



|                   |           |           |                                                                    |       |
|-------------------|-----------|-----------|--------------------------------------------------------------------|-------|
| SHEET NO.: 1 OF 1 |           |           | 619 W CARY ST. RICHMOND, VA 23220<br>804-277-4231 nyffelsurvey.com |       |
| DATE:             | 1/29/2024 |           | JOB NUMBER:                                                        | 23173 |
| SCALE:            | 1" = 20'  | DRAWN BY: | JRW                                                                |       |

BOUNDARY SURVEY FOR  
PARCEL S0000015001  
321 WEST 7TH STREET  
CITY OF RICHMOND, VA

- LEGEND**
- |       |                       |      |                       |
|-------|-----------------------|------|-----------------------|
| ① IRF | IRON ROD FOUND        | ○ WM | WATER METER           |
| ② IRS | IRON ROD SET          | × WW | WATER VALVE           |
| ③ MF  | MONUMENT FOUND        | ○ GM | GAS METER             |
| ④ NF  | NAIL FOUND            | × GV | GAS VALVE             |
| ⑤     | STORM DRAIN MANHOLE   | —E—  | OVERHEAD UTILITY LINE |
| ○     | CONCRETE              |      |                       |
| ×     | ASPHALT               |      |                       |
| ◇     | WOOD DECK             |      |                       |
| *     | BUILDING LINE         |      |                       |
| □     | BRICK                 |      |                       |
| —○—   | OVERHEAD UTILITY POLE |      |                       |
| —x—   | GUY WIRE              |      |                       |
| —     | ELECTRIC METER        |      |                       |
| —◇—   | ELECTRIC BOX          |      |                       |
| —     | LIGHT POLE            |      |                       |
| —     | CONCRETE              |      |                       |
| —     | ASPHALT               |      |                       |
| —     | WOOD DECK             |      |                       |
| —     | BUILDING LINE         |      |                       |
| —     | BRICK                 |      |                       |
| ●     | FENCE GATE POST       |      |                       |
| —x—   | FENCE                 |      |                       |
| —▲—   | SIGN                  |      |                       |
| —     | ROOF OVERHANG         |      |                       |

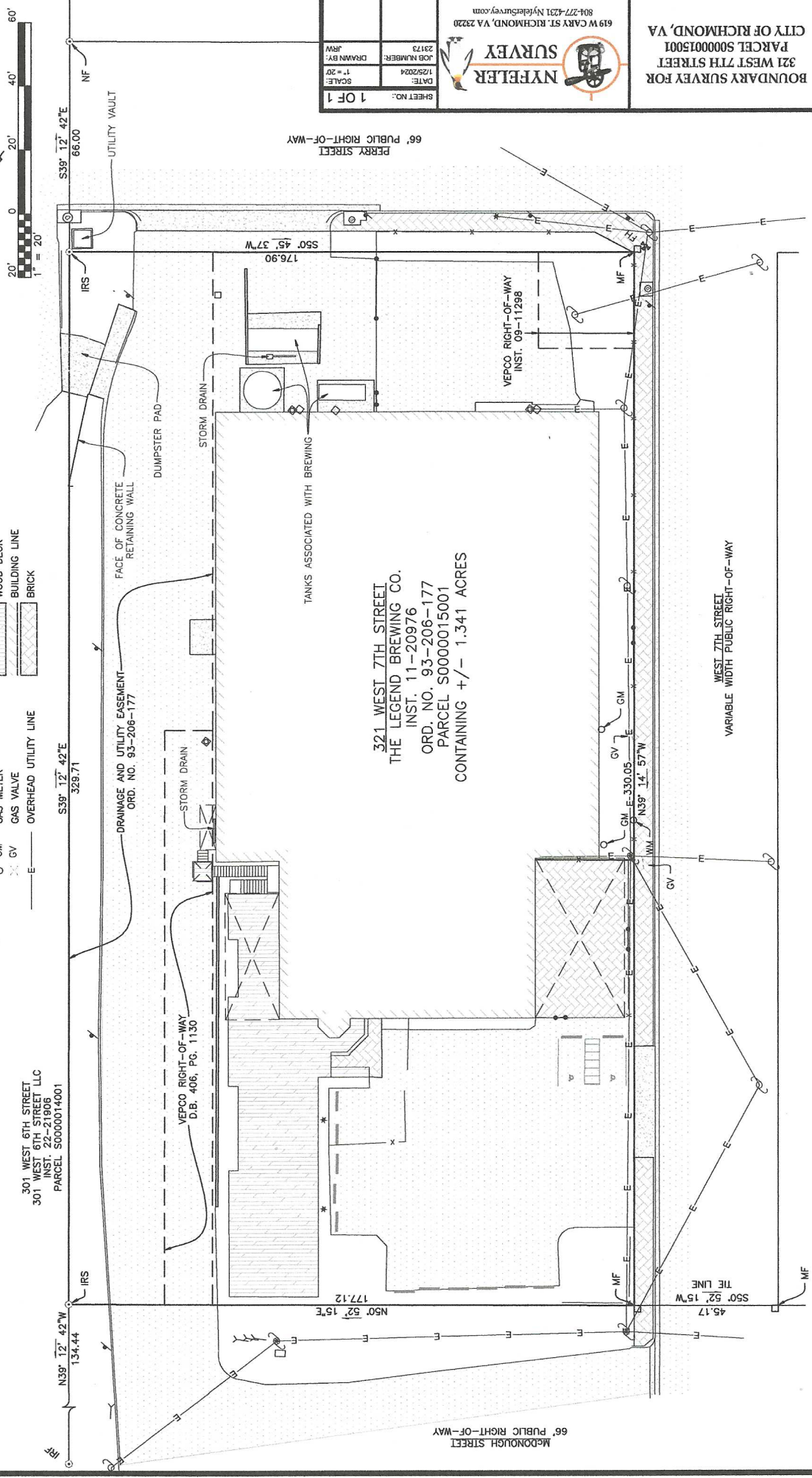
- NOTES:**
- HORIZONTAL DATUM ESTABLISHED WITH VRS NETWORK RTK SOLUTIONS FOR GPS OBSERVED POINTS.
  - UTILITIES SHOWN ARE FROM FIELD LOCATED EVIDENCE OF SURFACE UTILITIES. UTILITY LOCATIONS ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS SURVEY
  - THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

301 WEST 6TH STREET  
301 WEST 6TH STREET LLC  
INST. 22-21906  
PARCEL S0000014001

VEPCO RIGHT-OF-WAY  
D.B. 406, PG. 1130

321 WEST 7TH STREET  
THE LEGEND BREWING CO.  
INST. 11-20976  
ORD. NO. 93-206-177  
PARCEL S0000015001  
CONTAINING +/- 1.341 ACRES

WEST 7TH STREET  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



66' PUBLIC RIGHT-OF-WAY  
PERRY STREET

66' PUBLIC RIGHT-OF-WAY  
MCDONOUGH STREET

