

NOTES

OWNER

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
 1) HORIZONTAL DATUM: NAD83 (N. 2011)
 DATUM ESTABLISHED BY RTR ON 07-15-2015 (CORRECTIONS FROM RICHMOND 0877)

2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. A PORTION OF THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A HOMEOWNERS POLICY OF INSURANCE FOR A ONE-TO-FOUR FAMILY RESIDENCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, POLICY DATED OCTOBER 20, 2014, POLICY NUMBER: 7003488888 FOR THE FOLLOWING PARCEL ADDRESSES:
 #1327 N. 24TH STREET
 #1328 N. 24TH STREET

SCHEDULE B EXCEPTIONS - NO EASEMENTS LISTED
 3) THE REMAINING PORTION OF THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A HOMEOWNERS POLICY OF INSURANCE, ORDER #18-22028, THIS REPORT IS FOR THE FOLLOWING PARCEL ADDRESSES:
 #1323 N. 24TH STREET
 #1324 N. 24TH STREET
 #1325 N. 24TH STREET
 #1326 N. 24TH STREET
 #1327 N. 24TH STREET
 #1328 N. 24TH STREET
 #1329 N. 24TH STREET
 #1330 N. 24TH STREET
 #1331 N. 24TH STREET
 #1332 N. 24TH STREET
 #1333 N. 24TH STREET
 #1334 N. 24TH STREET
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 #1337 N. 24TH STREET
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 #1340 N. 24TH STREET
 #1341 N. 24TH STREET
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 #1343 N. 24TH STREET
 #1344 N. 24TH STREET
 #1345 N. 24TH STREET
 #1346 N. 24TH STREET
 #1347 N. 24TH STREET
 #1348 N. 24TH STREET
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 #1350 N. 24TH STREET
 #1351 N. 24TH STREET
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 #1367 N. 24TH STREET
 #1368 N. 24TH STREET
 #1369 N. 24TH STREET
 #1370 N. 24TH STREET
 #1371 N. 24TH STREET
 #1372 N. 24TH STREET
 #1373 N. 24TH STREET
 #1374 N. 24TH STREET
 #1375 N. 24TH STREET
 #1376 N. 24TH STREET
 #1377 N. 24TH STREET
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 #1380 N. 24TH STREET
 #1381 N. 24TH STREET
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 #1389 N. 24TH STREET
 #1390 N. 24TH STREET
 #1391 N. 24TH STREET
 #1392 N. 24TH STREET
 #1393 N. 24TH STREET
 #1394 N. 24TH STREET
 #1395 N. 24TH STREET
 #1396 N. 24TH STREET
 #1397 N. 24TH STREET
 #1398 N. 24TH STREET
 #1399 N. 24TH STREET
 #1400 N. 24TH STREET

RECEIVED
 MAY 16 2016
 LAND USE ADMINISTRATION

LETTERS AND SOUNDING DESCRIPTION

PREPARED BOUNDARY
 BEGINNING AT A MONUMENT POINT, LABELED P.O.A. LYING ON THE NORTHEAST CORNER OF FAIRMOUNT AVENUE AND N. 24TH STREET, THENCE ALONG THE EASTERN RIGHT-OF-WAY OF N. 24TH STREET N. 30°10'E FOR 331.83 FEET TO A MONUMENT POINT;
 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF T STREET THENCE ALONG A SURVEY THE LINE CROSSING A 14 FOOT PUBLIC ALLEY S 87°18'18"W FOR 14.00 FEET TO A MONUMENT POINT;
 THENCE S 31°18'18"E FOR 124.78 FEET TO A MONUMENT POINT;
 THENCE ALONG THE WESTERN RIGHT-OF-WAY OF N. 24TH STREET S 87°18'18"W FOR 412.72 FEET TO A MONUMENT POINT;
 THENCE S 87°18'18"W FOR 64.21 FEET TO A POINT;
 THENCE S 78°34'18"W FOR 44.72 FEET TO A POINT;
 THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF FAIRMOUNT AVENUE S 37°30'30"W FOR 24.23 FEET TO A POINT;
 THENCE ALONG A SURVEY THE LINE CROSSING A 14 FOOT PUBLIC ALLEY N 53°25'35"W FOR 14.00 FEET TO A POINT;
 THENCE N 53°25'35"W FOR 124.81 FEET TO THE POINT OF BEGINNING
 LESS AND EXCEPT .4589 SQUARE FEET OR 0.106 ACRES OF LAND OF A 14 FOOT PUBLIC ALLEY INSIDE ABOVE MENTIONED METES AND BOUNDS FOR THE PERMETER BOUNDARY.
 TOTAL ACRES FOR PARCELS A INSIDE PERMETER BOUNDARY LESS AND EXCEPT THE 14 FOOT PUBLIC ALLEY = 78.78 SQ. FT. OR 1.78 ACRES OF LAND.

OWNER PARCEL INFORMATION

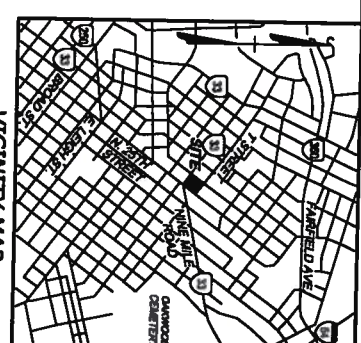
- A RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018003 DEED REF: 020015-20183 #1329 N. 24TH ST.
- B RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018004 DEED REF: 020015-20183 #1328 N. 24TH ST.
- C RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018003 DEED REF: 020017-1441 #1329 N. 24TH ST.
- D RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018003 DEED REF: 020007-2018 #1328 N. 24TH ST.
- E RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018003 DEED REF: 020007-2018 #1327 N. 24TH ST.
- F DID NOT USE
- G RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018003 DEED REF: 020004-0882 #1317 N. 24TH ST.
- H RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018002 DEED REF: 020006-1147 #1318 N. 24TH ST.
- I RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018004 DEED REF: 020007-4125 #1319 N. 24TH ST.
- J RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018003 DEED REF: 020007-13888 #1311 N. 24TH ST.
- K RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018022 DEED REF: 020007-17479 #1309 N. 24TH ST.
- L RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018020 DEED REF: 020006-0882 #1317 N. 24TH ST.
- M RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018018 DEED REF: 020004-2029 #1320 N. 24TH ST.
- N RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018017 DEED REF: 020004-1648 #1320 N. 24TH ST.
- O RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018017 DEED REF: 020004-1648 #1322 N. 24TH ST.
- P RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018015 DEED REF: 020004-1648 #1324 N. 24TH ST.
- Q RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018013 DEED REF: 020004-1648 #1326 N. 24TH ST.
- R RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018012 DEED REF: 020004-0882 #1310 N. 24TH ST.
- S RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018011 DEED REF: 020004-22888 #1312 N. 24TH ST.
- T RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018012 DEED REF: 020004-0882 #1310 N. 24TH ST.
- U RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018011 DEED REF: 020004-1110 #1320 N. 24TH ST.
- V RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018023 DEED REF: 020004-0882 #1326 N. 24TH ST.
- W RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018004 DEED REF: 020004-0882 #1324 N. 24TH ST.
- X RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018004 DEED REF: 020004-0882 #1324 N. 24TH ST.
- Y RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018004 DEED REF: 020004-0882 #1324 N. 24TH ST.
- Z RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: E000018002 DEED REF: 020004-0882 #1320 N. 24TH ST.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY, CHICAGO TITLE INSURANCE COMPANY AND HOMEOWNERS POLICY COMPANY THAT I HAVE CONDUCTED THE FIELD SURVEY AND THE BOUNDARY THEREON ACCORDING TO THE REQUIREMENTS FOR LAND SURVEYING IN THE STATE OF VIRGINIA, THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS SURVEY IS A TRUE REPRESENTATION OF THE EXISTING CONDITIONS AND CORRECTLY SHOWS THE SIZE, LOCATION AND BOUNDARIES OF THE PARCELS, THE SURVEY ALSO CORRECTLY SHOWS THE SIZE, LOCATION AND BOUNDARIES OF THE EASEMENTS DESCRIBED IN THE TITLE RECORDS AND HERETAGE TITLE COMPANY ORDER #616-22028, DATED FEBRUARY 24, 2016, AND CHICAGO TITLE INSURANCE COMPANY, POLICY #700348888, WITH THE EFFECTIVE DATE OF OCTOBER 20, 2014. ADEQUATE ACCESS TO AND EGRESS FROM THE PARCELS WAS PROVIDED BY N. 24TH STREET AND N. 25TH STREET AS SHOWN BY THE FIELD SURVEY. THE PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY OR PARTNER ADJOINING OTHER ALONG THEIR COMMON BOUNDARIES WITHOUT OARS OR OVERLAYS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM ALTA AND MAPS AND INCLUDES ITEMS 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THE FIELD WORK FOR #1327 & #1329 N. 24TH STREET WAS COMPLETED ON MARCH 2, 2016.

TO: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY, AND HERETAGE TITLE COMPANY.



LEGEND

- Decaduate Iron
- Decaduate Marble
- Electric Meter
- △ Electric Dry Wire
- Electric Light Pole
- Natural Gas Tap
- Secondary Sewer Manhole
- Storm
- Utility Pole
- Water Meter
- Handicap Ramp
- Property Corner To Be Set
- Contour Line
- Cap & Gutter
- Property Line Marker

BOUNDARY NOTES
 (164.05) = Distance Between Corners of Property Lines from Recorded Deeds and Plat.

LINE	BEARING	LENGTH
L1	N89°19'44"W	48.28'
L2	S88°38'21"W	64.21'
L3	S78°34'18"W	44.72'
L4	N53°25'35"W	14.00'
L5	N53°25'35"W	14.00'
L6	S53°18'18"E	14.00'



ALTA/ACSM LAND TITLE SURVEY PLAT SHOWING SEVERAL PARCELS OF LAND LYING INSIDE OF T STREET, N. 25TH STREET, FAIRMOUNT AVENUE AND N. 24TH STREET

City Of Richmond
 Date: 09-24-2015
 Scale: As Shown
 Sheet 1 of 1
 Drawn by: B. Tingen
 Checked by:
 Virginia
 J.N.: 35794.002

