

This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.

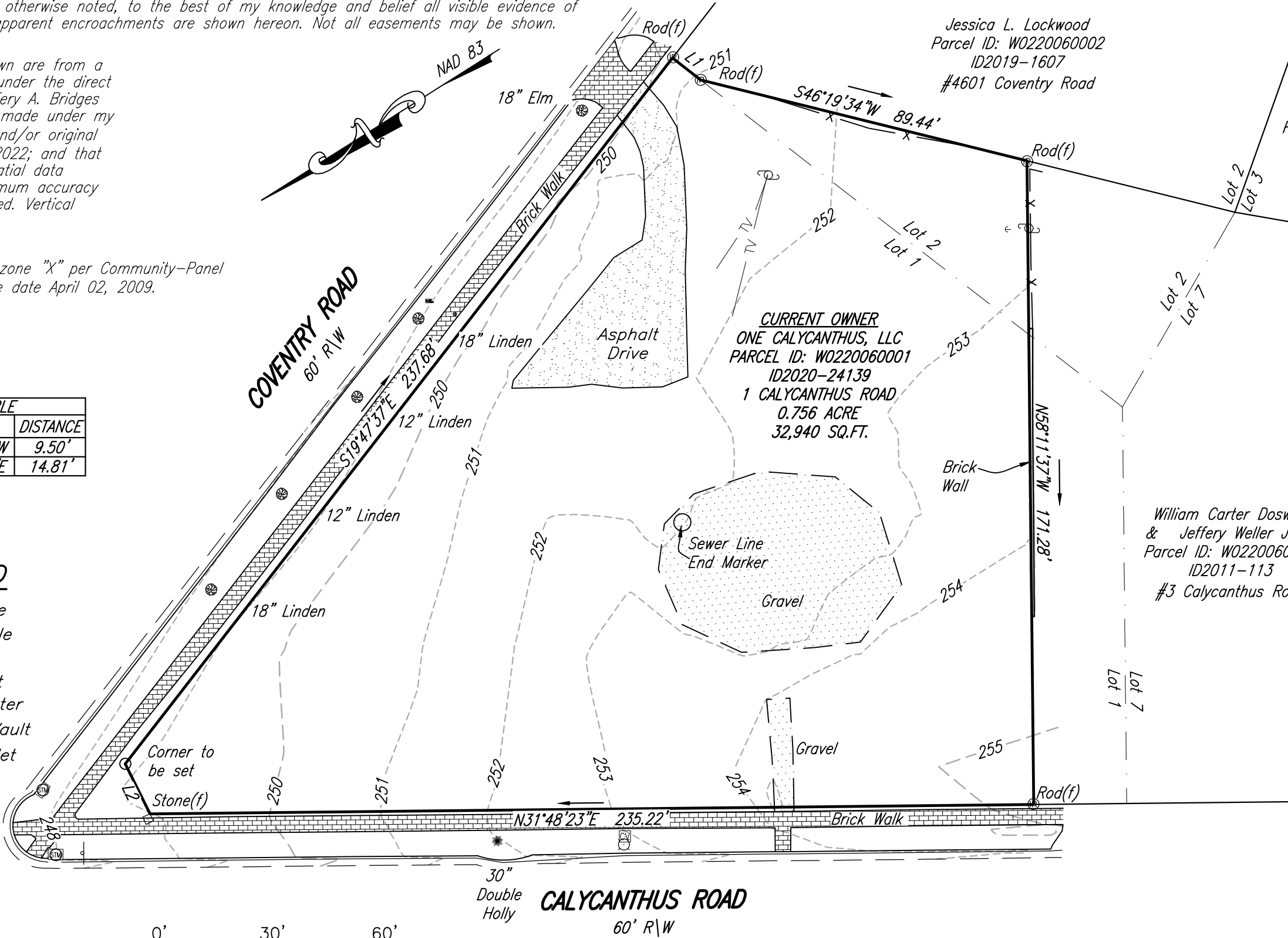
The existing contours lines shown are from a limited field survey completed under the direct and responsible charge of, Jeffery A. Bridges from an actual Ground Survey made under my supervision; that the imagery and/or original data was obtained on 05/27/2022; and that this plat, map or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted. Vertical Datum is GPS (NAVD88).

This property is in FEMA flood zone "X" per Community-Panel Number 5101290017D, effective date April 02, 2009.

LINE TABLE		
#	BEARING	DISTANCE
L1	S70°12'23"W	9.50'
L2	S83°59'37"E	14.81'

LEGEND

- Light Pole
- ⊕ Utility Pole
- Guy Wire
- ⊗ Clean out
- ⊠ Water Meter
- ⊡ Comm. Vault
- ⊕ Storm Inlet
- Sign



RE: One Calycanthus, LLC  
DATE: 06/15/2022  
SCALE: 1"=30'  
JOB NO.: 56220040.00  
DRAWN BY: DAD  
CHECKED BY: JAB

IMPROVEMENTS ON  
\*1 CALYCANTHUS ROAD  
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

\*Being Part of Lot 1 &  
Part of Lot 2, Block 4,  
Windsor Farms

