







1223 W. Leigh St.

Richmond, VA

Project number Project Number			
Date	Issue Date		A1
Drawn by	Author		
Checked by	Checker	Scale	1/8" = 1'-0"

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. N/F CHRISTY A. SERAFIM, CHRISTOPHER A. SERAFIM,
-- CINDY L. ANDERSON & BETHANY L. OLINGER
INST.060016140 PARCEL ID. N0000518026 O/H UTILITY LINES 30.00' CINDERBLOCK PIPE SFT BASEL THE S POLE 5 .45 UTILITY 85.00 anD Rec otacles pl 0.20' IN R/W 85.00 BLOG ON LINE CC SunTrust Bank INST.110021329 STIR WIDTH R/W HISTORIC CARVER PROPERTIES, INST. 210033464 PARCEL ID.N0000518002 PARCEL ID.N0000518001 (PART) CONC WALK 2 STORY **BRICK** #1217 Install 30.00' Syringa Reticulation INST.120005419 OMIYAH INVESTMENT CORP. INST.120005419 PARCEL ID.N0000518001 BLDG. (PART) ON LINE POLE 2 STORY BRICK & FRAME 35 #1223 0.36 ROD FOUND STONE FOUND 0/H CONC. Install Syringa Reticulatt 30,00 WALK CURB W. LEIGH STREET 0/H UTILITY VARIABLE WIDTH R/W LINES (PHYSICAL SURVEY) SURVEY & PLAT OF PROPERTY LOCATED AT 1223 W. LEIGH STREET IIN THE CITY OF RICHMOND, VIRGINIA SCALE: 1" = 15' THIS IS TO CERTIFY THAT ON MARCH 4, 2022

I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT FREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. MARCH 4, 2022 FREDERICK A. GIBSON LIC.No.0403001561 03-04-2022 & ASSOCIATES, P.C. LEGEND LAND SURVEYORS 11521-G MIDLOTHIAN TURNPIKE IRON ROD FOUND IRON ROD SET ND SURVE UNLESS OTHERWISE NOTED **NORTH CHESTERFIELD, VIRGINIA 23235** PHONE 804 378-4485 FAX 804 378-4487 PROJECT # 0601-12 PI