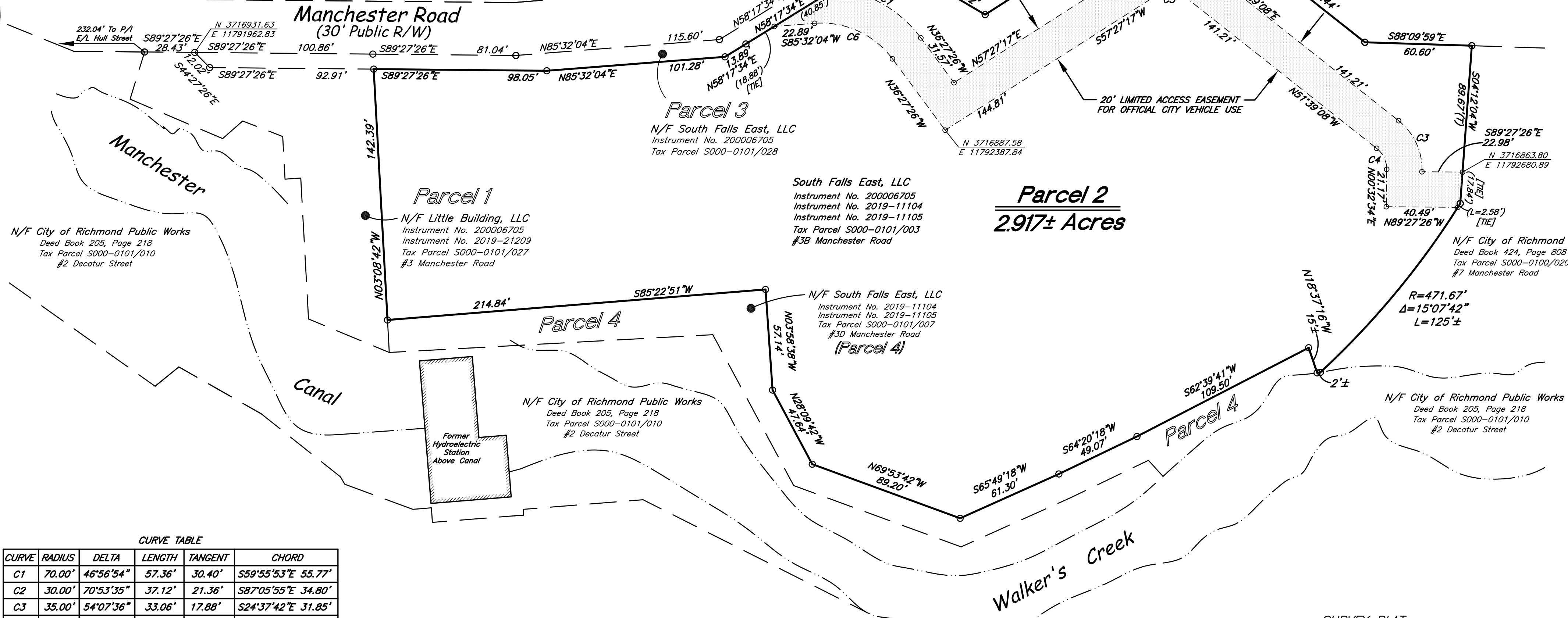


20' Limited Access Easement
for Official City Vehicle Use

0.217 Acres
9,463.01 Sq. Ft.

Manchester Road
(30' Public R/W)



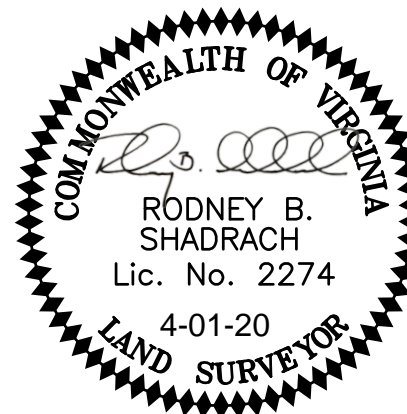
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	70.00'	46°56'54"	57.36'	30.40'	S59°55'53"E 55.77'
C2	30.00'	70°53'35"	37.12'	21.36'	S87°05'55"E 34.80'
C3	35.00'	54°07'36"	33.06'	17.88'	S24°37'42"E 31.85'
C4	15.00'	52°11'42"	13.66'	7.35'	N25°33'17"W 13.20'
C5	10.00'	70°53'35"	12.37'	7.12'	N87°05'55"W 11.60'
C6	50.00'	58°00'30"	50.62'	27.72'	N65°27'41"W 48.49'

Notes:

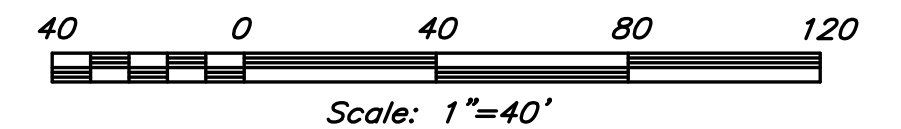
- The subject property is partially located in a Special Flood Hazard Area, and appears to be located in Zones (AE-Base Flood Elevation Determined) and (X*-Area Protected by Levees from 1% Annual Chance Flood) as defined by the Federal Insurance Administration Community Panel No. 510129-D043-D, effective date July 16, 2014
- This survey plat represents a current and accurate field transit boundary survey of the premises shown hereon. Date of physical survey: March 15, 2019.
- This survey was made with the benefit of a Title Report issued by Fidelity National Title Insurance Company, dated May 17, 2019. (Commitment No. 19-15091)

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.



SURVEY PLAT
SHOWING A 20' LIMITED ACCESS EASEMENT
FOR OFFICIAL CITY VEHICLE USE
ACROSS TAX PARCEL 000-0101/003
CITY OF RICHMOND, VIRGINIA

DATE: APRIL 1, 2020



Shadrach & Associates, LLC

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