

SOURCE OF TITLE:

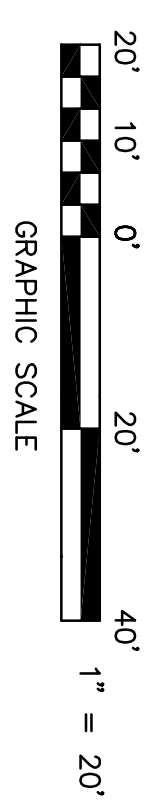
THE PROPERTY EMBRACED WITHIN THE LIMITS OF 1801 JEFFERSON DAVIS HWY IS THAT PROPERTY CONVEYED TO MWW LLC, BY SPECIAL COMMISSIONER'S DEED FROM GREGORY A. LUKANUSKI, SPECIAL COMMISSIONER, DATED OCTOBER 31, 2016, RECORDED OCTOBER 31, 2016, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 16-213441.

THE PROPERTY EMBRACED WITHIN THE LIMITS OF 1805 JEFFERSON DAVIS HWY IS THAT PROPERTY CONVEYED TO MWW LLC, BY SPECIAL COMMISSIONER'S DEED FROM BONNIE M. ASHLEY AND GREGORY A. LUKANUSKI, SPECIAL COMMISSIONERS, DATED MAY 28, 2013, RECORDED MAY 29, 2013, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 13-11426.

LEGEND:
 IRF = IRON ROD FOUND
 CMF = CONCRETE MONUMENT FOUND

GENERAL NOTES:
 1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 510120008C, EFFECTIVE DATE FEBRUARY 4, 2001. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

JEFFERSON DAVIS HWY
 100' R/W



SURVEYOR'S CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY THE 1ST DAY OF OCTOBER 2020.



DPW DWG. NO. N-28945

**PLAT OF VARIABLE WIDTH
 RIGHT-OF-WAY DEDICATION
 1801-1817 JEFFERSON DAVIS HWY**

RICHMOND, VIRGINIA
 SCALE: 1"=20'

TAX #: S0071527001, 7003
 DRAWN: MCM
 CALC.: MCM

DATE: 5 OCTOBER 2020
 REV.: 15 DECEMBER 2020
 W.O.: 19-5119

1915-B W. Cary Street
 Richmond, Virginia 23220
 Phone: 804-358-2947
 Fax: 804-359-9645
 www.parkergroup.com

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