

LEASE AREA DESCRIPTION

BEING PART OF THE LANDS OF
BSV PREMIER BROOKHILL LLC
INSTRUMENT NO. 120005623
CITY OF RICHMOND, VIRGINIA

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF AZALEA AVENUE (100 FOOT WIDTH RIGHT-OF-WAY) AND WITH THE DIVISION LINE OF THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623; PID: N0170026004) ON THE WEST AND THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623; PID: N0170026003) TO THE EAST, THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS;

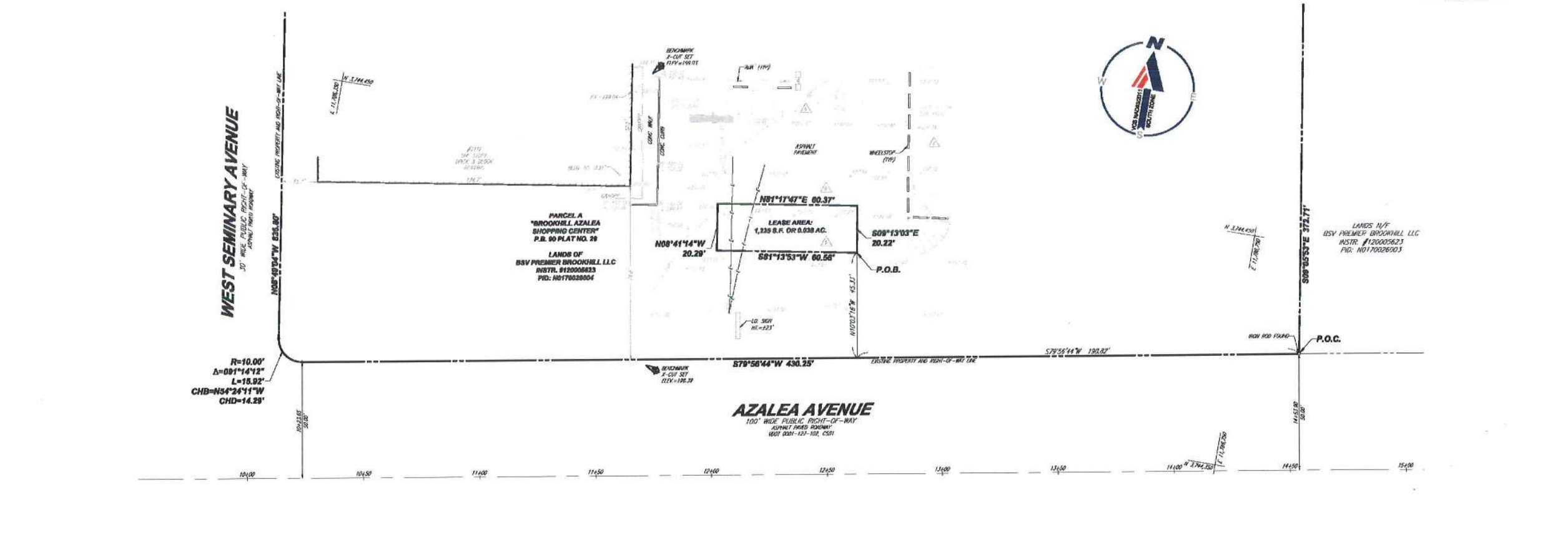
1. SOUTH 79° 56' 44" WEST, 190.82 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND THROUGH SAID LANDS OF BSV PREMIER BROOKHILL LLC THE FOLLOWING COURSE AND DISTANCE;
2. NORTH 10° 03' 16" WEST, 45.33 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;
3. SOUTH 81° 13' 53" WEST, 60.56 FEET, THENCE;
4. NORTH 08° 41' 14" WEST, 20.29 FEET, THENCE;
5. NORTH 81° 17' 47" EAST, 60.37 FEET THENCE;
6. SOUTH 09° 13' 03" EAST, 20.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,225 SQUARE FEET OR 0.028 ACRES

BEING A PART OF THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623; PID: N0170026004) AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS PART OF THE LANDS OF BSV PREMIER BROOKHILL LLC AS RECORDED IN INSTRUMENT NO. 13000523 AMONG THE LANDS RECORDS OF THE CITY OF RICHMOND, VIRGINIA AND HAVING A PID OF 0017002004 PER THE DEPARTMENT OF ASSESSMENTS.
2. LEASE AREA = 1.225 SQUARE FEET OR 0.028 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETED AND RELIABLY DEPICTED, WHERE A DETAIL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
APPROXIMATE LOCATION OF UNDERGROUND UTILITIES PER PRIVATE UTILITY MARKOUT PERFORMED BY GPRS ON 12/10/2021 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 11, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS.
6. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, CITY OF RICHMOND, VIRGINIA, INDEPENDENT CITY PANEL 27 OF 83", MAP NUMBER 5301290270, WITH A MAP REVISION DATE OF APRIL 2, 2009.
7. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS POSTHOLE, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THEREFORE, ALL EASEMENTS AND/OR ENCUMBRANCES MAY NOT BE DEPICTED.



UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY VIRGINIA MISS UTILITY SYSTEM (1-800-662-0101) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. TICKET NUMBER: 81527002008.

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
AT&T	NO CONFLICT	202-535-8472
RICHMOND CITY - HEROIC GAS	NO CONFLICT	804-621-5120
RICHMOND CITY - WATER	NO CONFLICT	804-621-5120
RICHMOND CITY - SEWER	NO CONFLICT	804-621-5120
RICHMOND CITY - STORM WATER	NO CONFLICT	804-621-5120
DOMINION CENTRAL DIST.	NO CONFLICT	804-286-8721
HANOVER CO. WATER & SEWER	NO CONFLICT	804-621-5120
HENRICO COUNTY - WATER	NO CONFLICT	804-727-8718
HENRICO COUNTY - SEWER	NO CONFLICT	804-286-8721
VERIZON	MARKED	

LEGEND

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
	WHEELSTOP
	ADA PARKING SPACE
	SIGN
	BOLLARD
	AREA LIGHT
	DEMOTES PARKING SPACE COUNT
	BENCHMARK
	POINT OF COMMENCEMENT
	POINT OF BEGINNING

LEASE AREA DESCRIPTION
BRING PART OF THE LANDS OF BSV PREMIER BROOKHILL LLC INSTRUMENT NO. 13000523 CITY OF RICHMOND, VIRGINIA.

COMMENCING AT AN IRON NOD FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF AZALEA AVENUE (100 FOOT WIDTH RIGHT-OF-WAY) AND WITH THE DIVISION LINE OF THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 13000523, PID: 0017002004) ON THE WEST AND THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 13000523, PID: 0017002003) TO THE EAST, THENCE WITH 240 NORTHERLY RIGHT-OF-WAY LIMITS.

1. SOUTH 79° 55' 44" WEST, 330.63 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND THROUGH SAID LANDS OF BSV PREMIER BROOKHILL LLC THE FOLLOWING COURSE AND DISTANCE:
2. NORTH 30° 07' 36" WEST, 45.33 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
3. SOUTH 91° 33' 53" WEST, 80.56 FEET, THENCE;
4. NORTH 09° 42' 54" WEST, 30.29 FEET, THENCE;
5. NORTH 82° 32' 53" EAST, 60.32 FEET, THENCE;
6. SOUTH 09° 33' 03" EAST, 20.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.225 SQUARE FEET OR 0.028 ACRES.

BEING A PART OF THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 13000523, PID: 0017002004) AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT.

Eric K. Niskanen
ERIC K. NISKANEN
Lic. No. 1524-B
DATE: 2-18-22
VIRGINIA LICENSED LAND SURVEYOR NO. 1524-B

PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY
CHASE BANK, N.A.
1112 AZALEA AVENUE
CITY OF RICHMOND, VIRGINIA

FILE NO.	05211436	ISSUED DATE	02/18/2022
DATE	02/18/2022	DRAWN	DJ
FIELD DATE	02/11/2022	REVIEWED	MJM
		APPROVED	SE
		SCALE	EKN 1"=20'
		DWG NO.	1 OF 1