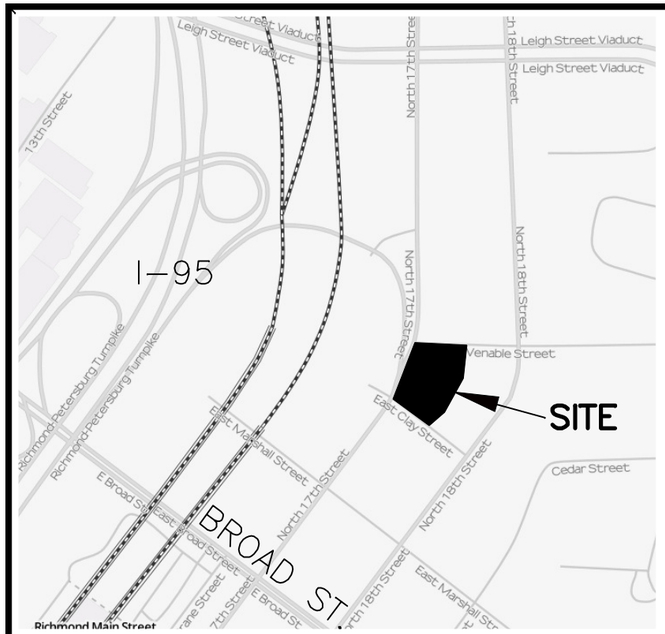

VICINITY MAP
SCALE: 1" = 500'

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FEMA FLOOD ZONE "X" ON MAP 5101290041D, REVISED APRIL 2, 2009

ZONING: B–5 BUSINESS PER CITY WEBSITE

ZONING SETBACKS: TO BE PROVIDED BY TITLE COMPANY

ALTA CERTIFICATION

To ROWVA Properties, LLC and Safe Harbor Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6a, 6b, 8, 9, 11a & 13 of Table A thereof. The field work was completed on 06/05/2013

Date of Plat or Map: 06/13/2013

EXISTING CONDITIONS LEGEND

IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
NF	= NAIL FOUND
	= PROPERTY LINE
	= BUILDING LINE
	= FENCE LINE
	= DRAIN INLET
E	= ELECTRIC METER
PP	= UTILITY POLE
E E	= OVERHEAD UTILITY LINE
	= GUY WIRE
	= CONCRETE
	= CURB AND GUTTER
	= ASPHALT
	= MULCH
	= RIP RAP
D	= DRAINAGE MANHOLE
S	= SANITARY MANHOLE
	= BOLLARD
	= SIGN
G	= GAS METER
	= GAS MARKER
FH	= FIRE HYDRANT

P.O.B.

LENGTH = 139.00'
RADIUS = 1005.00'
DELTA = 7°55'28"
CHORD = 138.89'
CH. BEARING = N 21°51'33" E
(N 21°39'12" E)

CURB CUT — VENABLE ST. (+/– 70' R.O.W.) — CURB CUT

N 89°28'57" E (N 89°16'14" E) 185.69'

SIDEWALK — IRF — NF — BRICK COLUMN

26.30' — 27.60'

ASPHALT — 5 PAINTED PARKING SPACES

OLIVER HILL WAY (+/– 110' R.O.W.)

SIDEWALK — STEPS (TYPICAL) — 2 STORY BRICK

GRAVEL

(S 10°38'31" W)
S 10°50'53" W 90.41'

IRS — 1.34'

#501 OLIVER HILL WAY
N/F RICHMOND ART COLONY LLC
INST. # 2007–15321
PARCEL # E0000248001
0.852 ACRES

IRS — 26.33' — 7.55'

(S 22°38'31" W)
S 22°50'57" W
123.67'

N 52°07'03" W 180.36'
(N 52°19'29" W)

PP — FH — SIDEWALK — CONCRETE DOCK — GRAVEL

IRF — 1.38'

(S 37°40'31" W)
S 37°52'57" W
48.86'

NAD 83

E. CLAY ST. (+/– 60' R.O.W.)

PP — NF

#500 N. 18TH ST.
N/F CLAY STREET PARKING LLC
INST. # 2013–2081
PARCEL # E0000248002

COMMONWEALTH OF VIRGINIA
GEORGE L. NYFELER III
Lic. No. 2068
LAND SURVEYOR

30' 0 30' 60' 90'
1" = 30'

ALTA/ACSM LAND TITLE SURVEY

FOR:
501 OLIVER HILL WAY
CITY OF RICHMOND, VA

DATE: 06-13-2013	SCALE: 1" = 30'
JOB NUMBER: 13040	DRAWN BY: JRW
	APPROVED BY: GLN

Nyfeler Associates
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