

1.480 ACRES TOTAL

PID: S0000053015T
(1.361 ACRES)

VARIABLE WIDTH EASEMENT FOR INGRESS & EGRESS
D.B. 293, PG. 228
D.B. 293, PG. 224
P.B. 7, PG. 41

2 STORY BRICK & BLOCK
301 HULL STREET
38,315 S.F.
BUILDING HEIGHT=31.3'

ENCROACHMENT EASEMENT FOR OVERHEAD BUILDING
D.B. 293, PG. 228
D.B. 293, PG. 224
P.B. 7, PG. 41

N/F
LANASA BUILDING CORP
C/O V F LANASA
PID: S0000053026
D.B. 430, PG. 611

N/F
PAPER COMPANY LLC
PID: S0000053012
INST. #2007-33080

PID: S0000053014
(0.118 ACRES)

GENERAL NOTES

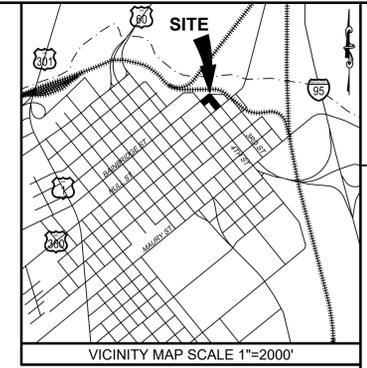
Based on graphic determination this property is in Zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. flood insurance rate map, community panel #5101290039E & 5101290043E dated July 16, 2014.

Parking Spaces:
There are 3 total regular parking spaces located on subject property.

There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known 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.

No field delineated wetland markers were observed in the process of conducting the fieldwork.



LINE	BEARING	LENGTH
L1	N50°50'07"E	33.50'
L2	N39°09'53"W	25.00'
L3	S50°50'07"W	29.83'
L4	N39°09'53"W	29.90'
L5	S50°50'07"W	127.00'
L6	N39°09'53"W	116.70'
L7	N50°50'07"E	245.47'
L8	S85°45'22"E	39.90'
L9	S50°50'07"W	154.57'

SYMBOL LEGEND

- - ROD FOUND
- - FOUND MONUMENT
- ⊠ - PK NAIL FOUND
- - NAIL SET
- ⊙ - CALCULATED POINT
- ⊕ - UTILITY POLE
- ⊗ - LIGHT POLE
- ⊘ - CLEANOUT
- ⊚ - GRATE TOP INLET
- ⊛ - WATER METER
- ⊜ - WATER VALVE
- ⊝ - WATER VAULT
- ⊞ - GAS METER
- ⊟ - TELEPHONE MANHOLE
- ⊠ - UTILITY MANHOLE
- ⊡ - SIGN
- ⊢ - MAILBOX
- ⊣ - CABINET FOR CELL TOWER
- ▨ - ASPHALT AREA
- ▩ - GRAVEL AREA
- - BRICK PAVERS
- OHU --- - OVERHEAD UTILITIES
- OHP --- - OVERHEAD POWER
- OHT --- - OVERHEAD TELEPHONE

ABBREVIATION LEGEND

- CLD - CONCRETE LOADING DOCK
- CNC - CONCRETE
- S/W - SIDEWALK
- OP - OVER PROPERTY LINE
- S.F. - SQUARE FOOT
- D.B. - DEED BOOK
- INST. - INSTRUMENT
- P.B. - PLAT BOOK
- PG. - PAGE
- N/F - NOW OR FORMERLY
- R/W - RIGHT OF WAY

SCHEDULE B EXCEPTIONS

This plat was prepared with the aid of Title Commitment No. VA2000456 from Fidelity National Title Insurance Company dated February 21, 2020, the following items from Schedule B, Part II are as follows:

General Exceptions:

- 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 - Not a survey item.
- Rights or claims of parties in possession not shown by the Public Records - Not a survey item.
- 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 - Affects subject property as shown hereon.
- Easements, or claims of easements, not shown by the Public Records - None known at time of survey.
- 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 - Not a survey item.
- Taxes or special assessments which are not shown as existing liens by the Public Records - Not a survey item.

Special Exceptions:

- Taxes for the second half of the year 2020, a lien, not yet due and payable - Not a survey item.
- Easements described in Deeds recorded in Deed Book 293, page 228, and in Deed Book 293, page 224, and shown on plat recorded in Plat Book 7, page 41 - Affects subject property as shown hereon.
- Rights of the railroad company servicing the railroad siding located on the insured land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof - Not a survey item.
- Rights of tenants in possession under an unrecorded Lease between Sampson Land Company, Inc., landlord and Lone Star Industries, Inc., tenant - Not a survey item.

LEGAL DESCRIPTION

ALL that certain tract of land with all improvements thereon and all appurtenances thereunto belonging located in the City of Richmond, Virginia, and shown on that certain plat of survey styled "Plat of Property Situated on Hull, Fourth, Bainbridge and Branders Streets, Richmond, Virginia", by George M. Stephens, Jr., dated June 21, 1984, and more particularly described as follows:

BEGINNING at a point marking the intersection of the southern line of Bainbridge Street with the eastern line of Fourth Street; thence continuing along the southern line of Bainbridge Street a distance of 245.47 feet to a point at the intersection of the southern line of Bainbridge Street with the southern line of Branders Street; thence along the southern line of Branders Street 39.90 feet to a point; thence in a southerly direction 309.20 feet to a point on the northern line of Hull Street, which point is located 277.9 feet in an easterly direction along the northern line of Hull Street from the intersection of the northern line of Hull Street with the eastern line of Fourth Street; thence continuing in a westerly direction along the northern line of Hull Street 154.57 feet to an iron pin; thence in a northerly direction along a line parallel to the eastern line of Fourth Street 165.00 feet to a point; thence in an easterly direction along a line parallel to the northern line of Hull Street a distance of 33.50 feet to a point; thence in a northerly direction along a line parallel to Fourth Street a distance of 25.00 feet to a point; thence in a westerly direction along a line parallel to the northern line of Hull Street a distance of 33.50 feet to a point; thence in a northerly direction along a line parallel to the eastern line of Fourth Street a distance of 29.90 feet to an iron pin; thence in a westerly direction along a line parallel to the northern line of Hull Street a distance of 116.70 feet to the point of beginning.

BEING a portion of the same real estate conveyed to Sampson Coatings, Inc., a Virginia corporation by deed from Sampson Land Company, Inc., a Virginia corporation, successor in interest to Sampson Pain Manufacturing Co., Inc. (formerly Sampson Paint & Color Company, Incorporated) and Alcatraz Land Company, Inc. (formerly The Alcatraz Company, Incorporated), dated April 23, 1986, and recorded April 24, 1986 in the Clerk's Office Circuit Court, City of Richmond, Virginia in Deed Book 77 page 300.

ALTA CERTIFICATION

To Fidelity National Title Insurance Company and Sampson Coatings, Inc., a Virginia Corporation:
This is to certify that this map or plat and the survey on which it is based were made in accordance with "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(a), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on March 9, 2020.

Date: _____

(Signed) _____
W.M. Naulty
Registration No. 2067



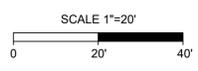
"ALTA/NSPS LAND TITLE SURVEY"
1.480 ACRES OF LAND LOCATED NORTH SIDE OF HULL STREET & THE SOUTH SIDE OF BAINBRIDGE STREET
RICHMOND, VIRGINIA

Date: March 18, 2020	Scale: 1"=20'
Sheet 1 of 1	J.N.: 45501-903
Drawn by: J Livingston	Checked by: W.M. Naulty
Revised:	

THIS DRAWING PREPARED AT THE
TRC-CITIES OFFICE
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YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP



HULL STREET
PUBLIC R/W

4TH STREET
PUBLIC R/W

BAINBRIDGE STREET
PUBLIC R/W

BRANDERS STREET
PUBLIC R/W