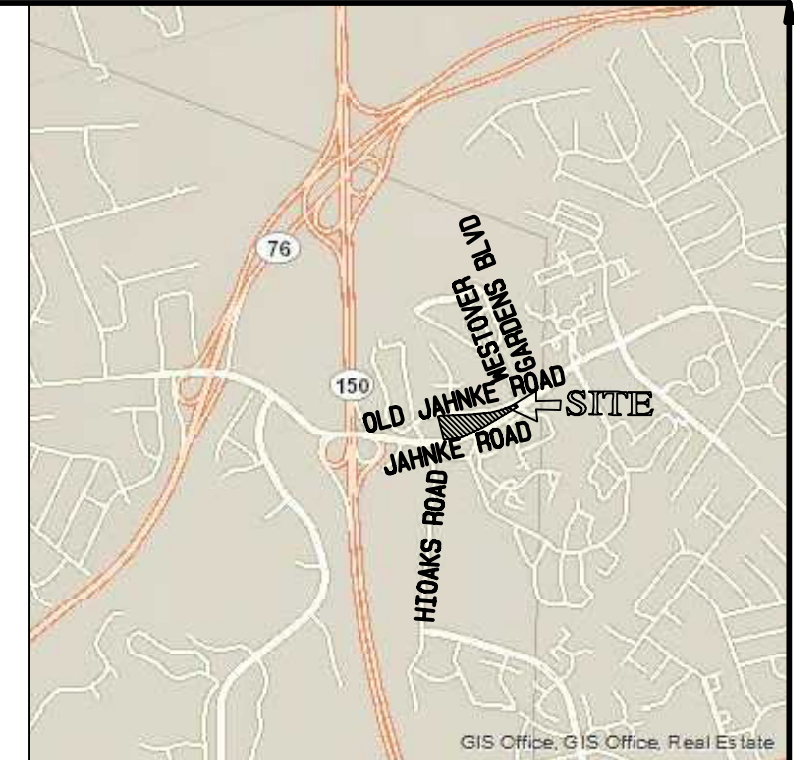


**Exceptions:**

**LEGAL DESCRIPTION by**



VICINITY MAP

**METES AND BOUNDS:**

PARCEL 1 (T.M.# C0050600010): Beginning at a point on the southern line of Old Jahnke Road, 327.75 feet from the intersection of the southern line of Old Jahnke Road with the eastern line of Hioaks Road, thence North 87°29'32" East, along the southern line of Old Jahnke Road a distance of 156.68 feet; thence South 06°23'04" East, a distance of 288.82 feet; thence 137.42 feet along a curve on the northern line of Jahnke Road, having a radius of 1655.00 feet; thence North 09°57'24" West, a distance of 310.80 feet to the Point of Beginning. Containing 1.0113 ACRES, more or less.

PARCEL 2 (T.M.# C0050600014): Beginning at a point on the southern line of Old Jahnke Road, 449.34 feet from the intersection of the southern line of Old Jahnke Road with the eastern line of Hioaks Road, thence North 87°40'11" East, a distance of 121.59 feet; thence 9.83 feet along a curve having a radius of 1411.57 feet; thence North 88°04'06" East, a distance of 32.03 feet; thence South 03°10'01" East, a distance of 238.95 feet; thence South 83°35'56" West, a distance of 149.60 feet; thence North 06°23'04" West, a distance of 250.43 feet to the Point of Beginning. Containing 0.8786 ACRES, more or less.

PARCEL 3 (T.M.# C0050600022): Beginning at a point on the southern line of Old Jahnke Road, 612.79 feet from the intersection of the southern line of Old Jahnke Road with the eastern line of Hioaks Road, thence North 88°04'06" East, along the southern line of Old Jahnke Road a distance of 101.02 feet; thence South 03°10'01" East, a distance of 187.88 feet; thence South 87°42'59" West, a distance of 101.01 feet; thence North 03°10'01" West, a distance of 188.50 feet; to the Point of Beginning. Containing 0.4363 ACRES, more or less.

PARCEL 4 (T.M.# C0050600026): Beginning at a point on the southern line of Old Jahnke Road, 713.81 feet from the intersection of the southern line of Old Jahnke Road with the eastern line of Hioaks Road, thence North 88°04'06" East, along the southern line of Old Jahnke Road a distance of 78.96 feet; thence 161.44 feet along a curve having a radius of 1190.67 feet; thence South 35°37'14" West, a distance of 229.46 feet; thence South 25°32'54" West, a distance of 14.20 feet; thence 352.06 feet along a curve on the northern line of Jahnke Road, having a radius of 1655.00 feet; thence North 06°23'04" West, a distance of 38.39 feet; thence North 83°35'56" East, a distance of 149.60 feet; thence North 03°10'01" West, a distance of 50.45 feet; thence North 87°42'59" East, a distance of 101.01 feet; thence North 03°10'01" West, a distance of 187.88 feet to the Point of Beginning. Containing 0.9237 ACRES, more or less.

PARCEL 5 (T.M.# C0050603063): Beginning at a point on the southern line of Old Jahnke Road, 324.50 feet from the intersection of the southern line of Old Jahnke Road with the western line of Westover Garden Boulevard, thence South 34°40'39" West, a distance of 210.85 feet; thence 48.98 feet along a curve on the northern line of Jahnke Road, having a radius of 1655.00 feet; thence North 25°32'54" East, a distance of 14.20 feet; thence North 35°37'14" East, a distance of 229.46 feet; thence South 80°02'14" East, a distance of 24.48 feet to the Point of Beginning. Containing 0.1262 ACRES, more or less.

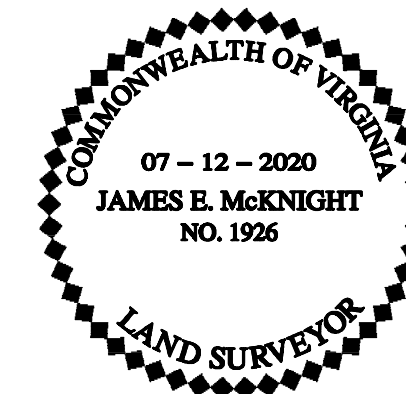
PARCEL 6 (T.M.# C0050603015): Beginning at the intersection of the southern of Old Jahnke Road with the western line of Westover Garden Boulevard, thence South 21°33'49" East, along the western line of Westover Garden Boulevard, a distance of 19.84 feet; thence South 56°08'29" West, a distance of 315.77 feet; thence 193.73 feet along a curve on the northern line of Jahnke Road, having a radius of 1655.00 feet; thence North 34°40'39" East, a distance of 210.85 feet; thence South 68°26'11" West, a distance of 324.50 feet to the Point of Beginning. Containing 0.5997 ACRES, more or less.

**ALTA/NSPS LAND TITLE SURVEY**

**OF SIX PARCELS LOCATED BETWEEN  
JAHNKE ROAD AND OLD JAHNKE ROAD,  
AND WEST OF WESTOVER GARDEN BOULEVARD,  
IN THE CITY OF RICHMOND, VIRGINIA.**

**Notes:**

- a) Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 5101290019D, with a date of identification of April 2, 2009 in the City of Richmond, State of Virginia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- b) Parcels 1, 4 and 5 have direct physical access to Jahnke Road and Old Jahnke Road, a dedicated public street or highway. Parcels 2 and 3 have direct physical access to Old Jahnke Road, a dedicated public street or highway. Parcel 6 has direct physical access to Jahnke Road, Old Jahnke Road and Westover Gardens Boulevard, a dedicated public street or highway.
- c) The number of actual parking spaces located on the subject property is 0.
- d) The property described hereon is the same as the property described in \_\_\_\_\_ with an effective date of \_\_\_\_\_, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- e) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Virginia.
- f) The property is serviced by Public Sewer and Water.
- g) Property Address is Known as: Parcel 1: No. 7005 Old Jahnke Road, Richmond, VA 23225. Parcel 2: No. 6937 Old Jahnke Road, Richmond, VA 23225. Parcel 3: No. 6927 Old Jahnke Road, Richmond, VA 23225. Parcel 4: No. 7000 Jahnke Road, Richmond, VA 23225. Parcel 5: No. 6907 Old Jahnke Road, Richmond, VA 23225. Parcel 6: No. 6814 Jahnke Road, Richmond, VA 23225.
- i) Parcels 1-4 are Zoned R-1 - Residential (Single Family). PARcel 5 and 6 are Zoned R-2 - Residential (Single Family).
- j) There was no Observed evidence of current earth moving work, building construction or building additions at the time of the survey.
- k) There are no Proposed changes in street right of way lines, no observed evidence of recent street or sidewalk construction or repairs.
- l) There is NO Observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- m) Area of building is determined by exterior dimensions measured at ground level.



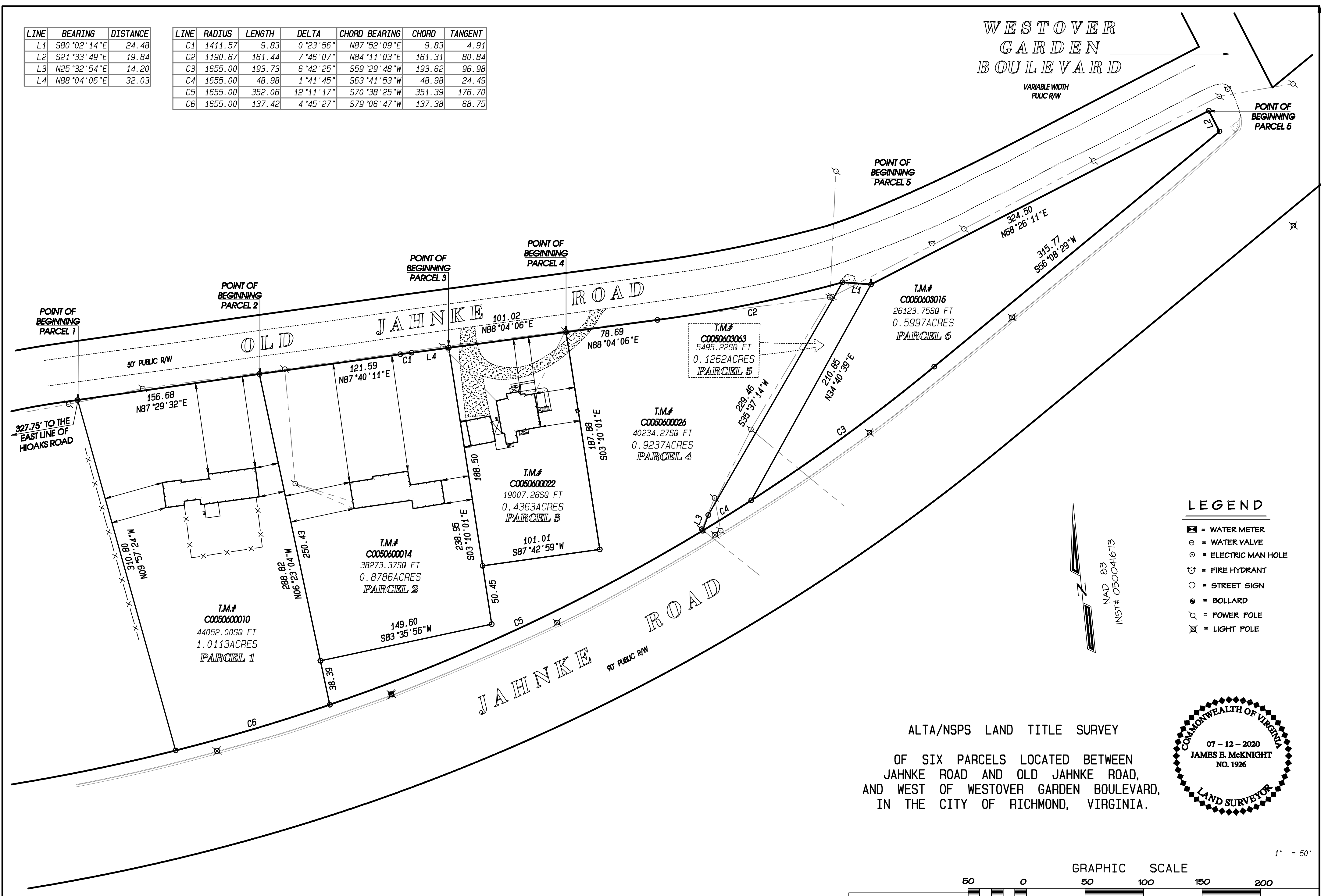
RICHMOND CITY	VIRGINIA
SHEET 1 OF 2	DATE: JULY 12, 2020
DRAWN BY: N. J. M.	CHECKED BY: J. E. M.



201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

LINE	BEARING	DISTANCE
L1	S80°02'14"E	24.48
L2	S21°33'49"E	19.84
L3	N25°32'54"E	14.20
L4	N88°04'06"E	32.03

LINE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	TANGENT
C1	1411.57	9.83	0°23'56"	N87°52'09"E	9.83	4.91
C2	1190.67	161.44	7°46'07"	N84°11'03"E	161.31	80.84
C3	1655.00	193.73	6°42'25"	S59°29'48"W	193.62	96.98
C4	1655.00	48.98	1°41'45"	S63°41'53"W	48.98	24.49
C5	1655.00	352.06	12°11'17"	S70°38'25"W	351.39	176.70
C6	1655.00	137.42	4°45'27"	S79°06'47"W	137.38	68.75



WESTOVER GARDEN BOULEVARD

VARIABLE WIDTH PUBLIC R/W

POINT OF BEGINNING PARCEL 5

POINT OF BEGINNING PARCEL 5

POINT OF BEGINNING PARCEL 4

POINT OF BEGINNING PARCEL 3

POINT OF BEGINNING PARCEL 2

POINT OF BEGINNING PARCEL 1

OLD JAHNKE ROAD

JAHNKE ROAD

T.M.# C0050603015  
26123.75SQ FT  
0.5997ACRES  
PARCEL 6

T.M.# C0050603063  
5495.22SQ FT  
0.1262ACRES  
PARCEL 5

T.M.# C0050600026  
40234.27SQ FT  
0.9237ACRES  
PARCEL 4

T.M.# C0050600022  
19007.26SQ FT  
0.4363ACRES  
PARCEL 3

T.M.# C0050600014  
38273.37SQ FT  
0.8786ACRES  
PARCEL 2

T.M.# C0050600010  
44052.00SQ FT  
1.0113ACRES  
PARCEL 1

LEGEND

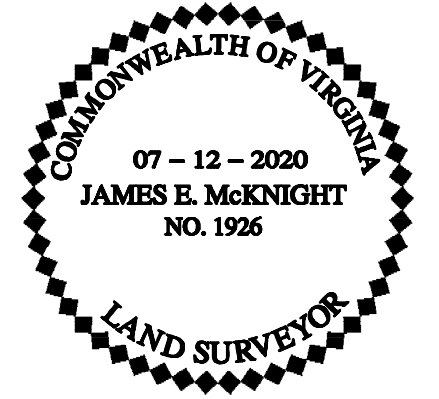
- ⊠ = WATER METER
- ⊙ = WATER VALVE
- ⊕ = ELECTRIC MAN HOLE
- ⊕ = FIRE HYDRANT
- = STREET SIGN
- = BOLLARD
- ⊙ = POWER POLE
- ⊗ = LIGHT POLE



NAD 83  
INST# 0500416TB

ALTA/NSPS LAND TITLE SURVEY

OF SIX PARCELS LOCATED BETWEEN JAHNKE ROAD AND OLD JAHNKE ROAD, AND WEST OF WESTOVER GARDEN BOULEVARD, IN THE CITY OF RICHMOND, VIRGINIA.



1" = 50'

GRAPHIC SCALE



RICHMOND CITY
VIRGINIA
SHEET 2 OF 2
DRAWN BY: N.J.M.
CHECKED BY: J.E.M.
DATE: JULY 12, 2020



201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

REVISED:

JOB NUMBER: 89065723