

Legal Description (Survey):

Beginning at a point lying at the intersection of the South line of Orleans Street with the West line of S. 37th Street, said point being the POINT OF BEGINNING; thence, departing the South line of Orleans Street and continuing with the West line of S. 37th Street, S00°04'21"E, a distance of 240.87 feet to a point lying along the West line of S. 37th Street, Southwesterly along a tangent curve to the right, being concave to the Northwest, having a radius of 6.68 feet, a central angle of 90°09'08", a tangent length of 6.70 feet, a chord bearing of S45°00'13"W, a chord length of 9.46 feet, a distance of 10.51 feet along the arc of said curve; thence N89°55'14"W, a distance of 82.92 feet; thence, Southwesterly along a tangent curve to the left, being concave to the Southeast, having a radius of 48.00 feet, a central angle of 50°39'23", a tangent length of 22.72 feet, a chord bearing of S64°45'05"W, a chord length of 41.07 feet, a distance of 42.44 feet along the arc of said curve; thence S89°56'18"W, a distance of 122.01 feet; thence S00°05'10"E, a distance of 157.92 feet; thence N88°02'02"W, a distance of 303.59 feet; thence N42°59'40"W, a distance of 152.51 feet; thence, Northwesterly along a tangent curve to the right, being concave to the Northeast, having a radius of 350.00 feet, a central angle of 32°24'25", a tangent length of 101.71 feet, a chord bearing of N26°47'27"W, a chord length of 195.34 feet, a distance of 197.96 feet along the arc of said curve; thence N10°35'14"W, a distance of 39.93 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 525.00 feet, a central angle of 06°08'52", a tangent length of 28.19 feet, a chord bearing of N07°30'49"W, a chord length of 56.30 feet, a distance of 56.33 feet along the arc of said curve; thence N04°26'23"W, a distance of 25.90 feet to a point lying along the South line of Orleans Street; thence, with the South line of Orleans Street, N89°33'49"E, a distance of 760.41 feet, returning to the Point of Beginning.

Described Parcel contains 5.679 acres, more or less.

Title Exceptions:

- Real Estate taxes accruing from the beginning of the first half of the calendar year 2019 and subsequent semi-annual payments, not yet due and payable. **NOT A SURVEY MATTER.**
- Special assessments, if any, imposed by the City of Richmond for services rendered upon insured premises, including storm water fees. **NOT A SURVEY MATTER.**
- Conditions and agreements within the condemnation for road openings dated January 16, 1904, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia March 30, 1904 in Deed Book 169A, page 118. **DOES NOT AFFECT.**
- Deed of Dedication to Henrico County dated November 5, 1930, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia December 8, 1930 in Deed Book 251C, page 22. **DOES NOT AFFECT.**
- Deed of Easement to the Commonwealth of Virginia dated July 13, 1938, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia August 6, 1938 in Deed Book 272B, page 248. Document includes a reversionary clause. **DOES NOT AFFECT.**
- Deed of Easement to the Commonwealth of Virginia dated July 31, 1942, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia October 24, 1942 in Deed Book 310, page 255. Document includes conditions and reversionary clause. **DOES NOT AFFECT.**
- Deed of Easement to the City of Richmond dated January 23, 1956, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia March 15, 1956 in Deed Book 785, page 337. **DOES NOT AFFECT.**
- Agreement with Plantation Pipe Line Company dated September 16, 1964, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia June 8, 1965 in Deed Book 1211, page 459. **DOES NOT AFFECT.**
- Right-of-Way Occupancy Agreement with MCI Telecommunications Corporation dated March 1, 1990, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia August 1, 1990 in Deed Book 2253, page 2303. **DOES NOT AFFECT.**
- Cable Right-of-Way Easement Agreement with US Sprint Communications Company Limited Partnership dated December 6, 1990, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia December 26, 1990 in Deed Book 2273, page 1685. **DOES NOT AFFECT.**
- Easement to Virginia Electric and Power Company dated September 5, 1958, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia January 8, 1959 in Deed Book 590D, page 45. **DOES NOT AFFECT.**
- Right-of-Way Occupancy Agreement with MCI Telecommunications Corporation dated December 27, 1986, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia January 29, 1988, in Deed Book 155, page 712. **AFFECTS BUT IS NOT PLOTTABLE BY THE RECORD DESCRIPTION.**
- Right-of-Way Occupancy Agreement with MCI Telecommunications Corporation dated March 1, 1990, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia July 31, 1990 in Deed Book 243, page 1. **DOES NOT AFFECT.**
- Cable Right-of-Way Easement Agreement with US Sprint Communications Company Limited Partnership dated December 6, 1990, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia December 21, 1990 in Deed Book 255, page 812. **DOES NOT AFFECT.**
- CSX Transportation, Inc., Certificate Re Execution of Documents dated July 12, 2011, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia July 19, 2011, Instrument No. 11-12364. **AFFECTS BUT CONTAINS NOTHING PLOTTABLE.**
- Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land. The coverage afforded by Covered Risk 2(c) of the final title policy is hereby deleted. **MATTERS AS SHOWN.**
- Rights of tenants in possession under unrecorded leases. **NOT A SURVEY MATTER.**

Owner of Record:

CSX Transportation Inc.
D.B. 89, PG. 277 (Henrico County, Virginia); D.B. 96B, PG. 205 (City of Richmond, Virginia)

Parcel Area:

5.679 acres
247,390.71 sqft.

Parcel Access:

The surveyed parcel has direct frontage along Orleans Street and S. 37th Street, both being public right-of-ways.

Property Addresses:

201 Orleans Street, Richmond, VA 23231

Flood Zone Information:

The parcel shown hereon lies within an area having a zone designation of "X" by the Federal Emergency Management Agency (FEMA) as shown on Flood Insurance Rate Map (FIRM) Number 5101290043E, effective date July 16, 2014 and Flood Insurance Rate Map (FIRM) Number 51087C0145C, effective date December 18, 2007.

Survey Notes:

- This plat is based on a ground run survey performed by Timmons Group on December 3, 2018.
- This survey was prepared with the benefit of a Title Commitment as provided by Fidelity National Title Insurance Company, Commitment No. 091056465, Commitment date December 7, 2018.
- The surveyed land shown hereon is a portion of the lands described in the Title Commitment.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right of way lines.
- No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATE:

To:

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, 4, 6, 8, 9, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on December 18, 2018.

Date of Plat or Map: January 2, 2019.

William R. Herx, LS
VA Registration No. 002947

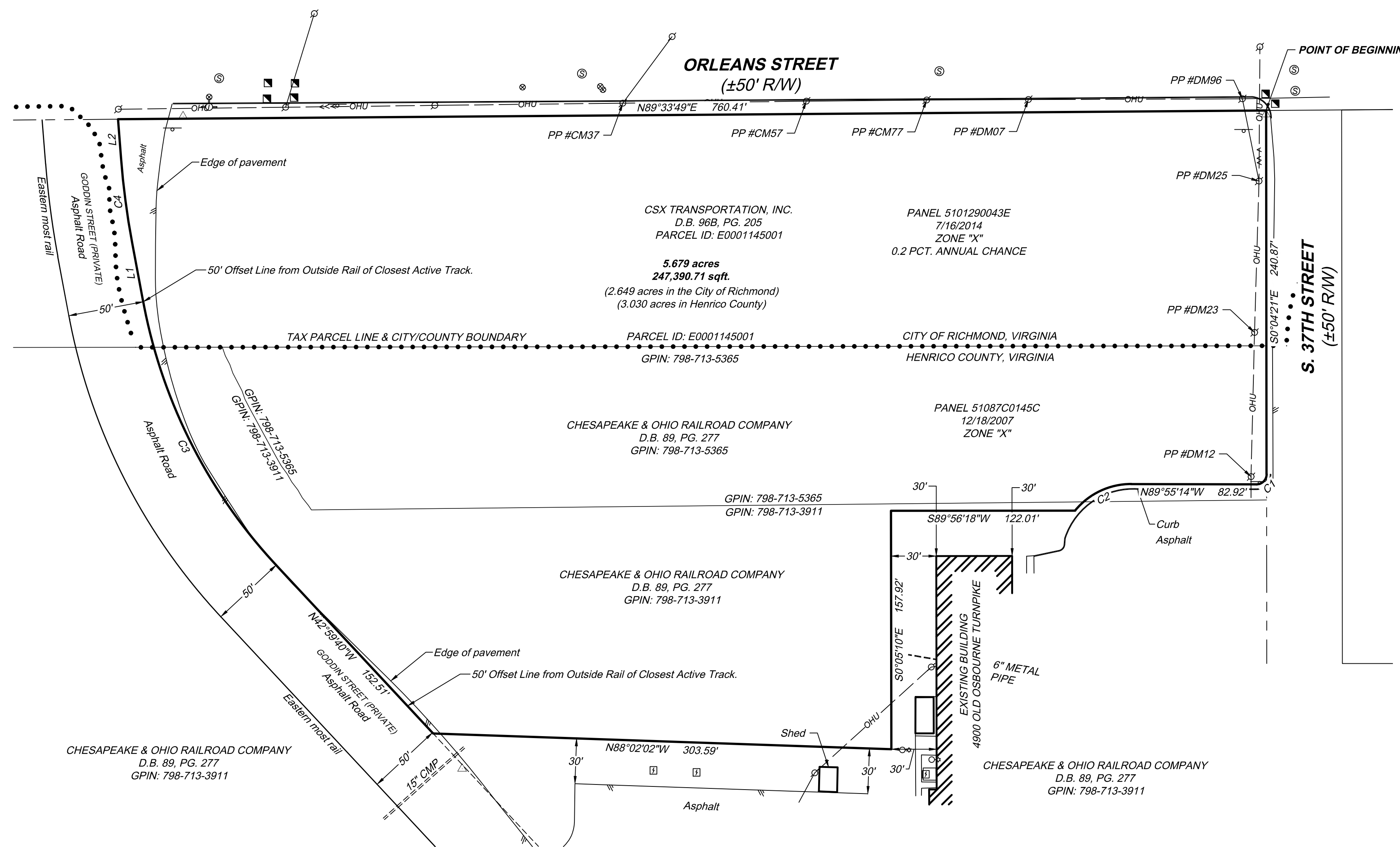
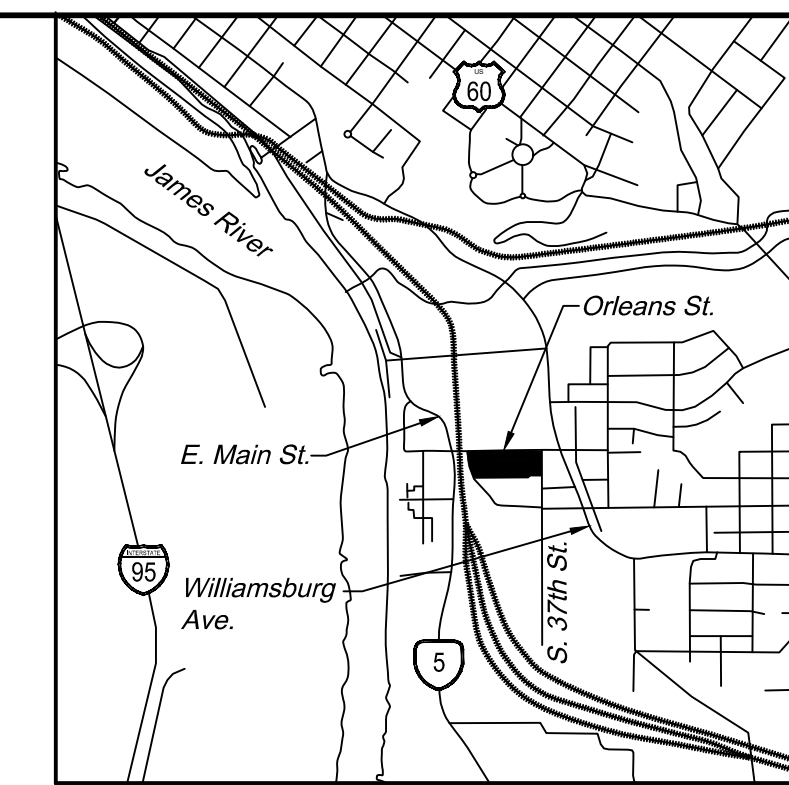
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	6.68'	10.51'	6.70'	90°09'08"	S45°00'13"W	9.46'
C2	48.00'	42.44'	22.72'	50°39'23"	S64°45'05"W	41.07'
C3	350.00'	197.96'	101.71'	32°24'25"	N26°47'27"W	195.34'
C4	525.00'	56.33'	28.19'	6°08'52"	N7°30'49"W	56.30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°35'14"W	39.93'
L2	N4°26'23"W	25.90'

Legend

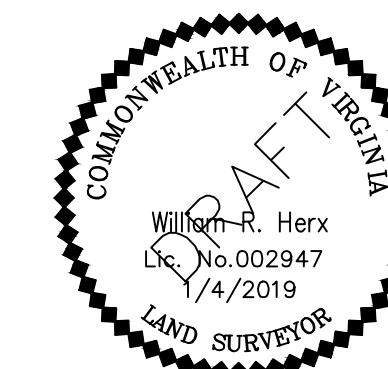
- Gas Test
- Light Pole
- Electric Pedestal Sign
- Sanitary Manhole
- Utility Pole
- Guy Anchor
- Fire Hydrant
- Water Valve
- Property Corner Found

SCALE 1"=50'
0 50' 100'



**ALTA/NSPS Land Title Survey
Showing 5.679 Acres
Lying Along Orleans Street**

City of Richmond, Virginia	
Date: January 4, 2019	Scale: 1" = 50'
Sheet 1 of 1	J.N.: 42683
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised: February 4, 2019	



Y:\90142638-Zimmer-ALTA-Parcel 2\DWG\Sheet\Plat\Zimmer-Parcel_2.dwg | Plotted on 2/4/2019 10:56 AM | by Randy Herx

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP