

GENERAL NOTES:

OWNER INFORMATION:

**PARCEL I**  
LARRY S. BURTON & PAMELA LEONARD BURTON  
INST. #020012880  
PARCEL ID: S0080237007  
2400 AFTON AVENUE  
0.985 AC. OR 42,903 SQ. FT.

**PARCEL II**  
LARRY S. BURTON & PAMELA LEONARD BURTON  
INST. #020012880  
PARCEL ID: S0080237001  
2420 AFTON AVENUE  
0.816 AC. OR 35,540 SQ. FT.

TOTAL AREA =1.801 AC. OR 78,443 SQ. FT.

- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELD WORK COMPLETED AUGUST 21, 2020.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. BCT-2005598, EFFECTIVE DATE OF JUNE 17, 2020, AT 7:00 A.M.
- ZONING: R-53, RESIDENTIAL (MULTI-FAMILY) FROM THE CITY OF RICHMOND, VA PARCEL INFORMATION FOR BOTH PARCELS. NO ZONING LETTER OR REPORT PROVIDED BY CLIENT.
- THESE PROPERTIES LIE WITHIN ZONE "X" PER FLOOD INSURANCE MAP 5101290077D, EFFECTIVE DATE OF APRIL 2, 2009.
- THERE ARE NO GAPS, GORES, OR OVERLAPS AND THE SURVEYED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.
- RANDOM TRASH DEBRIS SPREAD THROUGHOUT THE WOODED PORTIONS OF THE SURVEYED PROPERTY.
- FIELD CREW COULD NOT FIND PIPE CULVERT OR STRUCTURE ON NORTH END OF DRY STREAM BED THAT FEEDS THE DRY STREAMBED DURING THE FIELDWORK PROCESS. STRUCTURE MAYBE BURIED.
- STORM DRAINAGE AND SANITARY SEWER PIPES ARE SHOWN PER CITY OF RICHMOND GIS AND ARE APPROXIMATE.

DESCRIPTION OF PARCEL I-(PER SURVEY):

0.985 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE WEST LINE OF LYNHAVEN AVENUE AND THE SOUTH LINE OF AFTON AVENUE AND LABELED (P.O.B. I) HEREON.

THENCE, ALONG THE WEST LINE OF LYNHAVEN AVENUE, S 05°40'17" E, 154.70 FEET TO AN IRON ROD SET ON THE NORTH LINE OF A +/-22' (PUBLIC) ALLEY.

THENCE, LEAVING THE WEST LINE OF LYNHAVEN AVENUE ALONG THE NORTH LINE OF A +/-22' (PUBLIC) ALLEY, S 84°39'41" W, 275.07 FEET TO AN IRON ROD SET.

THENCE, LEAVING A +/-22' (PUBLIC) ALLEY, N 05°44'20" W, 157.14 FEET TO AN IRON ROD SET ON THE SOUTH LINE OF AFTON AVENUE.

THENCE, ALONG AFTON AVENUE, N 85°10'11" E, 275.28 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 0.985 ACRES OR 42,903 SQUARE FEET OF LAND, MORE OR LESS.

DESCRIPTION OF PARCEL II-(PER SURVEY):

0.816 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

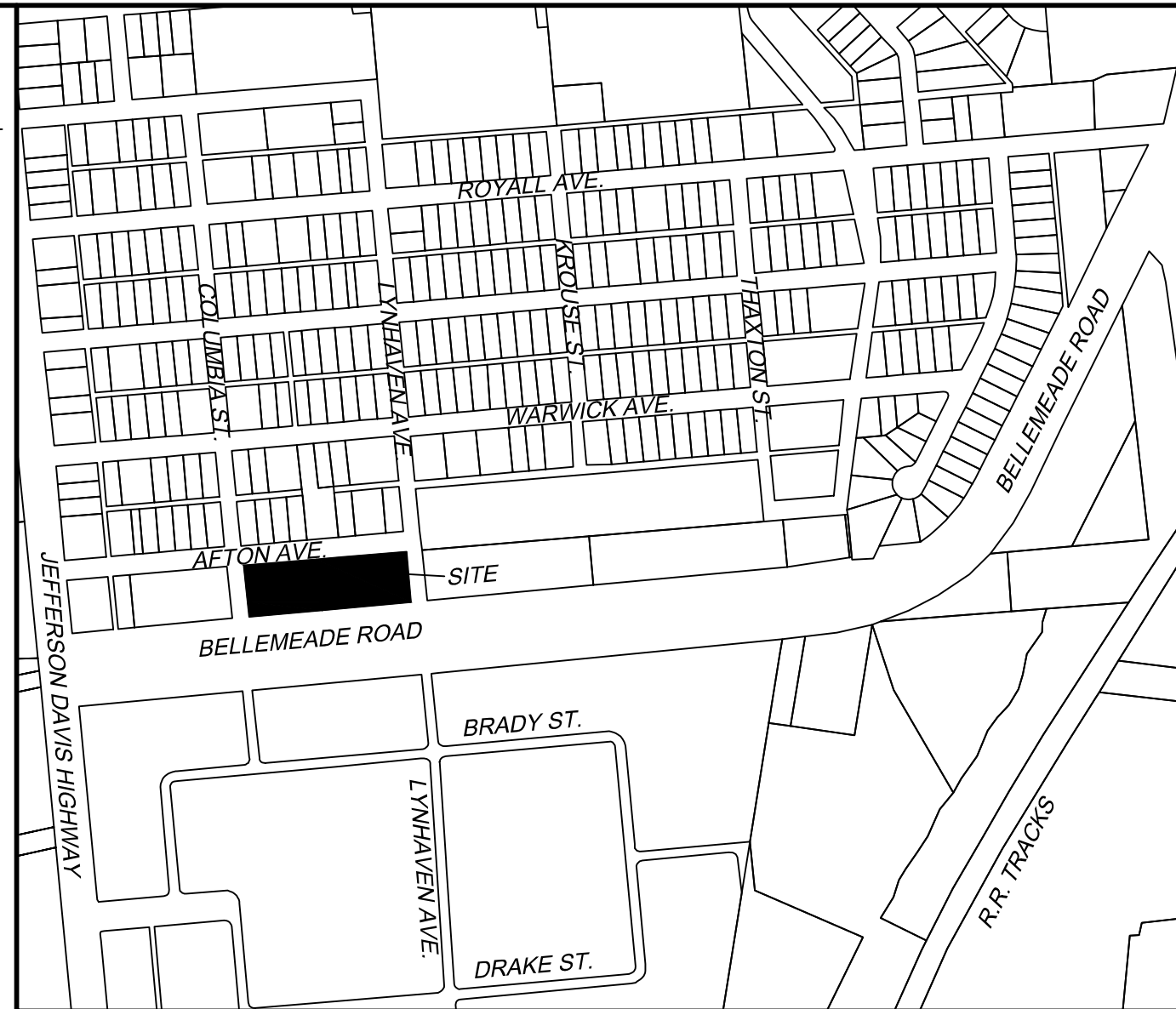
BEGINNING AT A MONUMENT FOUND ON THE EAST LINE OF COLUMBIA STREET AND THE SOUTH LINE OF AFTON AVENUE AND LABELED (P.O.B. II) HEREON.

THENCE, ALONG THE SOUTH LINE OF AFTON AVENUE, N 85°10'11" E, 224.75 FEET TO AN IRON ROD SET ON THE NORTH LINE OF A +/-22' (PUBLIC) ALLEY;

THENCE, LEAVING THE SOUTH LINE OF AFTON AVENUE, S 05°44'20" E, 157.14 FEET TO AN IRON ROD SET ON THE NORTH LINE OF A +/-22' (PUBLIC) ALLEY;

THENCE, ALONG THE NORTH LINE OF A +/-22' (PUBLIC) ALLEY, S 84°39'41" W, 224.76 FEET TO A FOUND IRON ROD;

THENCE, LEAVING THE NORTH LINE OF A +/-22' (PUBLIC) ALLEY AND ALONG THE EAST LINE OF COLUMBIA STREET, N 05°43'41" W, 159.14 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 0.816 ACRES OR 35,540 SQUARE FEET OF LAND, MORE OR LESS.



VICINITY MAP  
1"=500'

SCHEDULE B-II-EXCEPTIONS:

1-3. (NOT A SURVEY MATTER)

- EXAMINATION OF A PLAT OF SURVEY PREPARED BY GEO. M. STEPHENS, JR., C.L.S., DATED JANUARY 17, 1979, RECORDED IN DEED BOOK 552, AT PAGE 224, SHOWS THE FOLLOWING MATTERS:  
(A) 25' EASEMENT CROSSES THROUGH LOTS 8, 9, & 10; (AFFECTS PROPERTY AS SHOWN HEREON)  
(B) 12" PC SANITARY SEWER AND MANHOLES CROSS THROUGH LOTS 7 & 8; (AFFECTS PROPERTY AS SHOWN HEREON) AND  
(C) CREEK CROSSES THROUGH LOTS 6, 7 & 8. (AFFECT PROPERTY AS SHOWN HEREON)  
NOTE: RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH SUCH CREEK.

- RESERVATION OF EASEMENT BY THE CITY OF RICHMOND IN THAT CERTAIN DEED RECORDED IN DEED BOOK 238, PAGE 170 AND IN DEED BOOK 110, PAGE 160, FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF FACILITIES FOR CONTROLLING THE FLOW OF SURFACE WATER, STORM WATER AND SANITARY SEWERS, AND GAS, WATER AND OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. SEE INSTRUMENT FOR PARTICULARS. (AFFECTS PROPERTY AS SHOWN HEREON)

- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED RECORDED IN DEED BOOK 236, PAGE 510. SEE INSTRUMENT FOR PARTICULARS. (AFFECTS PROPERTY AS SHOWN HEREON)

- RIGHTS, IF ANY, OR THE POSSIBLE ASCERTAIN OF RIGHTS, BY ANY PARTIES PROCEEDED AGAINST BY ORDER OF PUBLICATION IN THE CHANCERY SUITE OF THE CITY OF RICHMOND VS. MELROSE LAND AND IMPROVEMENT COMPANY OF MANCHESTER, VIRGINIA, ET AL, HERETOFORE PENDING IN THE LAW AND EQUITTY COURT OF THE CITY OF RICHMOND, VIRGINIA, TO COME IN WITHIN TWO YEARS AND PETITION THE COURT TO HAVE THE CASE REHEARD AND HAVE ANY INJUSTICE CORRECTED, AS PROVIDED FOR BY SECTION 8078 OF THE CODE OF VIRGINIA. NOTE: APPLICABLE TO LOT 3, BLOCK 10 MELROSE. (NOT A SURVEY MATTER)

SCHEDULE C- PROPERTY DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1.

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, DESIGNATED AS THE EASTERN PORTION OF LOT 5 AND ALL OF LOTS 6, 7, 8, 9 AND 10, IN BLOCK 10, ON THE PLAN OF MELROSE, OF RECORD IN THE CLERK'S OFFICE, CIRCUIT COURT OF THE COUNTY OF CHESTERFIELD, VIRGINIA, IN PLAT BOOK 1, PAGE 322 AND 323, AND AS MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY MADE BY GEO. M. STEPHENS, JR., C.L.S., DATED JANUARY 7, 1979, A COPY OF WHICH PLAT IS ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED RECORDED IN DEED BOOK 552, PAGE 222, IN THE CITY OF RICHMOND, DIVISION II, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

PARCEL 2:

THOSE CERTAIN LOTS OR PARCELS OF LAND, TOGETHER WITH BUILDINGS AND IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, SITUATE, LYING AND BEING IN THE CITY OF RICHMOND AND STATE OF VIRGINIA, DESIGNATED WITH REFERENCE TO A PLAT OR PLAN OF MELROSE AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF CHESTERFIELD, VIRGINIA, IN PLAT BOOK 1, PAGES 322 AND 323, AND BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT

LOTS ONE(1), TWO (2), THREE(3), FOUR(4) AND APPROXIMATELY THE WESTERN TWENTY-FOUR (24) FEET OF LOT FIVE (5), IN BLOCK TEN (10), DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF COLUMBIA STREET AND AFTON AVENUE AND FROM SAID POINT RUNNING S85°49'19" E ALONG THE SOUTH SIDE OF AFTON AVENUE TWO HUNDRED TWENTY-FOUR AND SEVENTY-SIX HUNDREDTHS (224.78) FEET THENCE S. 5° 05' 35" E. ONE HUNDRED FIFTY-SEVEN AND TWO TENTHS (157.2) FEET TO THE SAID ALLEY; THENCE S. 85° 18' 49" W. TWO HUNDRED TWENTY-FOUR AND SEVENTY-SIX HUNDREDTHS (224.76) FEET; THENCE N. 5° 04' 56" W. ONE HUNDRED FIFTY-NINE AND TWENTY-FOUR HUNDREDTHS (159.24) FEET TO THE POINT OF BEGINNING.

PARCELS 1 & 2 BEING THE SAME REAL ESTATE CONVEYED TO LARRY S. BURTON AND PAMELA LEONARD BURTON, HUSBAND AND WIFE, BY DEED FROM GENE C. BAYNE, DATED APRIL 24, 2002, RECORDED APRIL 29, 2002, IN THE CLERK'S OFFICE, CIRCUIT COURT CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 02-012880.

"ALTA/NSPS LAND TITLE SURVEY"  
SHOWING TWO PARCELS TOTALING 1.801 ACRES OF  
LAND BOUNDED BY AFTON AVENUE, COLUMBIA  
STREET, LYNHAVEN AVENUE, AND A PUBLIC ALLEY  
LOCATED IN THE  
CITY OF RICHMOND, VIRGINIA

CITY OF RICHMOND, VA	
Date: AUG. 21, 2020	Scale: 1"=30'
Sheet1 of 1	J.N.:46441
Drawn by: L.M.T.	Checked by:G.F.D.
Revised:	

SURVEY CERTIFICATION:

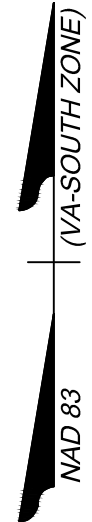
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 21, 2020.

DATE: \_\_\_\_\_  
SURVEYOR: \_\_\_\_\_ LICENSE NUMBER: VA # 003304



Y:\90146441-2400 Afton\ALTA\DWG\46441V-XPALTA.dwg | Plotted on 8/21/2020 1:03 PM | by Luke Turner



SCALE 1"=30'  
0 30' 60'

LEGEND

- MONUMENT FOUND
- IRON ROD FOUND
- PROPERTY CORNER TO BE SET
- UTILITY POLE
- GUY WIRE
- SIGN
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE

CONC.=CONCRETE  
C/L=CENTER LINE  
D.B.=DEED BOOK  
PG.=PAGE  
P.B.=PLAT BOOK  
INST.#=INSTRUMENT NUMBER  
FD.=FOUND  
DISTANCES IN PARENTHESIS ARE DEEDED DISTANCES.

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