

Portion of S000-0101/027 to Parcel 3
0.019 Acres
825.53 Sq. Ft.

Portion of S000-0101/003 to Parcel 3
0.044 Acres
1914.96 Sq. Ft.

Portion of S000-0101/009 to Parcel 3
0.022 Acres
970.43 Sq. Ft.

N/F RIVERFRONT SILOS, LLC
Instrument No. 2004-21682
Tax Parcel S000-0101/006
#2 Manchester Road

N/F City of Richmond Public Works
Deed Book 193, Page 250
Tax Parcel S000-0101/015
#5 Manchester Road

Manchester Road
(Portion Not Open)

N/F City of Richmond Public Works
Deed Book 193, Page 250
Tax Parcel S000-0101/015
#5 Manchester Road

South Falls East, LLC
Instrument No. 2019-11104
Instrument No. 2019-11105
Tax Parcel S000-0101/009
#3A Manchester Road

Manchester Road
(30' Public R/W)

[NEW AREA]
Parcel 1
0.235 Acres

[NEW AREA]
Parcel 3
0.085 Acres

[NEW AREA]
Parcel 2
2.917± Acres

South Falls East, LLC
Instrument No. 2019-11104
Instrument No. 2019-11105
Tax Parcel S000-0101/003
#3B Manchester Road

Little Building, LLC
Instrument No. 2019-21209
Tax Parcel S000-0101/027
#3 Manchester Road

N/F South Falls East, LLC
Instrument No. 2019-11104
Instrument No. 2019-11105
Tax Parcel S000-0101/007
#3D Manchester Road
(Parcel 4)

N/F City of Richmond
Deed Book 424, Page 808
Tax Parcel S000-0100/020
#7 Manchester Road

R=471.67'
Δ=15°07'42"
L=125'±

N/F City of Richmond Public Works
Deed Book 205, Page 218
Tax Parcel S000-0101/010
#2 Decatur Street

N/F City of Richmond Public Works
Deed Book 205, Page 218
Tax Parcel S000-0101/010
#2 Decatur Street

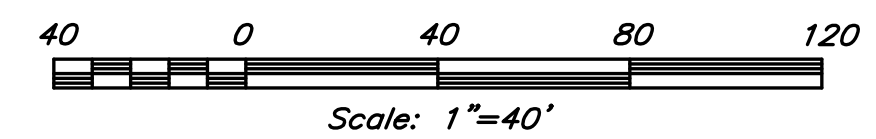
Former Hydroelectric Station Above Canal

Walker's Creek

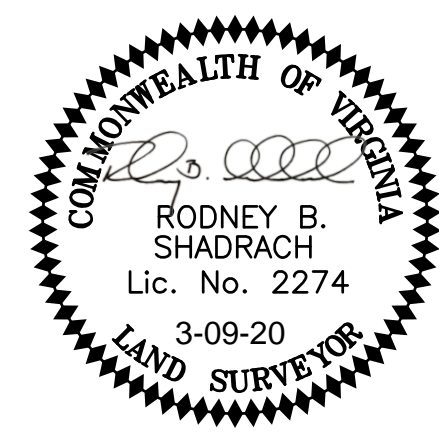
THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES OF THE TAX PARCELS SHOWN HEREON

SURVEY PLAT
SHOWING A BOUNDARY LINE ADJUSTMENT
ACROSS TAX PARCELS S000-0101/027,
S000-0101/003 & S000-0101/009

CITY OF RICHMOND, VIRGINIA
DATE: MARCH 9, 2020



Shadrach & Associates, LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301



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.

LINE TABLE

LINE	BEARING	DIST.
L1		
L2	S85°51'18"W	8.93'
L3	N03°08'42"W	24.22'
L4	N68°48'42"W	24.30'
L5	S48°37'34"W	15.10'
L6	N17°04'34"E	28.00'

- 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. 510129-0043-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)