

As Surveyed Legal Description
5607 Grove Avenue, Tax Map #W-020-0186/014

TM #W20-186/012
PETER & MARTHA BREIL
INSTR. #07-37510

All that certain lot or parcel of land, known as 5607 Grove Avenue, being located in the City of Richmond, Virginia and more particularly described as follows:
BEGINNING at a found rod on the South line of Grove Avenue, said rod being 55.00' in an easterly direction from the East line of Granite Avenue; thence, continuing in an easterly direction, along the South line of Grove Avenue N 87° 21' 08" E a distance of 100.00' to a rod; thence, S 14° 36' 38" W a distance of 171.58' to a found rod; thence, N 75° 24' 17" W a distance of 95.50' to a found rod; thence, N 14° 36' 41" E a distance of 141.91' to a found rod, the Point of Beginning, and containing 0.344 Acres as shown on survey entitled, "Survey Showing Improvements on Property Located at 5607 Grove Avenue," dated January 3, 2020, by Bruce Robertson Land Surveying, P.C.
AND BEING, in all respects, the same property conveyed to Martha 1985 Chester, LLC by deed recorded as Instrument #2005-21583 in the Clerk's Office, Circuit Court, City of Richmond, Virginia.

Notes Regarding Schedule B, Part II:
Fidelity National Title Insurance Company, Commitment File No. 19-15557

8. Pole line easement to C&P Telephone Co., DB 243-C, pg. 257 (Henrico Co.) cannot be plotted and is not shown on survey.

Notes:

Subject property is not located in a special flood hazard area as shown on FIRM #5101290009D, published by FEMA and dated April 2, 2009. ZONE X.
Area of subject property is 0.344 Acres or 14,970 sq. ft.

Area of 1st floor building footprint: 2,075 sq. ft.

There are 8 parking spaces located on subject property.

Subject property has direct access to Grove Avenue, a dedicated public right of way.

The location of underground utilities shown on this plat is based on record information & field observation. Other utilities may exist other than those shown.

There was no evidence of earth moving or construction related activities on subject property observed at the time of this survey.

There was no evidence of pending or proposed changes or improvements within the public streets or right of ways adjoining subject property observed at the time of this survey.

There was no evidence of delineation of wetlands observed at the time of this survey.

The property shown hereon is the same property as described in Fidelity National Title Insurance Company Commitment File No. 19-15557.

The boundary lines of subject property are contiguous with boundary lines of adjoining properties without gaps or overlaps.

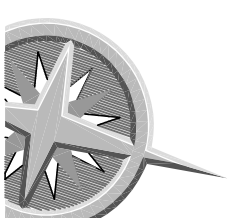
Certification

To: Fidelity National Title Insurance Company, 5607 Grove Avenue, LLC, GRS Title Services, LLC and Essex Bank, its successors and/or assigns,

This is to certify that this map or plat and the survey on which it was based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and contains items 1, 2, 3, 4, 7a, 7b(1), 8, 9, 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on 12/6/19.



Date of Plat: 1/2/20
Signature: *Bruce Robertson*
Bruce Robertson, LS #1971, VA



Bruce Robertson Land Surveying, P.C.
P.O. Box 36311 Richmond, VA 23236, Phone (804)218-2801

ALTA/NSPS LAND TITLE SURVEY
SURVEY SHOWING IMPROVEMENTS
ON PROPERTY LOCATED AT
5607 GROVE AVENUE
CITY OF RICHMOND, VIRGINIA

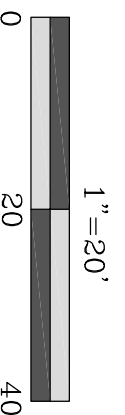
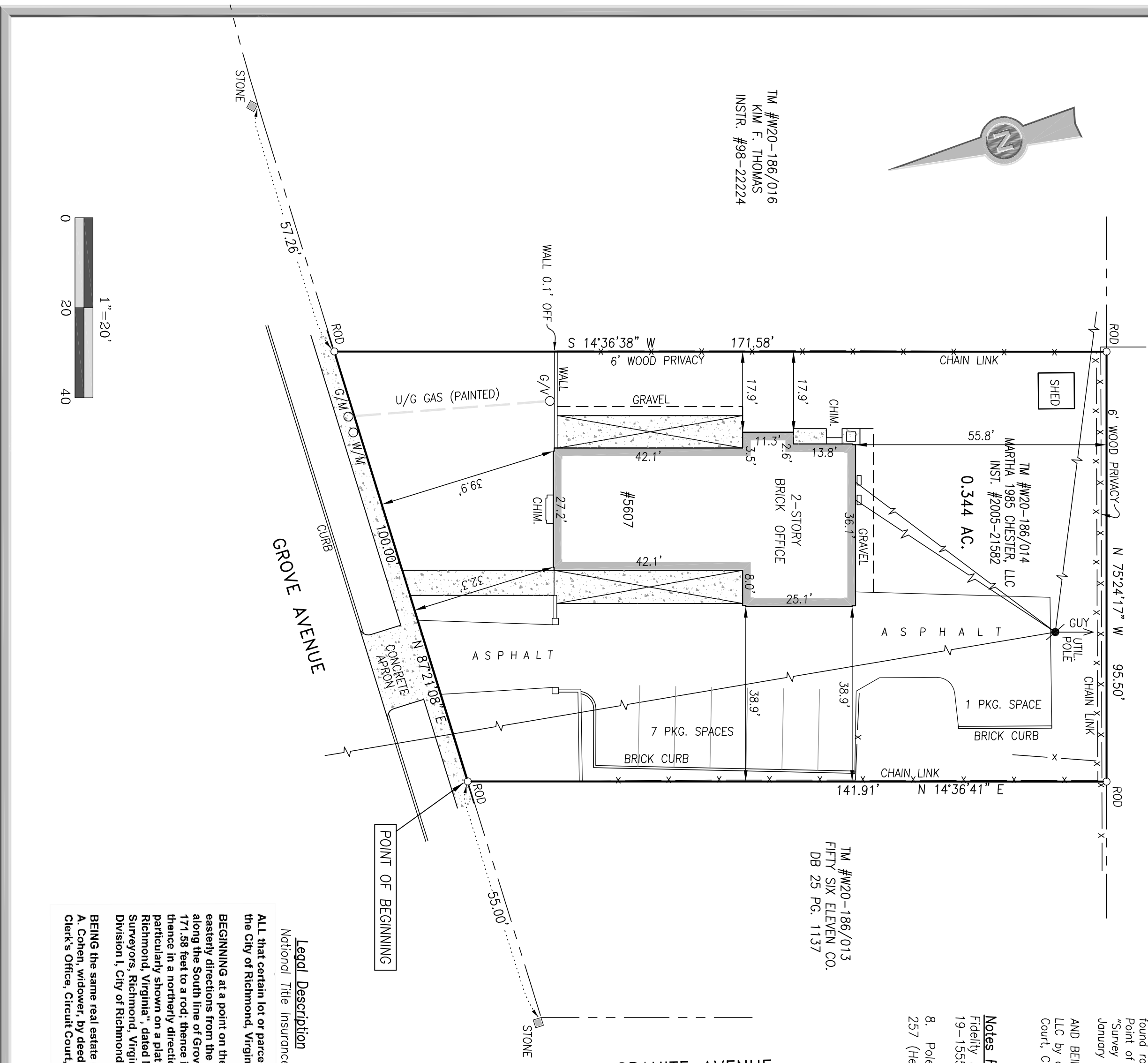
Date: 1/2/20

Scale: 1"=20'

Revisions: 1/7/20

JN 19177

Sheet 1 of 1



TM #W20-186/016
KIM F. THOMAS
INSTR. #98-22224

TM #W20-186/013
FIFTY SIX ELEVEN CO.
DB 25 PG. 1137

GROVE AVENUE

GRANITE AVENUE

POINT OF BEGINNING

Legal Description

National Title Insurance Company Commitment File No. 19-15557
ALL that certain lot or parcel of land, known as 5607 Grove Avenue, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

BEGINNING at a point on the South line of Grove Avenue distant thereon 55 feet in an easterly direction from the East line of Granite Avenue; thence in an easterly direction along the South line of Grove Avenue 100 feet to a rod; thence a southerly direction 171.58 feet to a rod; thence in a westerly direction a distance of 95.50 feet to a rod; thence in a northerly direction 141.91 feet to the point of BEGINNING, all as more particularly shown on a plat of survey entitled "Physical Survey, 5607 Grove Avenue, Richmond, Virginia," dated March 6, 1963, prepared by Foster & Miller, Certified Surveyors, Richmond, Virginia, and duly recorded in the Clerk's Office, Circuit Court, Division I, City of Richmond, Virginia.

BEING the same real estate conveyed to Martha 1985 Chester, LLC, by deed from Charles A. Cohen, widower, by deed dated June 30, 2005, and recorded on July 1, 2005, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 050021583.