

# AVAILABLE

7023 West Broad Street  
Richmond, VA 23294 , Henrico County



Byron W. Holmes, CCIM SIOR  
byron@porterinc.com  
804-521-1448 (d)  
804-928-5594 (m)

2 Acres For Lease  
Call for Information  
\* Do not Disturb Tenant

**PORTER**  
REALTY

# RETAIL MAP

7023 West Broad Street | Richmond, VA 23294



Google Earth

Byron Holmes, CCIM, SIOR  
(804) 521-1448  
byron@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

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PARKING TABLE	
TYPE OF SPACES	NO. OF SPACES
REGULAR	142
COMPACT	0
HANDICAP	5
<b>TOTAL</b>	<b>147</b>

**SOURCE OF DATA**  
HENRICO COUNTY PLANNING DEPARTMENT  
4301 E. PARHAM ROAD  
HENRICO, VIRGINIA 23228  
(804) 501-4602  
http://www.co.henrico.va.us

**DB 1752, PG 849**  
SETBACK REQUIREMENTS:  
FRONT: 40'  
SIDE & REAR: 25'

**ACCESS NOTE**  
INDIRECT AND DIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF WEST BROAD STREET (DB 1848, PG 1028 & PB 88, PG 16) AND INDIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF EMERYWOOD PARKWAY THROUGH A DEDICATED EASEMENT RECORDED IN DB 1848, PG 1028.

- ENCROACHMENTS/PROJECTIONS**
- A ADJOINER'S 5' PLASTIC FENCE ENCLOSES ONTO SUBJECT PROPERTY 1.0' AT THE GREATEST POINT.
  - B SUBJECT PROPERTY'S SIGN PROJECTS ONTO ADJOINER 253.5' AT THE GREATEST POINT WITHOUT THE BENEFIT OF ANY KNOWN EASEMENT
  - C SUBJECT PROPERTY'S SANITARY SEWER TIES INTO SEWER MANHOLE LOCATED NEAR THE NORTHWESTERN PROPERTY CORNER WITHOUT THE BENEFIT OF ANY KNOWN EASEMENT

**REFERENCE PLAT**  
1. PLAT ENTITLED "PLAT OF 2.032 ACRES WITH IMPROVEMENTS, BEING LOCATED WEST OF BROAD STREET AND SOUTH OF EMERYWOOD PARKWAY, HENRICO COUNTY, VIRGINIA", PREPARED BY FOSTER AND MILLER, P.C., DATED JANUARY 5, 1983, UPDATED MAY 31, 1989 AND RECORDED IN PLAT BOOK 88, PAGE 116.

**TAX ASSESSOR PARCEL NO.**  
766-746-8090

**BASIS OF BEARINGS**  
THE BEARING NORTH 70°05'20" EAST LOCATED ON THE NORTHERN PROPERTY LINE OF THE SUBJECT PROPERTY LINE, PER REF. PLAT #1 NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**FLOOD ZONE**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, HENRICO COUNTY, COMMONWEALTH OF VIRGINIA, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2007, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 51087C0110C.  
ZONE "X" DEFINED AS AREAS OUTSIDE OF 500 YEAR FLOOD PLAIN

**SURVEYOR'S NOTES**

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE WESTERN RIGHT OF WAY OF WEST BROAD STREET.
6. SUBJECT PROPERTY FIELD SURVEYED 10/2/2013.
7. OBSERVED POSTED ADDRESS: NO POSTED ADDRESS
8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
9. (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.  
(B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.  
(C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.  
(D) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.  
(E) THE PROPERTY CONSISTS OF ONLY ONE PARCEL
10. ALL VISIBLE ABOVE GROUND UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM THE PUBLIC RIGHT-OF-WAY OR THROUGH DEDICATED EASEMENTS
11. SUBJECT PROPERTY APPEARS TO DRAIN INTO THE PUBLIC RIGHT OF WAY.
12. NO CREEKS OR STREAMS OBSERVED AT TIME OF FIELD SURVEY.
13. THE BUILDING SQUARE FOOTAGE REFLECTED HEREON IS BASED ON BUILDING FOOTPRINT ONLY, AS MEASURED AT TIME OF FIELD SURVEY.

**EASEMENTS**  
NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO.: 13-002084 DATED: SEPTEMBER 27, 2013

- 7 ALL MATTERS SET FORTH ON PLAT ENTITLED "PLAT OF 2.032 ACRES, WITH IMPROVEMENTS, BEING LOCATED WEST OF BROAD STREET AND SOUTH OF EMERYWOOD PARKWAY, HENRICO COUNTY, VIRGINIA", DATED JANUARY 5, 1983, LAST REVISED MAY 31, 1989, AND RECORDED IN PLAT BOOK 88 AT PAGE 116. AFFECTS - AS PLOTTED AND SHOWN HEREON.
- 8 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS IN THE PROTECTIVE COVENANTS BY F.G. PRUITT, ET AL., AS DECLARANTS, AND DORIS B. PRUITT AND BETTY P. PRUITT, AS SECOND PARTIES, DATED AS OF JULY 24, 1978, RECORDED IN DEED BOOK 1752 AT PAGE 849. AFFECTS - AS PLOTTED AND NOTED HEREON - OTHERWISE GENERAL IN NATURE AND NOTHING PLOTTED OR NOTED.
- 9 EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY DATED NOVEMBER 3, 1977, RECORDED IN DEED BOOK 1739, PAGE 1741. AFFECTS - AS PLOTTED AND SHOWN HEREON.
- 10 EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY DATED NOVEMBER 3, 1977, RECORDED IN DEED BOOK 1739, PAGE 1743. AFFECTS - AS PLOTTED AND SHOWN HEREON.
- 11 EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY DATED NOVEMBER 3, 1977, RECORDED IN DEED BOOK 1739, PAGE 1745. DOES NOT AFFECT SUBJECT PROPERTY.
- 12 EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED AUGUST 5, 1982, RECORDED IN DEED BOOK 1857, PAGE 1703. AFFECTS - AS PLOTTED AND SHOWN HEREON.
- 13 EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED AUGUST 13, 1982, RECORDED IN DEED BOOK 1857, PAGE 1706. AFFECTS - AS PLOTTED AND SHOWN HEREON.
- 14 EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED MAY 18, 1982, RECORDED IN DEED BOOK 1854, PAGE 845. AFFECTS - AS PLOTTED AND SHOWN HEREON.
- 15 EASEMENT GRANTED TO HENRICO COUNTY DATED NOVEMBER 1, 1982, RECORDED IN DEED BOOK 1866, PAGE 321. AFFECTS - AS PLOTTED AND SHOWN HEREON.
- 16 EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED JUNE 11, 1998, RECORDED IN DEED BOOK 2832, PAGE 2128. AFFECTS - POWER POLE AND GUY ANCHOR PLOTTED AND SHOWN HEREON.
- 17 OPTION TO PURCHASE IN FAVOR OF TGI FRIDAY'S INC., A NEW YORK CORPORATION, AS SET FORTH IN MEMORANDUM OF LEASE DATED NOVEMBER 19, 1992 AND RECORDED ON NOVEMBER 23, 1992 IN DEED BOOK 2395, PAGE 2005. MEMORANDUM OF LEASE AMENDED BY AMENDMENT TO MEMORANDUM OF LEASE DATED JUNE 30, 1993 AND RECORDED ON JULY 1, 1993 IN DEED BOOK 2439, PAGE 1636. AFFECTS - GENERAL IN NATURE - NOTHING PLOTTED OR SHOWN HEREON. AFFECTS APPURTENANT EASEMENT ONLY.
- 18 WATER AGREEMENT WITH COUNTY OF HENRICO DATED SEPTEMBER 29, 1977, RECORDED IN DEED BOOK 1738, PAGE 2352. AFFECTS - GENERAL IN NATURE - NOTHING PLOTTED OR SHOWN HEREON.
- 19 SEWER AGREEMENT WITH COUNTY OF HENRICO DATED SEPTEMBER 29, 1977, RECORDED IN DEED BOOK 1738, PAGE 2365. AFFECTS - SEWER LINE AND MANHOLES PLOTTED AND SHOWN HEREON.
- 20 EASEMENT AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY, DATED AUGUST 2, 1979, RECORDED IN DEED BOOK 1787, PAGE 165. AFFECTS - AS PLOTTED AND SHOWN HEREON.
- 21 EASEMENT AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY, DATED SEPTEMBER 19, 1984, RECORDED IN DEED BOOK 1928, PAGE 334. AFFECTS - AS PLOTTED AND SHOWN HEREON.

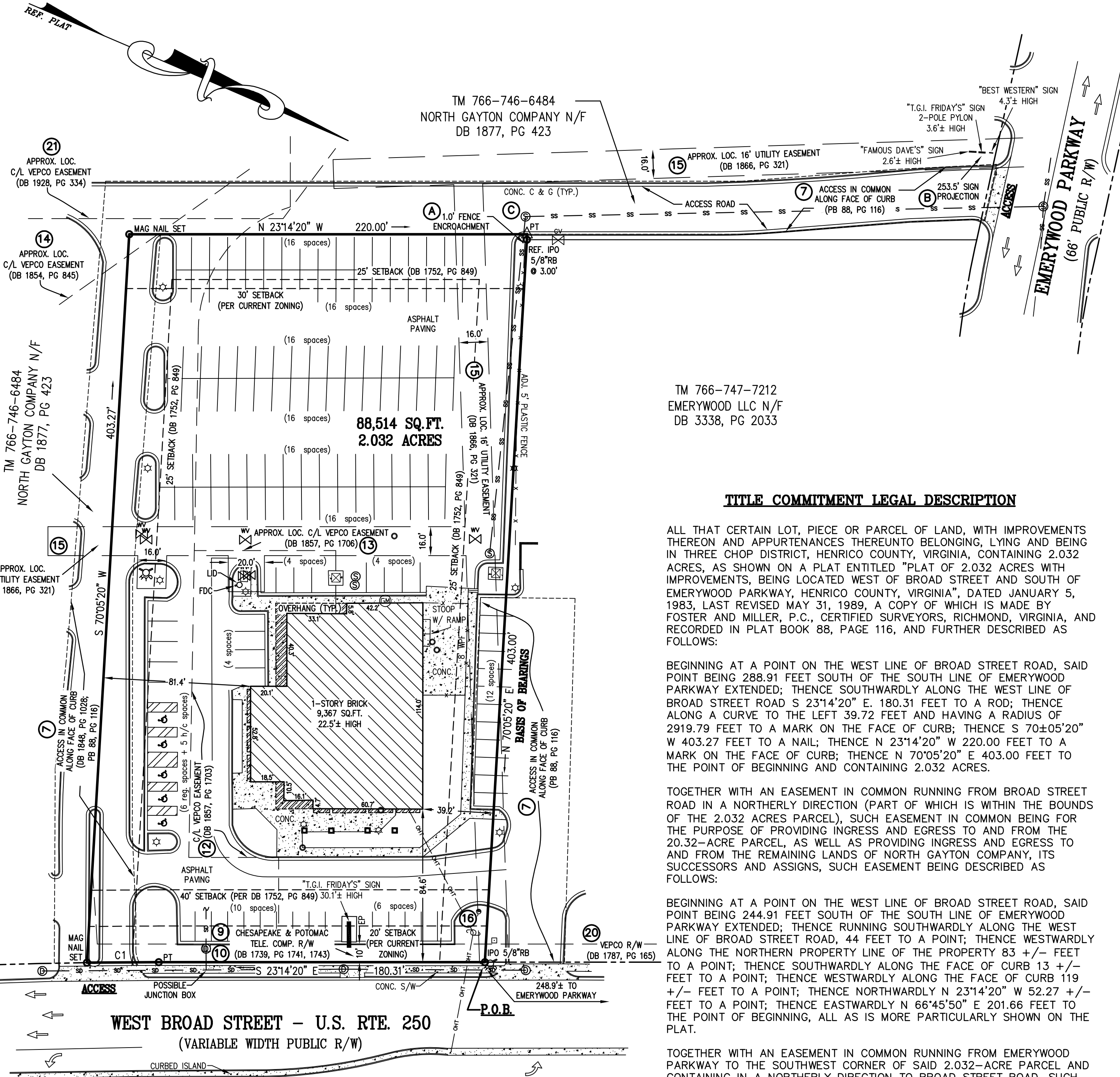
**SURVEYOR'S WRITTEN LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING LOCATED IN HENRICO COUNTY, COMMONWEALTH OF VIRGINIA CONTAINING 2.032 ACRES AS SHOWN ON A PLAT ENTITLED, "ALTA/ACSM LAND TITLE SURVEY FOR GE CAPITAL FRANCHISE FINANCE", PREPARED BY SITE DESIGN, INC., DATED OCTOBER 10, 2013, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN OLD 5/8" REBAR IRON PIN LOCATED ON THE WESTERN RIGHT OF WAY OF WEST BROAD STREET-U.S. RTE. 250 AND THE COMMON CORNER OF EMERYWOOD LLC PROPERTY, NOW OR FORMERLY; SAID PIN ALSO BEING LOCATED 248.9' SOUTH OF THE SOUTHERN RIGHT OF WAY OF EMERYWOOD PARKWAY; THENCE RUNNING WITH THE RIGHT OF WAY OF WEST BROAD STREET-U.S. RTE. 250 S 23°14'20" E 180.31 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 39.71 FEET, A RADIUS OF 2919.79 FEET AND A CHORD BEARING AND DISTANCE OF S 23°37'40" E 39.71 FEET TO A MAG NAIL SET AT THE COMMON CORNER OF NORTH GAYTON COMPANY PROPERTY, NOW OR FORMERLY; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING WITH THE COMMON LINE OF SAID NORTH GAYTON COMPANY PROPERTY S 70°05'20" W 403.27 FEET TO A MAG NAIL SET; THENCE N 23°14'20" W 220.00 FEET TO A POINT; THENCE CONTINUING WITH THE COMMON LINE OF SAID NORTH GAYTON COMPANY PROPERTY AND ALSO WITH THE COMMON LINE OF SAID EMERYWOOD LLC PROPERTY N 70°05'20" E 403.00 FEET AND CROSSING AN OLD 5/8" REBAR IRON PIN AT 3.00' TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY AS REFERRED TO IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 13-002084 BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2013.

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	39.71	2919.79	S 23°37'40" E



TM 766-747-7212  
EMERYWOOD LLC N/F  
DB 3338, PG 2033

**TITLE COMMITMENT LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING AND BEING IN THREE CHOP DISTRICT, HENRICO COUNTY, VIRGINIA, CONTAINING 2.032 ACRES, AS SHOWN ON A PLAT ENTITLED "PLAT OF 2.032 ACRES WITH IMPROVEMENTS, BEING LOCATED WEST OF BROAD STREET AND SOUTH OF EMERYWOOD PARKWAY, HENRICO COUNTY, VIRGINIA", DATED JANUARY 5, 1983, LAST REVISED MAY 31, 1989, A COPY OF WHICH IS MADE BY FOSTER AND MILLER, P.C., CERTIFIED SURVEYORS, RICHMOND, VIRGINIA, AND RECORDED IN PLAT BOOK 88, PAGE 116, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BROAD STREET ROAD, SAID POINT BEING 288.91 FEET SOUTH OF THE SOUTH LINE OF EMERYWOOD PARKWAY EXTENDED; THENCE SOUTHWARDLY ALONG THE WEST LINE OF BROAD STREET ROAD S 23°14'20" E 180.31 FEET TO A ROD; THENCE ALONG A CURVE TO THE LEFT 39.72 FEET AND HAVING A RADIUS OF 2919.79 FEET TO A MARK ON THE FACE OF CURB; THENCE S 70°05'20" W 403.27 FEET TO A NAIL; THENCE N 23°14'20" W 220.00 FEET TO A MARK ON THE FACE OF CURB; THENCE N 70°05'20" E 403.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.032 ACRES.

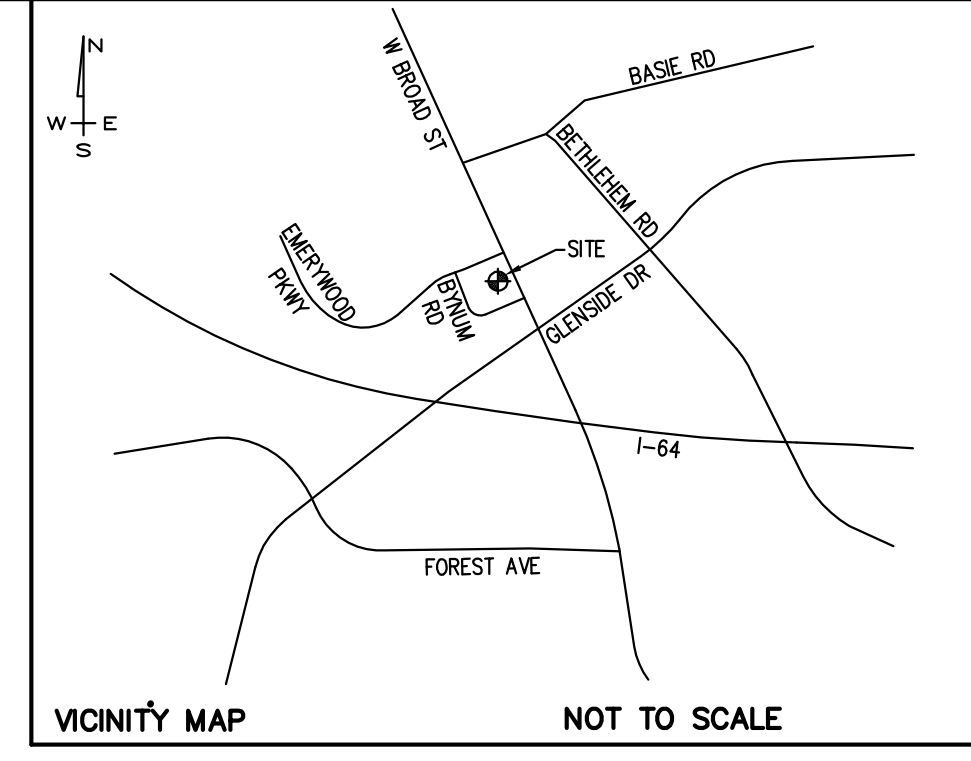
TOGETHER WITH AN EASEMENT IN COMMON RUNNING FROM BROAD STREET ROAD IN A NORTHERLY DIRECTION (PART OF WHICH IS WITHIN THE BOUNDS OF THE 2.032 ACRE PARCEL), SUCH EASEMENT IN COMMON BEING FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS TO AND FROM THE 20.32-ACRE PARCEL, AS WELL AS PROVIDING INGRESS AND EGRESS TO AND FROM THE REMAINING LANDS OF NORTH GAYTON COMPANY, ITS SUCCESSORS AND ASSIGNS, SUCH EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BROAD STREET ROAD, SAID POINT BEING 244.91 FEET SOUTH OF THE SOUTH LINE OF EMERYWOOD PARKWAY EXTENDED; THENCE RUNNING SOUTHWARDLY ALONG THE WEST LINE OF BROAD STREET ROAD, 44 FEET TO A POINT; THENCE WESTWARDLY ALONG THE NORTHERN PROPERTY LINE OF THE PROPERTY 83 +/- FEET TO A POINT; THENCE SOUTHWARDLY ALONG THE FACE OF CURB 13 +/- FEET TO A POINT; THENCE WESTWARDLY ALONG THE FACE OF CURB 119 +/- FEET TO A POINT; THENCE NORTHWARDLY N 23°14'20" W 52.27 +/- FEET TO THE POINT OF BEGINNING, ALL AS IS MORE PARTICULARLY SHOWN ON THE PLAT.

TOGETHER WITH AN EASEMENT IN COMMON RUNNING FROM EMERYWOOD PARKWAY TO THE SOUTHWEST CORNER OF SAID 2.032-ACRE PARCEL AND CONTAINING IN A NORTHERLY DIRECTION TO BROAD STREET ROAD, SUCH EASEMENT IN COMMON TO BE FOR THE BENEFIT OF THE 2.032-ACRE PARCEL AND THE PROPERTIES LYING NORTH, SOUTH AND WEST OF SAID 2.032-ACRE PARCEL AND THE SUCCESSORS AND ASSIGNS OF NORTH GAYTON COMPANY, SUCH EASEMENT IN COMMON BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BROAD STREET ROAD, SAID POINT BEING 481.90 FEET SOUTH OF THE SOUTH LINE OF EMERYWOOD PARKWAY EXTENDED, ALSO 27.04 FEET NORTH OF THE SOUTHERN PROPERTY LINE OF THE PROPERTY; THENCE SOUTHWARDLY ALONG THE WEST LINE OF BROAD STREET ROAD ALONG A CURVE TO THE LEFT 42.36 FEET AND HAVING A RADIUS OF 2919.79 FEET TO A POINT; THENCE S 67°02'08" W 266.99 FEET TO A POINT; THENCE N 23°14'20" W 351.93 FEET TO A POINT; THENCE N 27°40'36" W 83.35 FEET TO A POINT; THENCE N 26°07'53" W 52.83 FEET TO A POINT ON THE SOUTH LINE OF EMERYWOOD PARKWAY; THENCE EASTWARDLY ALONG THE SOUTH LINE OF EMERYWOOD PARKWAY N 79°11'00" E 30.89 FEET TO A POINT; THENCE SOUTHWARDLY ALONG A CURVE TO THE LEFT 4.66 FEET AND HAVING A RADIUS OF 10.00 FEET TO A POINT; THENCE S 25°01'17" E 25.48 FEET TO A POINT; THENCE S 27°31'54" E 99.82 FEET TO A POINT; THENCE S 23°14'20" E 325.77 FEET TO A POINT; THENCE N 71° 21'45" E 192.45 FEET TO A POINT; THENCE N 66°50'08" E 138.88 FEET TO A POINT; THENCE N 64°15'15" E 45.50 FEET TO A POINT; THENCE N 66°50'33" E 19.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 15.00 FEET TO A POINT ON THE WEST LINE OF BROAD STREET ROAD, BEING THE POINT OF BEGINNING, ALL AS IS MORE PARTICULARLY SHOWN ON THAT PLAT.

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Site Design, Inc.'s prior written consent. The Matthews Company, Inc. and Site Design, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.  
Please be advised that The Matthews Company, Inc. and Site Design, Inc. will not include the providers of any third party reports in the Surveyor's Certification.



**SURVEYOR'S CERTIFICATE**

TO: GE CAPITAL FRANCHISE FINANCE CORPORATION, A DELAWARE CORPORATION; OLP RICHMOND-BROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY; ONE LIBERTY PROPERTIES, INC., A MARYLAND CORPORATION; COMMONWEALTH LAND TITLE INSURANCE COMPANY; THE MATTHEWS COMPANY, INC.

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, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCT. 10, 2013.

DATE OF PLAT OR MAP: OCT. 15, 2013

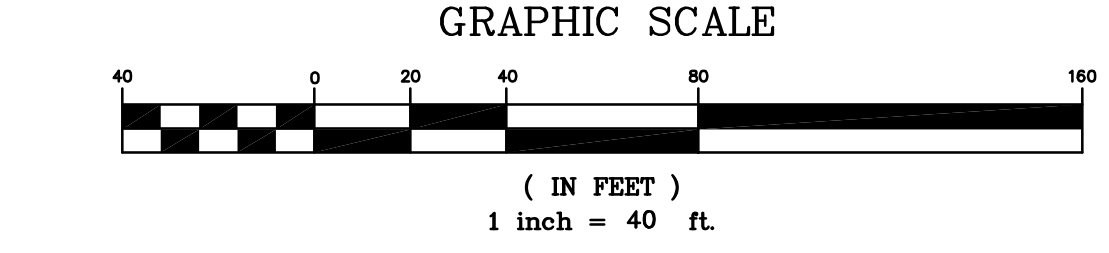
BY: T. ANDREW SHERARD, P.E., R.L.S.

VA. REG. NO 3151  
COMMONWEALTH OF VIRGINIA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 13-002084 BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2013.

**LEGEND**

FIRE DEPARTMENT DISCONNECT	TEL TELEPHONE PEDESTAL	WPF WOOD PRIVACY FENCE
BUILDING LINE BL	ELECTRIC METER	TC/BC TOP/BOTTOM CURB
CENTERLINE CL	CB CATCH BASIN	TW/BW TOP/BOTTOM WALL
CMP CORRUGATED METAL PIPE	DI DROP INLET	VCP VITRIFIED CLAY PIPE
CRIMP TOP CT	ELEC TRANS	WV WATER VALVE
DRAINAGE EASEMENT	ELEVATION	CTV CABLE TV
EDGE OF PAVEMENT	FIBER HYDRANT	FENCE LINE
IRON PIN OLD IPO	GAS METER	FOC FIBER OPTIC CABLE
IRON PIN SET-IPS	GAS VALVE	GAS GAS LINE
N&C NAIL & CAP	OPEN TOP OT	OHF OVERHEAD POWER
OPEN TOP OT	REBAR RB	OHV OVERHEAD TELEPHONE
R/R RIGHT OF WAY	RFP REINFORCED CONC PIPE	SD STORM DRAIN
SD SANITARY SEWER	R/W RIGHT OF WAY	SDH SD MANHOLE
SS EASEMENT	SS MANHOLE	SSM SS MANHOLE
	SS SANITARY SEWER	TMO TELEPHONE MANHOLE
	SS EASEMENT	CO CLEAN OUT
		W WATER LINE



PREPARED BY:  
**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601  
PH: (864)271-0496 FAX: (864)271-0402  
www.sitedesign-inc.com

"ALTA/ACSM LAND TITLE SURVEY"  
PREPARED FOR:

**THE MATTHEWS COMPANY** Inc.  
17220 Newhope Street, Suites 108-110, Fountain Valley, GA 32708  
Tel: (714)979-7181 Fax: (714)641-2840  
www.themathewscompany.com

DATE	REVISION	BY
11-27-13	ADDITION OF ENTITIES TO CERTIFICATION AT CLIENT REQUEST	DRA

**GE CAPITAL FRANCHISE FINANCE**

**7023 West Broad Street  
Henrico County  
Richmond, Virginia  
(TGIFriday's)**

SCALE: 1" = 40'	CHKD. / AP'VD: DRA/ACJ
DATE: 10/10/2013	APPROVED: TAS
DRAWN BY: JAM	GE ASSET NUMBER: 066343
CHKD. BY: DRA/ACJ	SDI DWG. NO.: S130372