

NARRATIVE DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA CONTAINING 6.441 ACRES AND BEING SHOWN AND DESCRIBED ON PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF 6.441 ACRES LOCATED ALONG THE NORTH LINE OF OVERBROOK ROAD, CITY OF RICHMOND, VIRGINIA", MADE BY LA PRADE BROS., DATED APRIL 4, 2001, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT PLAT 01-34;

BEGINNING AT A LEAD HUB AND TACK FOUND ON THE EAST LINE OF HERMITAGE ROAD, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF HERMITAGE ROAD, THENCE ALONG THE EAST LINE OF HERMITAGE ROAD, NORTH 41°12'44" EAST FOR A DISTANCE OF 226.59 FEET TO A ROD FOUND; THENCE LEAVING THE EAST LINE OF HERMITAGE ROAD ALONG THE SOUTH LINE OF AN ALLEY BEING PART OF HERMITAGE ROAD PARK SUBDIVISION THE FOLLOWING COURSES AND DISTANCES, SOUTH 89°33'57" EAST FOR A DISTANCE OF 14.06 FEET TO A ROD FOUND; THENCE SOUTH 1°43'11" EAST FOR A DISTANCE OF 2.26 FEET TO A ROD FOUND; THENCE NORTH 89°26'30" EAST FOR A DISTANCE OF 1141.27 FEET TO A MAGNETIC NAIL SET ON A LINE IN COMMON WITH H & R OVERBROOK PROPERTIES, LLC.; THENCE ALONG SAID LINE IN COMMON AS IT CURVES TO THE RIGHT AN ARC DISTANCE OF 270.76 FEET, SAID CURVE HAVING A RADIUS OF 278.38 FEET AND A CENTRAL ANGLE OF 55°43'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°12'44" EAST FOR A DISTANCE OF 260.21 FEET TO A MAGNETIC NAIL SET ON THE NORTH LINE OF OVERBROOK ROAD; THENCE ALONG THE NORTH LINE OF OVERBROOK ROAD, SOUTH 89°50'56" WEST FOR A DISTANCE OF 1257.63 FEET TO THE POINT OF BEGINNING.

BEING THE SAME REAL ESTATE CONVEYED TO OVERBROOK, LP BY DEED RECORDED DECEMBER 17, 2012, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT No. 12-25205.

NOTE: THE PROPERTY DEPICTED HEREON IS THE SAME PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE AS PREPARED BY SAFE HARBOR TITLE COMPANY DATED NOVEMBER 15, 2012 AND DESIGNATED AS FILE No. SHTC12-495.

THIS "TOPOGRAPHIC SURVEY, PLAT SHOWING A 6.441 ACRE PARCEL OF LAND SITUATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF OVERBROOK ROAD AND HERMITAGE ROAD & BEING No. 1650 OVERBROOK ROAD AS LOCATED IN THE CITY OF RICHMOND, VA" WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JACK GRIFFIN, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 28, 2012; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

JACK GRIFFIN, L.S. (LICENSE # 0403 002663)
GENE WATSON & ASSOCIATES, P.C.

SURVEY NOTES:

1. THE TOPOGRAPHIC SURVEY AS SHOWN IS BASED ON A GROUND SURVEY COMPLETED DECEMBER 28, 2012. THE PARCEL LINES AS DEPICTED HEREON ARE BASED UPON DEED 01-11098 AND PLAT 01-34 AS AUGMENTED BY FIELD LOCATED PARCEL CORNERS. SEE CITY OF RICHMOND, VIRGINIA BASELINE SHEETS 18-SE & 18-SW FOR RIGHT-OF-WAY WIDTHS DEPICTED HEREON; BEARINGS REFERENCED TO VA S.P.C.S.; THE U.S. SURVEY FOOT USED HEREON; THE CONTOUR INTERVAL IS 1 FOOT; ELEVATIONS ARE NAVD 1988.
2. THE DETERMINATION OF THE PRESENCE OF WETLANDS, OR ANY OTHER ENVIRONMENTALLY OR CULTURALLY SENSITIVE AREA, IF ANY, WAS NOT A PART OF THIS SURVEY.
3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN IS BASED UPON ABOVE GROUND EVIDENCE, EXISTING UTILITY MARKINGS AND PLANS AVAILABLE FROM THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES; THE LOCATIONS AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO SITE CONSTRUCTION, UTILITY CONSTRUCTION OR MODIFICATIONS, AND/OR ANY EXCAVATIONS.
4. GENE WATSON AND ASSOCIATES, P.C. ITS OFFICERS OR EMPLOYEES, WILL NOT BE RESPONSIBLE FOR THE PRESENCE OR REMOVAL OF ANY TOXIC WASTES OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BENEATH THE SURFACE.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A "LETTER OF ZONING CONFIRMATION".
6. THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE "X" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP # 5101290029D DATED APRIL 2, 2009. THIS SURVEY IS FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP.
7. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AS PREPARED BY SAFE HARBOR TITLE COMPANY DATED NOVEMBER 15, 2012 AND DESIGNATED AS FILE No. SHTC12-495. ITEMS IDENTIFIED IN SCHEDULE B-II (EXCEPTIONS) OF SAID COMMITMENT ARE APPLICABLE AS FOLLOWS:

EXCEPTIONS:

- EXC. 1) N/A - (DEFECTS, LIENS, ENCUMBRANCES, ETC.) NOT A SURVEY RELATED MATTER
- EXC. 2) N/A - (TAXES, FEES, ASSESSMENTS, ETC.) NOT A SURVEY RELATED MATTER
- EXC. 3) N/A - (PARTIES IN POSSESSION) NOT A SURVEY RELATED MATTER
- EXC. 4) N/A - (LIENS, ETC.) NOT A SURVEY RELATED MATTER
- EXC. 5) N/A - (EASEMENTS NOT OF RECORD) NOT A SURVEY RELATED MATTER
- EXC. 6) N/A - CURRENT ALTA/ACSM LAND TITLE SURVEY DEPICTED HEREON
- EXC. 7) THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, EASEMENTS, ASSESSMENTS, OPTIONS, ETC. CONTAINED IN DEED BOOK 709, PAGE 684 AND DEED BOOK 724, PAGE 1830 WHICH CAN NOT BE PLOTTED BY RECORD DESCRIPTION; THE 20' SPUR TRACK EASEMENT IS SHOWN
- EXC. 8) N/A - (TENANTS IN POSSESSION) NOT A SURVEY RELATED MATTER
- EXC. 9) VEPCO POLE LINE EASEMENT IN DEED BOOK 587C, PAGE 588; SHOWN HEREON
- EXC. 10) 20' SPUR TRACK EASEMENT IN DEED BOOK 281C, PAGE 33 AND REVISED IN DEED BOOK 468, PAGE 103; SHOWN HEREON
- EXC. 11) THIS PROPERTY MAY BE SUBJECT TO COVENANTS, RESTRICTIONS, ETC. CONTAINED IN DEED BOOK 709, PAGE 684 WHICH CAN NOT BE PLOTTED BY RECORD DESCRIPTION; THE 20' SPUR TRACK EASEMENT IS SHOWN
- EXC. 12) THIS PROPERTY MAY BE SUBJECT TO INSTRUMENTS APPOINTING SUBSTITUTE ATTORNEY-IN-FACT CONTAINED IN DEED NUMBERS 12-14476, 12-14477, 12-14478, 12-14479, 12-14480, AND 12-14481; N/A - NOT A SURVEY RELATED MATTER

(SURVEY NOTE # 7 CONTINUED)

EXCEPTIONS:

- EXC. 13) THIS PROPERTY MAY BE SUBJECT TO COVENANTS, RESTRICTIONS, ETC. CONTAINED IN DEED BOOK 724, PAGE 1830 WHICH CAN NOT BE PLOTTED BY RECORD DESCRIPTION; THE 20' SPUR TRACK EASEMENT IS SHOWN
- EXC. 14) THIS PROPERTY MAY BE SUBJECT TO COVENANTS, RESTRICTIONS, ETC. CONTAINED IN DEED BOOK 728, PAGE 1637 WHICH CAN NOT BE PLOTTED BY RECORD DESCRIPTION; THE 20' SPUR TRACK EASEMENT IS SHOWN
- EXC. 15) N/A - (MATTERS FROM PLAT BOOK 30, PAGE 98 AND PLAT NUMBER 01-34) CURRENT ALTA/ACSM LAND TITLE SURVEY DEPICTED HEREON
- EXC. 16) RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND; VISIBLE EVIDENCE OF RAILWAY APPURTENANCES AS SHOWN

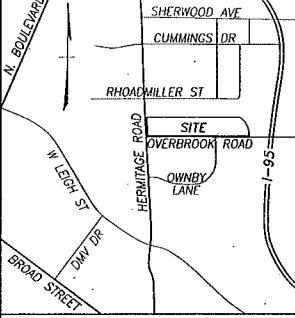
ALTA/ACSM "OPTIONAL TABLE A" NOTES:
6) THE PROPERTY IS IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT; SEE CITY OF RICHMOND ZONING ORDINANCE, DIVISION 28, SECTION 114-452 FOR PARTICULARS

- 9) THERE ARE CURRENTLY 15 STANDARD PARKING SPACES PROVIDED WITHIN THE SUBJECT PROPERTY
- 17) NO PROPOSED CHANGES TO STREET R/W LINES KNOWN TO ME, NO SIGNS OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED
- 18) NO EVIDENCE OF SOLID WASTE DUMP OR ANY LANDFILL USE WAS OBSERVED

LIST OF POSSIBLE ENCROACHMENTS:

FENCE AT NORTHWEST CORNER OF THE PROPERTY IS 2.3' INTO THE PRIVATE ALLEY
FENCE-CORNER ALONG NORTHERN P/L OF THE PROPERTY IS 0.2' INTO THE PRIVATE ALLEY
FENCE (END) ALONG NORTHERN P/L OF THE PROPERTY IS ON THE P/L
ADJACENT FENCE AT NORTHEAST CORNER OF THE PROPERTY IS 0.4' TO 0.7' ONTO SUBJECT PROPERTY
ADJACENT ASPHALT AT NORTHEAST CORNER OF THE PROPERTY IS 0.1' ONTO SUBJECT PROPERTY
WATER VAULT ALONG SOUTHERN P/L OF THE PROPERTY IS 2.5' INTO OVERBROOK ROAD R/W
ASPHALT ALONG SOUTHERN P/L OF THE PROPERTY IS 0.4' INTO OVERBROOK ROAD R/W
BOLLARDS ALONG SOUTHERN P/L OF THE PROPERTY ARE UP TO 1.2' INTO OVERBROOK ROAD R/W
BOLLARDS ALONG SOUTHERN P/L OF THE PROPERTY ARE ON THE OVERBROOK ROAD R/W
MASONRY BUILDING AT SOUTHWEST CORNER OF THE PROPERTY IS 0.1' INTO OVERBROOK ROAD R/W

ALL OTHER FENCES AND/OR BUILDINGS WITHIN THE SUBJECT PROPERTY BOUNDARIES



Vicinity Map
1" = 1000' ±

Linetype & Symbol Legend

—	Building Line
—	Electric Line O/H
—	Electric Line U/G
—	Fence Line
—	Gas Line
—	Guard Rail
—	Pavement Edge
—	Sewer Line
—	Storm Sewer
—	Water Line

●	Bollard
○	Clean Out
△	Electric Box
⊙	Electric Manhole
□	Fire Dept. Conn.
◇	Fire Hydrant
⊕	Gas Valve, Test, etc.
⊗	Guy Post
⊙	Manhole, Sewer
⊕	Sign Post
⊙	Utility Pole
⊕	Valve and/or P.I.V.
⊙	Water Meter
⊕	Water MH, Valve Access
⊙	Water Valve

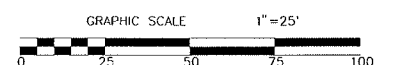
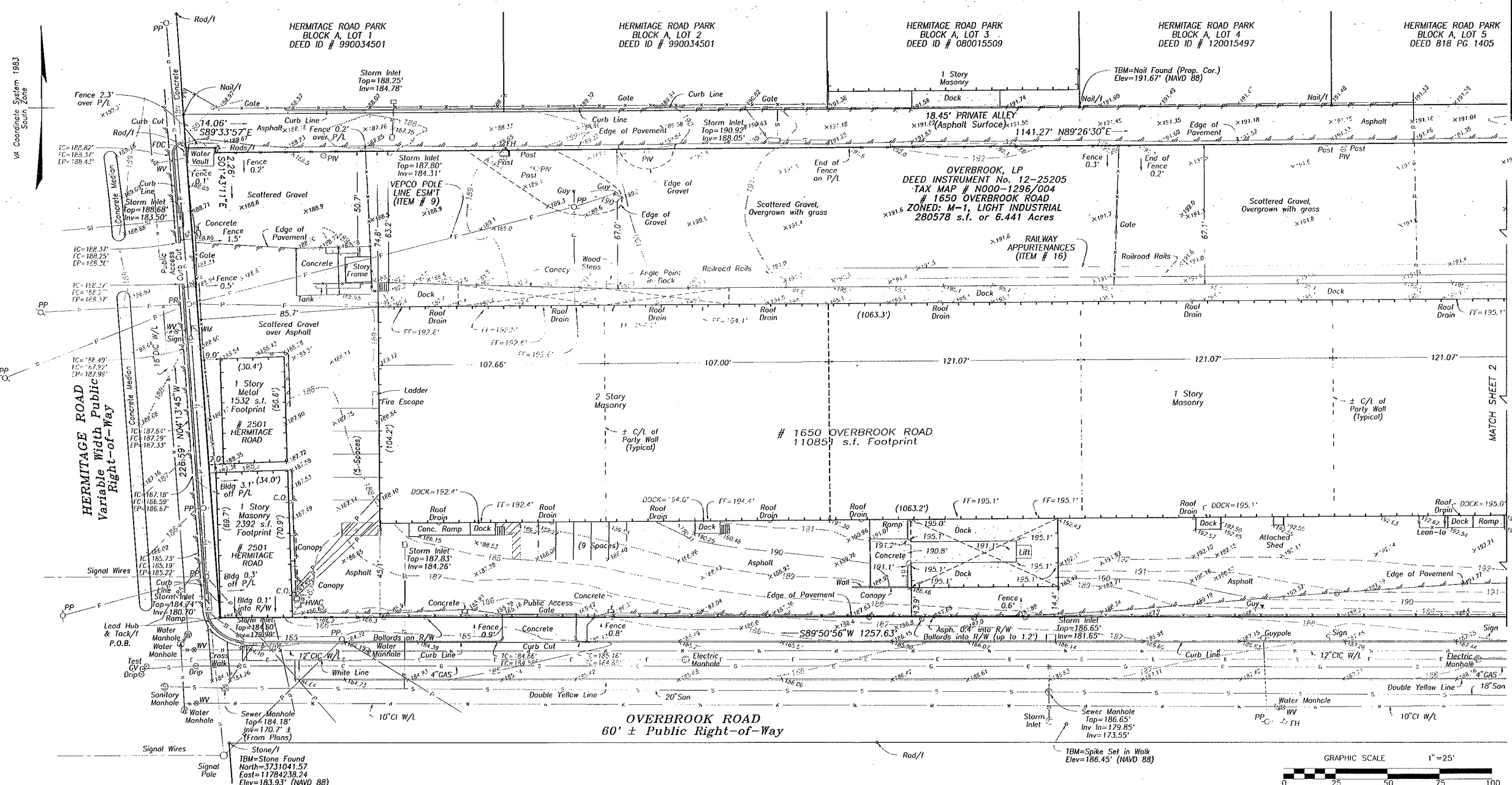
JOB NO.	9219TOPC
DATE	NOVEMBER 21, 2012
SCALE	1" = 25'
APPROVED	12/28/2012
REVIEWED	12/17/2012
DRAWN	
G.W.A.	
C.K.B.	
J.S.G.	
USED TO PRODUCE DATA, SPOT CHECKS & INSETS	2
CHANGED TO VA SPCS 1983, FEE	1
OWNER INFORMATION UPDATED	

GENE WATSON & ASSOCIATES, P.C.
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RICHMOND, VIRGINIA 23234
PH: 804-271-8038
FX: 804-271-3031
jackg@genesurvey.com

TOPOGRAPHIC SURVEY
PLAT SHOWING A 6.441 ACRE PARCEL OF LAND SITUATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF OVERBROOK ROAD AND HERMITAGE ROAD & BEING No. 1650 OVERBROOK ROAD AS LOCATED IN THE CITY OF RICHMOND, VA

DIGITAL COPY
JACK B. GRIFFIN
Lic. No. 0403002663
12-28-12

SHEET 1/2
FILE: ROM-8939A



NARRATIVE DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA CONTAINING 6.441 ACRES AND BEING SHOWN AND DESCRIBED ON PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF 6.441 ACRES LOCATED ALONG THE NORTH LINE OF OVERBROOK ROAD, CITY OF RICHMOND, VIRGINIA", MADE BY LA PRADE CROSS, DATED APRIL 4, 2001, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT PLAT 01-34;

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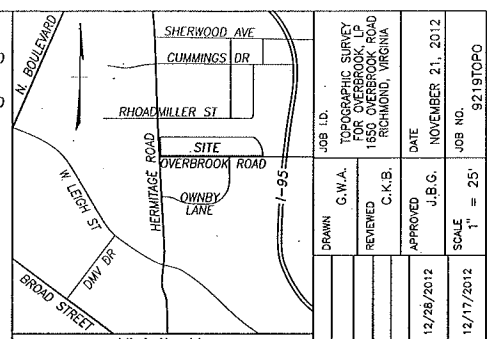
(SURVEY NOTE # 7 CONTINUED)

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 EXC. 16) RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND; VISIBLE EVIDENCE OF RAILWAY APPURTENANCES AS SHOWN
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 17) NO PROPOSED CHANGES TO STREET R/W LINES KNOWN TO ME, NO SIGNS OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED
 18) NO EVIDENCE OF SOLID WASTE DUMP OR ANY LANDFILL USE WAS OBSERVED

LIST OF POSSIBLE ENCROACHMENTS:

FENCE AT NORTHWEST CORNER OF THE PROPERTY IS 2.3' INTO THE PRIVATE ALLEY
 FENCE - CORNER ALONG NORTHERN P/L OF THE PROPERTY IS 0.2' INTO THE PRIVATE ALLEY
 FENCE (END) ALONG NORTHERN P/L OF THE PROPERTY IS ON THE P/L
 ADJACENT FENCE AT NORTHEAST CORNER OF THE PROPERTY IS 0.4' ONTO SUBJECT PROPERTY
 ADJACENT ASPHALT AT NORTHEAST CORNER OF THE PROPERTY IS 0.1' ONTO SUBJECT PROPERTY
 WATER VAULT ALONG SOUTHERN P/L OF THE PROPERTY IS 2.5' INTO OVERBROOK ROAD R/W
 ASPHALT ALONG SOUTHERN P/L OF THE PROPERTY IS 0.4' INTO OVERBROOK ROAD R/W
 BOLLARDS ALONG SOUTHERN P/L OF THE PROPERTY ARE UP TO 1.2' INTO OVERBROOK ROAD R/W
 BOLLARDS ALONG SOUTHERN P/L OF THE PROPERTY ARE ON THE OVERBROOK ROAD R/W
 MASONRY BUILDING AT SOUTHWEST CORNER OF THE PROPERTY IS 0.1' INTO OVERBROOK ROAD R/W

ALL OTHER FENCES AND/OR BUILDINGS WITHIN THE SUBJECT PROPERTY BOUNDARIES



Vicinity Map
1" = 1000' ±

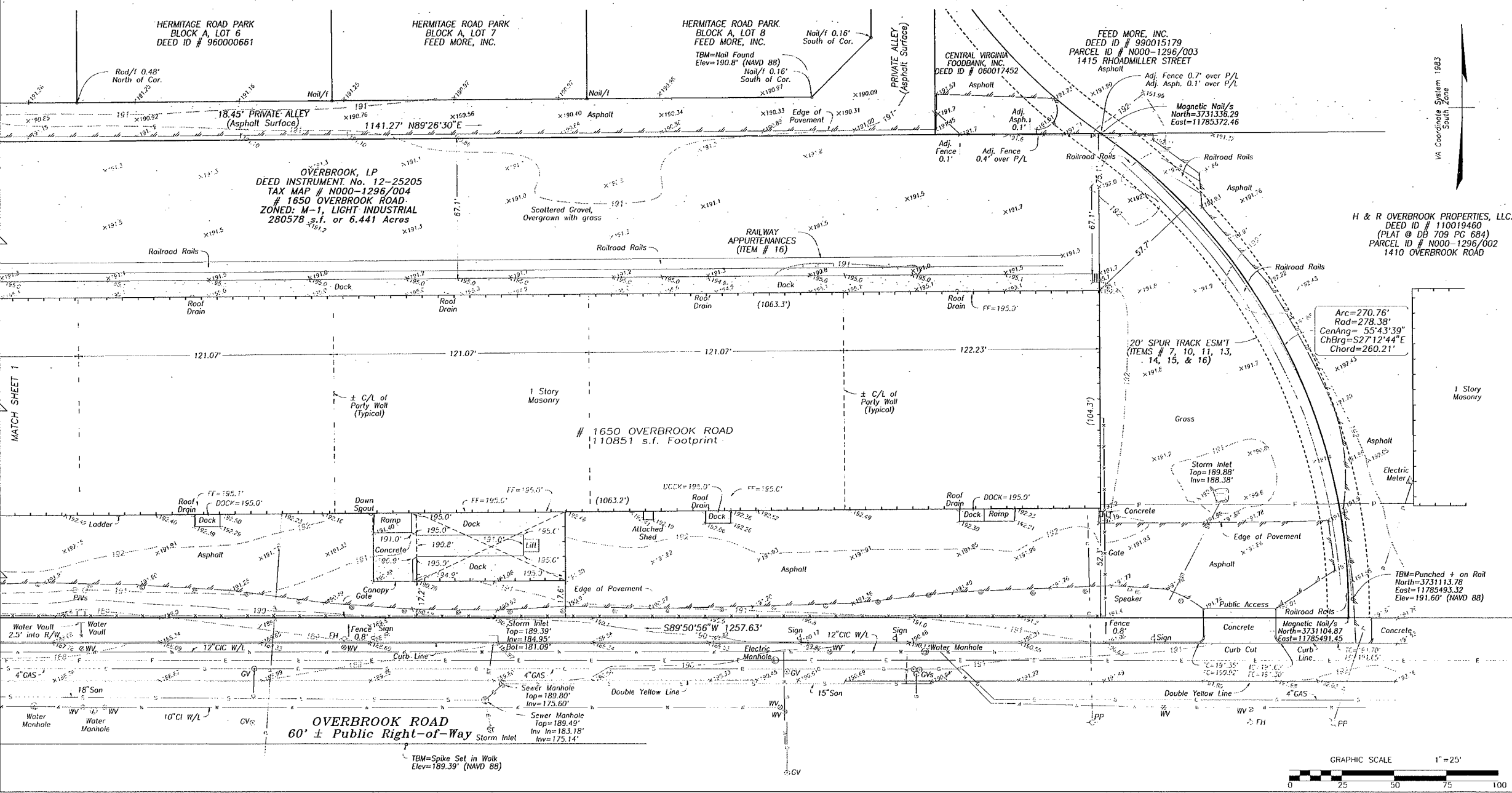
Linetype & Symbol Legend

- Building Line
- Electric Line O/H
- Electric Line U/G
- Fence Line
- Gas Line
- Guard Rail
- Pavement Edge
- Sewer Line
- Storm Sewer
- Water Line

Ballard
Clean Out
Electric Box
Electric Manhole
Fire Dept. Conn.
Fire Hydrant
Gas Valve, Test, etc.
Guy Post
Manhole, Sewer
Sign Post
Utility Pole
Valve and/or P.I.V.
Water Meter
Water MH, Valve Access
Water Valve

JOB NO.	DATE	SCALE	JOB NO.
9219TOPO	NOVEMBER 21, 2012	1" = 25'	
DRAWN	C.W.A.	REVIEWED	C.K.B.
APPROVED	J.B.G.	DATE	
		12/28/2012	
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GENE WATSON & ASSOCIATES, P.C.
 Land Surveyors
 4221 BONNIEBANK ROAD
 RICHMOND, VIRGINIA 23234
 PH: 804-271-6038
 FX: 804-271-5031
 jack@gwassoc.com



TOPOGRAPHIC SURVEY
 PLAT SHOWING A 6.441 ACRE PARCEL OF LAND SITUATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF OVERBROOK ROAD AND HERMITAGE ROAD & BEING No. 1650 OVERBROOK ROAD AS LOCATED IN THE CITY OF RICHMOND, VA

DIGITAL COPY
 JACK G. GRIFFIN
 Lic. No. 040363
 12-28-12

