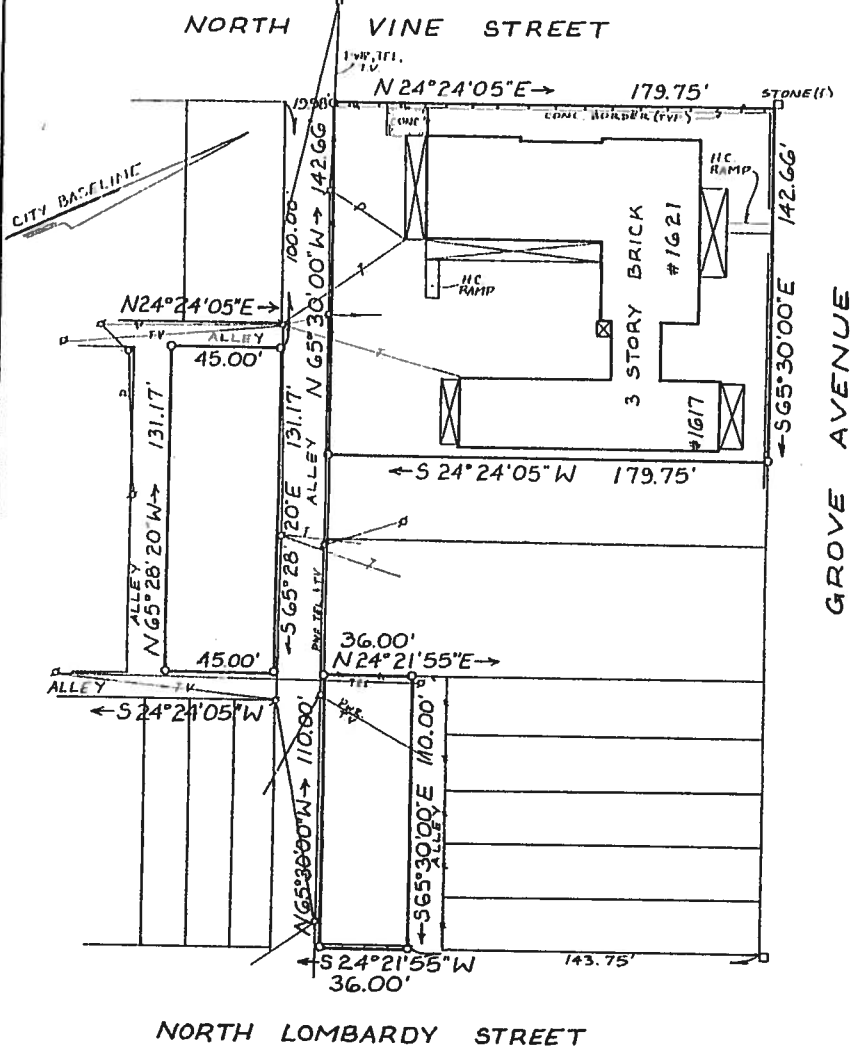
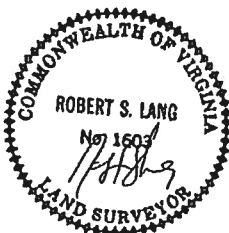


It is to be noted that an accurate full survey of the premises shown hereon has been performed under my supervision. But all improvements and existing structures of record are shown hereon, and that there are no encroachments by improvements shown hereon upon any other property shown hereon. This plat is not to be construed as a warranty of title or subject to the provisions which may be included by such. The distance is in FEMA, National Flood Zone ...



NORTH LOMBARDY STREET



PLAT SHOWING  
3 PARCELS OF LAND  
LOCATED SOUTH OF

GROVE AVENUE  
RICHMOND, VIRGINIA



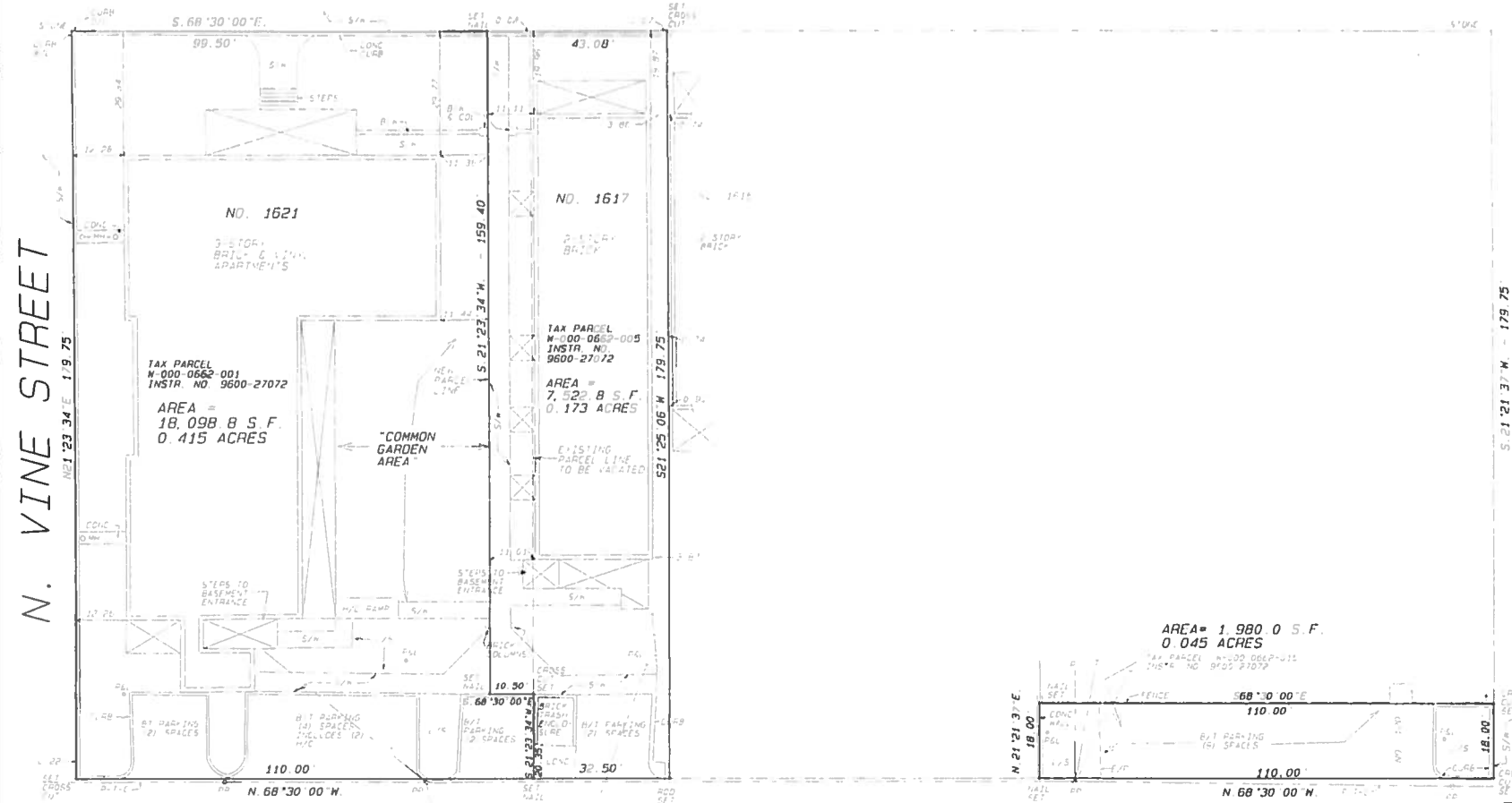
Date: 7-18-94  
Scale: 1" = 50'  
Job No.: 1931B2

• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •  
501 Branchway Road • Suite 100 • Richmond, Virginia 23236 • 794-0571 • Fax 794-2635  
1514 East Parham Road • Richmond, Virginia 23228 • 262-6046 • Fax 264-3037

GROVE AVENUE

N. VINE STREET

N. LOMBARDY STREET

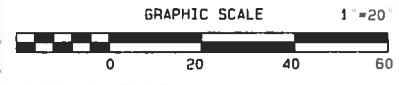


- LEGEND**
- OVERHEAD POWER
  - OVERHEAD TELEPHONE
  - OVERHEAD CABLEVISION
  - ROOF POLE
  - MANHOLE
  - CONC. CONCRETE
  - SIDEWALK
  - CURB OR CURB ONLINE
  - BRICK WALL
  - BRICK COLUMN
  - HANDICAP
  - POLE & LIGHT
  - LANDSCAPED AREA

- NOTES**
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE RECORD AND DOES NOT THEREFOR NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**CERTIFICATION**

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT ALL IMPROVEMENTS AND VISIBLE ENCUMBRANCES ARE SHOWN HEREON THAT THERE ARE NO ENCROACHMENTS OR IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.



PLAT OF PROPERTY SITUATED ON THE SOUTHEAST CORNER OF GROVE AVENUE AND N. VINE STREET AND ON THE WEST LINE OF N. LOMBARDY STREET SOUTH OF GROVE AVENUE CITY OF RICHMOND, VIRGINIA JUNE 17, 2014 SCALE: 1"=20' REVISED JULY 22, 2014

STEVEN B. KENT & ASSOCIATES, P.C.  
 LAND SURVEYORS  
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 RICHMOND, VA. 23220  
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 FAX 804.643.6038  
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STEVEN B. KENT - LAND SURVEYOR  
 REGISTRATION NO. 1686  
 COMMONWEALTH OF VIRGINIA