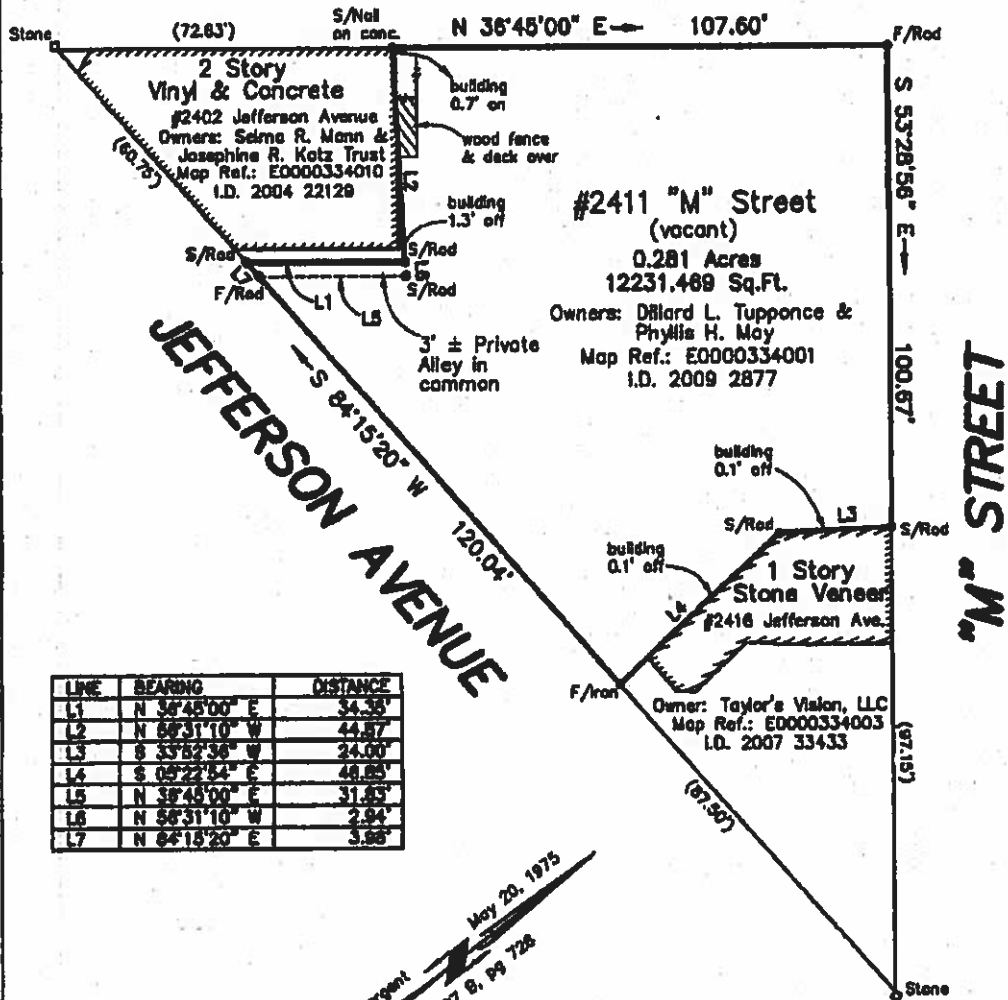
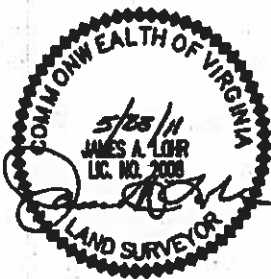


N. 24th STREET



LINE	BEARING	DISTANCE
L1	N 36°45'00" E	34.36
L2	N 68°31'10" W	44.87
L3	S 33°52'36" W	24.00
L4	S 09°22'54" E	48.85
L5	N 36°45'00" E	31.83
L6	N 58°31'10" W	2.94
L7	N 64°15'20" E	3.68

F.T. Sargent
 May 20, 1975
 DB 687 B, PG 728



Survey and Plat of
**The Property Known as
 #2411 "M" Street in
 the City of Richmond, VA**

This is to certify that on 05/23/11 I made an accurate field survey of the premises shown herein that all improvements and easements known or visible are shown herein, that there are no encroachments by improvements other than adjoining premises or from subject premises upon adjoining premises other than shown herein. THIS PLAT WAS MADE WITHOUT THE ASSISTANCE OF A TREE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 310129041D, effective date of 04/02/08. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Krutz, Lair & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1800 Byrd Avenue, Suite 203
 Richmond, Virginia, 23220
 Phone (804) 673-8888
 Fax (804) 673-8880

Scale: 1"=30'
 Drawn: TCJ
 Job: 1164-11

Date: 05/26/11
 Checked: JAL