P.O.B. A
1348.6'± TO THE INTERSECTION OF THE WEST LINE OF COWARDIN AVENUE AND THE SOUTH LINE OF SEMMES AVENUE EXTENDED

P.O.B. B
245.7'± TO THE INTERSECTION OF THE WEST LINE OF COWARDIN AVENUE AND THE SOUTH LINE OF SEMMES AVENUE EXTENDED

MATCHLINE

MATCHLINE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	512.55'	3.36'	1.68'	0°22'33"	N58°59'01"E	3.36'
C2	512.55'	45.71'	22.87'	5°06'35"	N59°03'28"E	45.69'
C3	531.82'	50.90'	25.47'	5°29'01"	N56°52'15"E	50.89'
C4	2531.00'	290.61'	145.47'	6°34'43"	S12°30'11"W	290.45'
C5	2531.00'	297.05'	148.69'	6°43'28"	S4°41'04"W	296.88'
C6	2563.50'	165.28'	82.67'	3°41'39"	S1°31'01"E	165.25'
		(163.40')				
C7	2531.00'	210.23'	105.18'	4°45'33"	S2°01'09"E	210.17'
C8	2563.50'	44.95'	22.48'	1°00'17"	N3°51'59"W	44.95'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°13'34"E	187.96'
	(N56°10'40"E)	
L2	N65°28'23"E	6.29'
	(N69°43'00"E)	6.30'

LEGEND

- ROD FOUND (UNLESS OTHERWISE NOTED)
- ROD SET (UNLESS OTHERWISE NOTED)
- FIRE CONNECTION
- FIRE HYDRANT
- WATER VALVE
- ROOF DRAIN
- GAS VALVE
- CLEANOUT
- STORM SEWER MANHOLE
- GRATE INLET
- TELEPHONE PEDESTAL
- COMMUNICATIONS VAULT
- BOLLARD
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- WATER METER
- PRESSURE INDICATOR VALVE
- WELL
- GUY
- ELECTRIC BOX
- ELECTRIC METER
- UTILITY VAULT
- (0°00'00") RECORD PLAT BEARING
- (0.00') RECORD PLAT DISTANCE

ALTA/ACSM CERTIFICATION

TO LAWYERS TITLE INSURANCE CORPORATION AND T THE UJH CORPORATION, A VIRGINIA CORPORATION:
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11(a), 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

PARCEL AREA SUMMARY:

PARCEL A-CONSISTS OF PARCEL 1 AND PARCEL 2 AS DESCRIBED IN THE TITLE COMMITMENT
PARCEL 1-(GPIN:S0000420001-IN PART) 12.610 ACRES
PARCEL 2-(GPIN:S0000420001-IN PART) 0.220 ACRE
TOTAL AREA PARCEL A 12.830 ACRES

PARCEL B-CONSISTS OF PARCEL 3 AS DESCRIBED IN THE TITLE COMMITMENT
NO GPIN NUMBER 0.160 ACRE

TOTAL AREA 12.990 ACRES

CELL TOWER AREA LEGEND
1-1-STORY CONCRETE BUILDING
2-ELECTRIC PANEL
3-PROPANE TANK
4-CELL TOWER
5-1-STORY CONCRETE BUILDING
6-ELECTRIC BOXES
7-GENERATOR
8-ELECTRIC PANEL
9-ELECTRIC BOX

VICINITY MAP
SCALE: 1"=2000'
JAMES RIVER
RIVERSIDE DRIVE
SITE
SEMMES AVENUE
BAINBRIDGE STREET
HULL STREET ROAD
MAURY STREET
COWARDIN AVENUE
NAD 83

COMMONWEALTH OF VIRGINIA
M. DWAYNE DUNEVANT
Lic. No. 2287
08-27-2009
LAND SURVEYOR

NOTES:

1.) OWNER OF RECORD:
PARCEL A
ALLEGHANY WAREHOUSE COMPANY, INC.
D.B. 287 PG. 343
D.B. 294 PG. 1729
P.B. 2 PG. 47
GPIN: S0000420001

PARCEL B
CITY OF RICHMOND
D.B. 21 PG. 202
NO GPIN NUMBER ASSIGNED FOR THIS PARCEL

2.) THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

3.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NUMBER 091029788, EFFECTIVE DATE JULY 17, 2009.
THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY AND ARE PLOTTED GRAPHICALLY:
DEED BOOK 290 PAGE 1652-C&P EASEMENT-LISTED AS EXCEPTION 6-AFFECTS PARCEL 1 AND 2
DEED BOOK 290 PAGE 1232-VEPCO EASEMENT-LISTED AS EXCEPTION 7-AFFECTS PARCEL 1 AND 2
DEED BOOK 336 PAGE 519-VEPCO EASEMENT-LISTED AS EXCEPTION 8-AFFECTS PARCEL 1 AND 2
ORDINANCE #92-64-72-CITY OF RICHMOND SEWER AND UTILITY EASEMENTS-LISTED AS EXCEPTION 9-AFFECTS PARCEL 1 AND 2
DEED BOOK 478 PAGE 240-RIGHT-OF -WAY EASEMENT-LISTED AS EXCEPTION 12-AFFECTS PARCEL 1
THE FOLLOWING EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY THEREFORE IS NOT PLOTTED GRAPHICALLY:
DEED BOOK 69 PAGE 1288-EASEMENT TO COMMONWEALTH OF VIRGINIA-LISTED AS EXCEPTION 5-DOES NOT AFFECT PARCEL 1, 2 OR 3
THE FOLLOWING EASEMENT MAY AFFECT THE SUBJECT PROPERTY BUT COULD NOT BE PLOTTED GRAPHICALLY:
DEED BOOK 113 PAGE 1297-VEPCO EASEMENT-LISTED AS EXCEPTION 4

4.) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING MORE FULLY DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOODPLAIN INFORMATION WAS OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP #51012900039D WITH AN EFFECTIVE DATE OF OF APRIL 2, 2009.

ALTA/ACSM LAND TITLE SURVEY SHOWING 12.990 ACRES OF LAND LYING ON THE SOUTH LINE OF SEMMES AVENUE

	CITY OF RICHMOND, VA
DATE: *AUGUST 27, 2009*	SCALE: *AS SHOWN*
SHEET *1* OF *1*	J.N.:*23180*
DRAWN BY: *D.J.S.*	CHECK BY:

SCALE 1"=30'
0 30' 60'

THIS DRAWING PREPARED AT THE
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TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

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