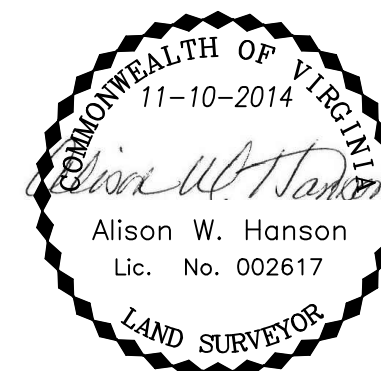


SURVEY NOTES:

1. THIS PLAT REPRESENTS A CURRENT FIELD RUN EXTERNAL BOUNDARY SURVEY OF FOUR PARCELS CONDUCTED ON SEPTEMBER 18, 2014 CURRENTLY OWNED BY THE CITY OF RICHMOND AND WAS REVISED ON NOVEMBER 10, 2014 TO REFLECT A FOUND MONUMENT WITH LEAD HUB & TACK LOCATED AFTER INITIAL FIELD WORK WAS COMPLETED.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (CITY OF RICHMOND SURVEY CONTROL NETWORK), VIRGINIA STATE PLANE COORDINATE SYSTEM-SOUTH ZONE.
3. ALL PHYSICAL IMPROVEMENTS THAT MAY BE LOCATED ON THESE PARCELS ARE NOT NECESSARILY SHOWN.
4. NO EVIDENCE OF ANY CEMETERIES WERE OBSERVED ON THE SUBJECT PROPERTY DURING OUR PERIMETER SURVEY. NO FURTHER INVESTIGATIONS WERE MADE TO DETERMINE IF ANY CEMETERIES EXIST ON THESE PARCELS.
5. THE SUBJECT PROPERTY GRAPHICALLY APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE X (UNSHADED - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAPPING PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, MAP NUMBER 5101290042D, MAP REVISED ON APRIL 2, 2009.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD. THE PARCELS SHOWN HEREON ARE SUBJECT TO ANY RECORDED EASEMENTS OR ENCUMBRANCES THAT MAY APPLY.

PARCEL "B" INFORMATION:
 AREA - 0.491 ACRE (21,407 S.F.)
 OWNERSHIP - N/F LENORA TAYLOR, ET ALS
 PARCEL NO. - E0000719001
 REFERENCE - D.B. 331D, PG. 389

PARCEL "C" INFORMATION:
 AREA - 0.162 ACRE (7,074 S.F.)
 OWNERSHIP - RICHMOND ORCHARD WORKS, LLC
 PARCEL NO. - E0000719004
 REFERENCE - INSTR. #: 2011-604



**BOUNDARY SURVEY SHOWING
 THE EXTERIOR LIMITS OF SEVERAL
 PARCELS OF LAND LYING ON THE
 EAST LINE OF N. 31st STREET
 CONTAINING 22.41± ACRES**

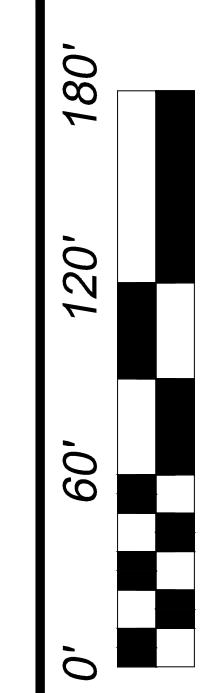
CITY OF RICHMOND, VIRGINIA

**SCALE: 1"=60'
 REVISED: NOVEMBER 10, 2014**



Surveying and Mapping, LLC
insightful solutions, quality service

A DBE/WBE SWaM Certified Business



DATE: 10-01-2014
 SHEET: 1 of 1
 DRAWN BY: WFW
 SCALE: 1"=60'
 JOB #: TG1410.01
 CHECKED BY: AWH