

NOTES:

- 1.) OWNER OF RECORD: ROBERT W. SPEIGHT, JR.
INST. 010013086
PARCEL ID AND ADDRESS SHOWN ON SHEET 2
- 2.) THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY.
- 3.) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO.5101290039E DATED JULY 16, 2014.
- 4.) ZONING: M-1 PER PROPERTY IDENTIFICATION CARDS
- 5.) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY CHICAGO TITLE INSURANCE COMPANY:
COMMITMENT NO. SHTC18-380
COMMITMENT DATE: MARCH 19, 2018 AT 8:00 AM

SEE BELOW IN **BOLD** FOR EXCEPTIONS EXPLANATIONS ON SURVEY RELATED ITEMS:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Rights or claims of parties in possession not shown by the public records.
5. Taxes, storm water, utility, recycling and special assessments which become due and payable subsequent to the effective date hereof, liens, but not yet due and payable, and supplemental taxes which may come due and all taxes for subsequent fiscal years.
6. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

NOTE: Upon receipt of satisfactory plat of survey and inspection report, this exception will be eliminated or amended in accordance with the facts disclosed thereby.

7. Plat of subdivision recorded in Chesterfield County Deed Book 83, page 11 shows:

- a) A 15 foot wide alley abuts the eastern lot lines of Lots 10 through 18, Square 3, and the western lot lines of Lots 1 through 9, Square 3;
 - b) A 10 foot wide alley abuts the northern lot lines of Lots 1 and 2, Square 5, and the southern lot lines of Lots 3 and 4, Square 5. **SHOWN ON SURVEY**
8. City of Richmond Ordinance approved October 20, 1943 closes Taylor Street, running between the south line of current Brinser Street and the north line of Elton Street, and closes that portion of Elton Street running along the southern line of Lots 1 and 2, Square 5. No closure was found for Rail Road Street nor alleyways. **SHOWN ON SURVEY**

SURVEYOR'S CERTIFICATION

TO: ROBERT W. SPEIGHT, JR. AND CHICAGO TITLE INSURANCE COMPANY:

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 IN 2016, AND INCLUDES ITEMS:

- 1 - MONUMENTS SET AS SHOWN
- 2 - ADDRESSES SHOWN ON SHEET 2
- 3 - FLOOD ZONE SHOWN IN NOTES
- 4 - GROSS LAND AREA AS SHOWN
- 6(A)- SHOWN IN NOTES (PER PROPERTY IDENTIFICATION CARD)
- 8 - IMPROVEMENTS SHOWN
- 11 - NO UNDERGROUND UTILITIES ON SITE PER MISS UTILITY DESIGN TICKET A809501365 (TIMMONS GROUP DOES NOT GUARANTEE THE ACCURACIES)
- 13 - NAMES OF ADJOINING OWNERS AS SHOWN
- 14 - DISTANCE TO THE NEAREST INTERSECTING STREET AS SHOWN
- 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK FOUND
- 17 - NO PROPOSED CHANGES TO RIGHT OF WAYS FOUND OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 4-25-18.

MARC SNIDER, LS (LIC. NO. 3298) 4-25-18
DATE

SURVEYED PARCEL DESCRIPTION

PARCEL ID. S0070924002, S0070924003, S0070924004, S0070924005 AND S0070924006:

BEGINNING AT A ROD FOUND ON THE WESTERN LINE OF THURMAN STREET AND THE SOUTHERN LINE OF BRINSER STREET BEING LABELED P.O.B. 'A' HEREON.
THENCE ALONG THE WESTERN LINE THURMAN STREET, S 06°00'44" E, 283.39 FEET TO A ROD SET ON THE NORTHERN LINE OF ELTON STREET;
THENCE ALONG THE NORTHERN LINE OF ELTON STREET, S 83°59'45" W, 130.20 FEET TO A ROD SET ON THE EASTERN LINE OF AN ALLEY;
THENCE ALONG THE EASTERN LINE OF AN ALLEY, N 06°00'44" W, 283.51 FEET TO A ROD FOUND ON THE SOUTHERN LINE OF BRINSER STREET;
THENCE ALONG SOUTHERN LINE OF BRINSER STREET, N 84°02'56" E, 130.20 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING CONTAINING 0.847 ACRE OR 36,905 SQUARE FEET OF LAND

PARCEL ID. S0070924001, S0070924007 AND S0070924008:

BEGINNING AT A ROD FOUND ON THE WESTERN LINE OF THURMAN STREET AND THE SOUTHERN LINE OF BRINSER STREET BEING LABELED P.O.B. 'A' HEREON.
THENCE ALONG SOUTHERN LINE OF BRINSER STREET, S 84°02'56" W, 130.20 FEET TO A ROD FOUND ON THE EASTERN LINE OF AN ALLEY;
THENCE LEAVING EASTERN LINE OF AN ALLEY ALONG A TIE LINE, S 84°02'56" W, 14.53 FEET TO A ROD SET ON THE WESTERN LINE OF AN ALLEY BEING LABELED P.O.B. 'B' HEREON;
THENCE ALONG WESTERN LINE OF AN ALLEY, S 05°56'52" E, 308.52 FEET TO A ROD SET;
THENCE LEAVING WESTERN LINE OF AN ALLEY THROUGH A ROD FOUND ON LINE AT 184.38 FEET, S 83°59'45" W, 236.36 FEET TO A POINT BEING ON THE EASTERN LINE OF RAILROAD STREET AND BEING SOUTH 0.92 FEET FROM A ROD FOUND;
THENCE ALONG EASTERN LINE OF RAILROAD STREET, N 08°26'40" W, 162.76 FEET TO A ROD FOUND ON THE SOUTHERN LINE OF AN ALLEY;
THENCE ALONG SOUTHERN LINE OF AN ALLEY, N 84°00'11" E, 57.93 FEET TO A ROD FOUND;
THENCE LEAVING SOUTHERN LINE OF AN ALLEY, N 05°27'32" W, 9.96 FEET TO A ROD FOUND ON THE NORTHERN LINE OF AN ALLEY;
THENCE ALONG THE NORTHERN LINE OF AN ALLEY, S 84°01'55" W, 58.45 FEET TO A ROD FOUND ON THE EASTERN LINE OF RAILROAD STREET;
THENCE ALONG EASTERN LINE OF RAILROAD STREET, N 08°26'40" W, 136.28 FEET TO A ROD SET ON THE SOUTHERN LINE OF BRINSER STREET;
THENCE ALONG THE SOUTHERN LINE OF BRINSER STREET, N 84°02'56" E, 249.82 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING CONTAINING 1.709 ACRES OR 74,446 SQUARE FEET OF LAND.

TOTAL: 2.556 ACRES OR 111,351 SQUARE FEET OF LAND

TITLE BINDER LEGAL DESCRIPTION

Parcel I:

All those certain lots or parcels of land, together with the improvements thereon, lying and being in the City of Richmond, Virginia, designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, in Square 3, on the Plat of Thurman's Addition, of record in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 83, page 11, to which plat reference is made for a more particular description of the said land.

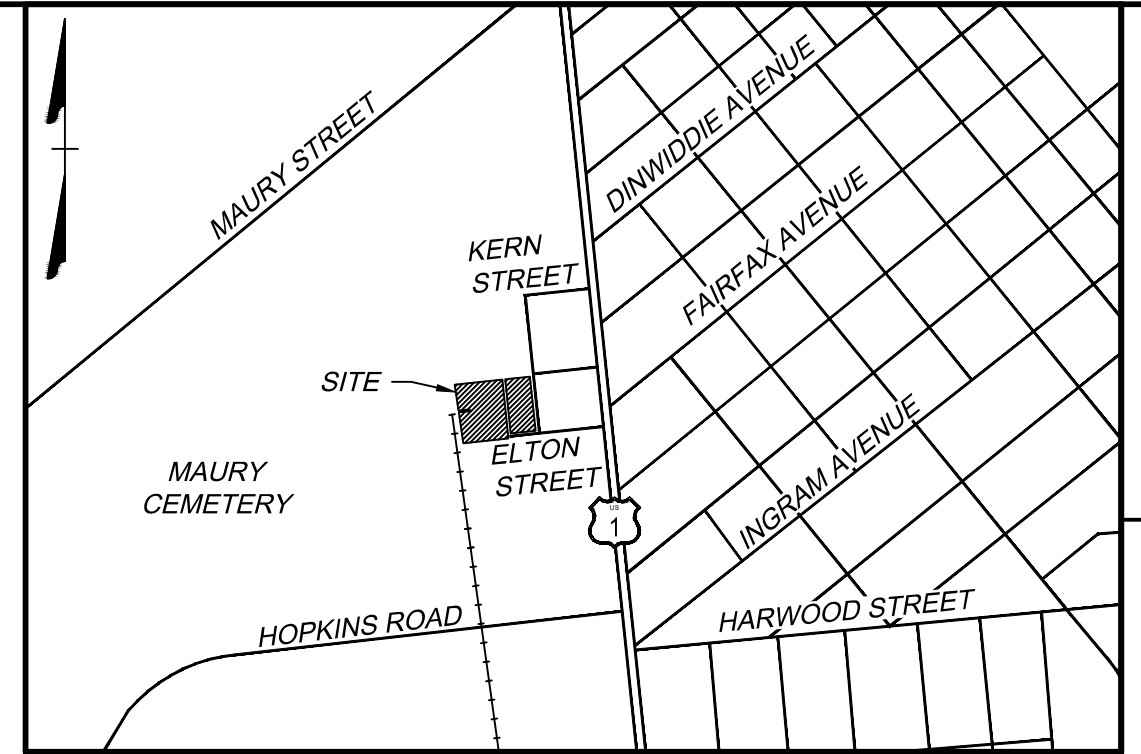
Parcel II:

All those certain lots or parcels of land, together with the improvements thereon, lying and being in the City of Richmond, Virginia, designated as Lots 1, 2, 3 and 4 in Square 5, on the Plat of Thurman's Addition, of record in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 83, page 11, to which plat reference is made for a more particular description of the said land.

Parcel III:

Those parts of Taylor Street, Elton Street and R.R. Street in the City of Richmond, Virginia, adjoining other lands now or formerly belonging to Lee F. Rosson and Nancy C. Rosson, his wife, acquired by the said Lee F. Rosson or Nancy C. Rosson by reason of the vacation of parts of the said streets by any ordinance of the Council of the City of Richmond, Virginia, including but not limited to that certain ordinance dated October 20, 1943, of the said Council in force from its passage.

BEING the same real estate conveyed to Robert W. Speight, Jr. by Deed from John M. Timberlake dated May 22, 2001, recorded May 24, 2001 in the Clerk's Office of the Circuit Court of Richmond City, Virginia, recorded as Instrument No. 020013086.



VICINITY MAP
1"=1,000'

THIS DRAWING PREPARED AT THE OFFICE OF
TIMMONS GROUP, INC.
1001 Builders Park, Suite 300, Richmond, VA 23225
TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP



ALTA/NSPS LAND TITLE SURVEY SHOWING 2 PARCELS OF LAND LYING WEST OF THURMAN STREET

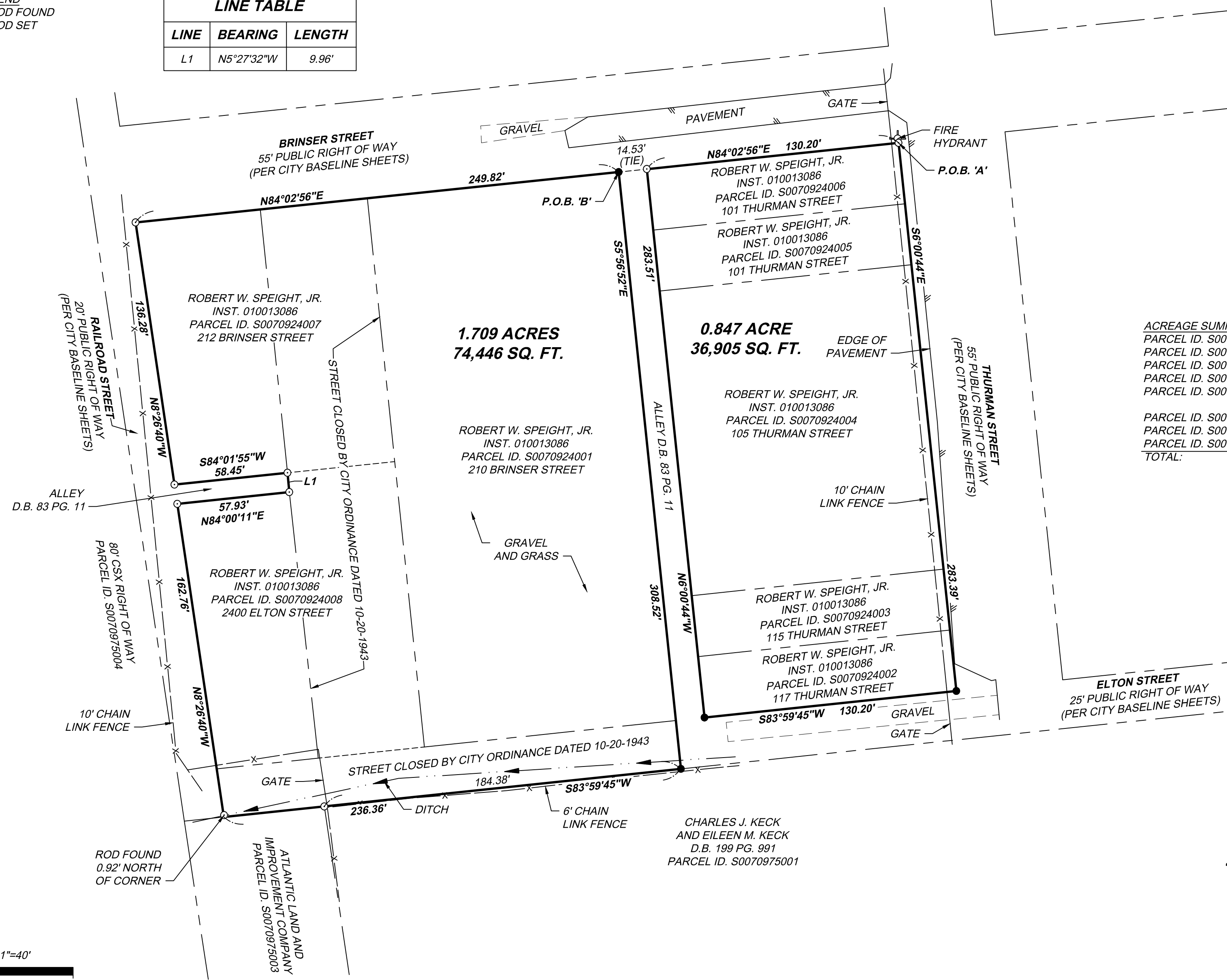
City of Richmond, VA.	
Date: April 25, 2018	Scale: 1"=40'
Sheet 1 of 2	J.N.: 41479
Drawn by: M. Snider	Checked by: M. Snider
Revised:	

Y:\901141479-Speight_ALTAIDWG\41479V-XPALTA.dwg | Plotted on 5/9/2018 4:45 PM | by Marc Snider

Y:\901141479-Speight_ALTAIDWG\41479V-XPALTA.dwg | Plotted on 5/9/2018 4:44 PM | by Marc Snider

LEGEND
 ⊙ ROD FOUND
 ● ROD SET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N5°27'32"W	9.96'



**1.709 ACRES
74,446 SQ. FT.**

**0.847 ACRE
36,905 SQ. FT.**

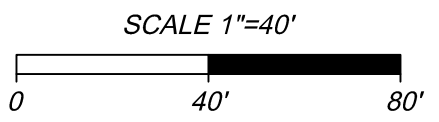
ACREAGE SUMMARY

PARCEL ID. S0070924002	
PARCEL ID. S0070924003	
PARCEL ID. S0070924004	0.847 ACRE 36,905 SQ. FT.
PARCEL ID. S0070924005	
PARCEL ID. S0070924006	
PARCEL ID. S0070924001	
PARCEL ID. S0070924007	1.709 ACRES 74,446 SQ. FT.
PARCEL ID. S0070924008	
TOTAL:	2.556 ACRES 111,351 SQ. FT.



**ALTA/NSPS LAND TITLE
SURVEY SHOWING 2 PARCELS
OF LAND LYING WEST OF
THURMAN STREET**

City of Richmond, VA.	
Date: April 25, 2018	Scale: 1"=40'
Sheet 2 of 2	J.N.: 41479
Drawn by: M. Snider	Checked by: M. Snider
Revised:	



THIS DRAWING PREPARED AT THE OFFICE OF THE SURVEYOR, 1001 Builders Park, Suite 300, Richmond, VA 23225
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