

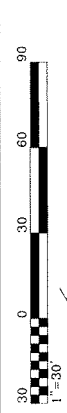
Line	Bearing	Length
L1	N23° 16' 47"E	49.83
L2	S66° 37' 15"E	60.78
L3	S27° 17' 32"W	49.96
L4	N66° 36' 24"W	57.28
L5	S66° 37' 15"E	21.08
L6	S25° 17' 08"W	49.88
L7	N66° 36' 24"W	22.83
L8	N23° 22' 45"E	45.26
L9	S66° 37' 15"E	96.00
L10	S23° 22' 45"W	45.26
L11	N66° 37' 15"W	96.00
L12	N23° 22' 45"E	45.28
L13	S66° 37' 15"E	96.00
L14	S23° 22' 45"W	45.28
L15	N66° 37' 15"W	96.00
L17	S66° 37' 15"E	15.01
L18	S66° 37' 15"E	78.66
L19	S66° 37' 15"E	15.00
L20	S60° 39' 15"W	24.95

1 OF 1
DATE: 12/20/21
JOB NUMBER: 208
DRAWN BY: JH
APPROVED BY: GLN

NYBELER ASSOCIATES
LAND SURVEYING & MAPPING
619 W CARY ST. RICHMOND, VA 23220
804-277-4231 www.nybelerassociates.com

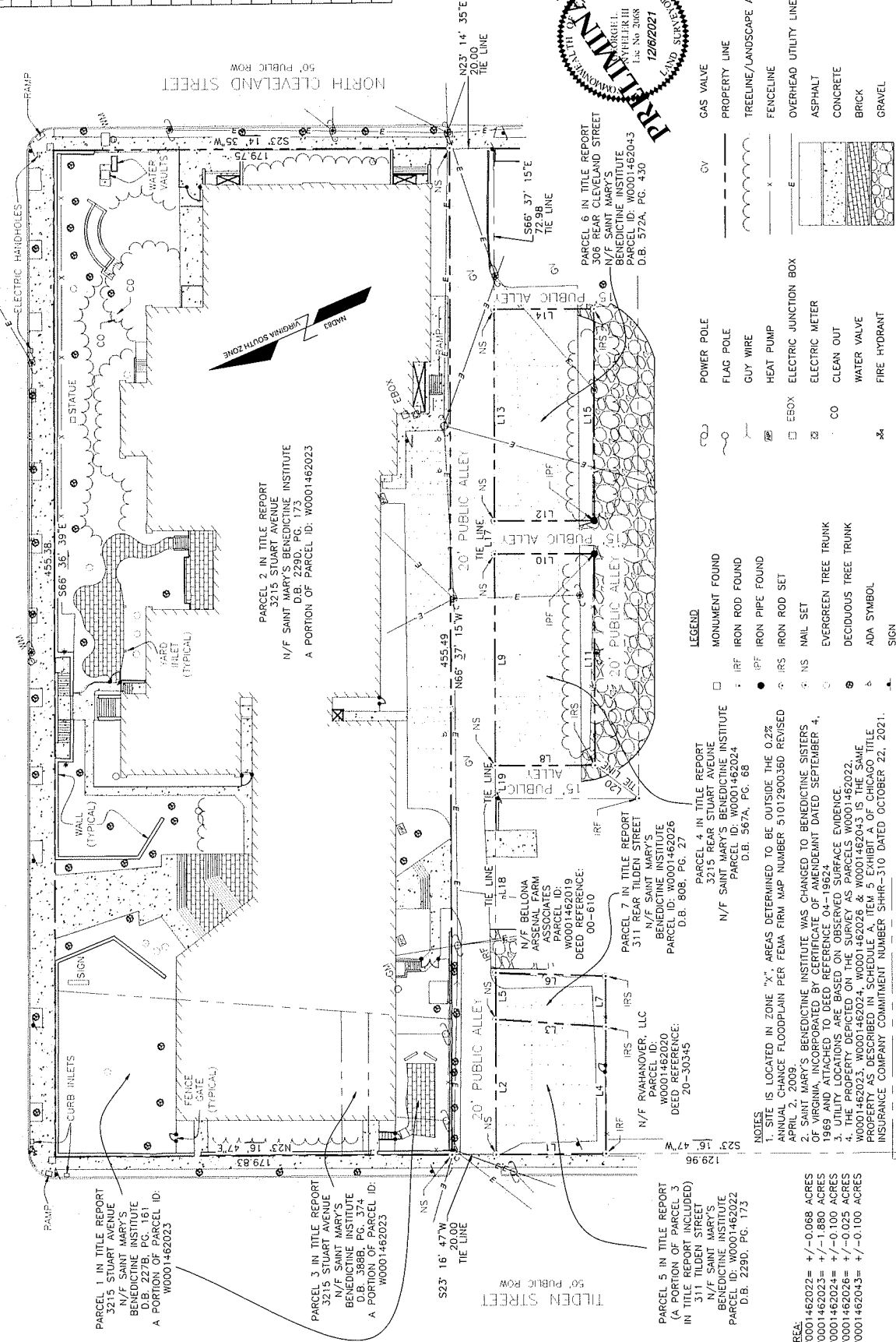
PREMIERARY
COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
ORIGEL
NYBELER III
Lic. No. 2068
12/16/2021

BOUNDARY SURVEY
FOR PARCELS
W0001462022,
W0001462023, W0001462024,
W0001462026 & W0001462043
IN THE CITY OF RICHMOND, VIRGINIA



STUART AVENUE
667' PUBLIC ROW

BRICK WALL RUNNING ALONG RIGHT OF WAY LINE ENCLOSED IN VARIOUS LOCATIONS NO MORE THAN 0.91' INTO PUBLIC RIGHT OF WAY.



- LEGEND**
- MONUMENT FOUND
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRS IRON ROD SET
 - NS NAIL SET
 - EVERGREEN TREE TRUNK
 - DECIDUOUS TREE TRUNK
 - ADA SYMBOL
 - SIGN
 - LIGHT POLE
 - POWER POLE
 - FLAG POLE
 - GUY WIRE
 - HEAT PUMP
 - EBOX
 - ELECTRIC JUNCTION BOX
 - ELECTRIC METER
 - CLEAN OUT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - GAS METER
 - GAS VALVE
 - PROPERTY LINE
 - TREELINE/LANDSCAPE AREA
 - FENCELINE
 - OVERHEAD UTILITY LINE
 - ASPHALT
 - CONCRETE
 - BRICK
 - GRAVEL
 - BUILDING LINE
 - BUILDING OVERHANG

NOTES:
1. AREA IS LOCATED IN ZONE "V". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NUMBER 51012900350 REVISED APRIL 2, 2009.
2. SAINT MARY'S BENEDICTINE INSTITUTE WAS CHANGED TO BENEDICTINE SISTERS OF VIRGINIA, INCORPORATED BY CERTIFICATE OF AMENDMENT DATED SEPTEMBER 4, 1969 AND ATTACHED TO DEED REFERENCE 04-19624.
3. UTILITY LOCATIONS ARE BASED ON OBSERVED SURFACE EVIDENCE.
4. THE PROPERTY DEPICTED ON THE SURVEY AS PARCELS W0001462022, W0001462023, W0001462024, W0001462026 & W0001462043 IS THE SAME PROPERTY AS DESCRIBED IN SCHEDULE A, ITEM 5, EXHIBIT A OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 58HR-310 DATED OCTOBER 22, 2021.

AREA:
W0001462022= +/-0.088 ACRES
W0001462023= +/-1.1880 ACRES
W0001462024= +/-0.100 ACRES
W0001462026= +/-0.025 ACRES
W0001462043= +/-0.100 ACRES

PARCEL 1 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2278, PG. 161
A PORTION OF PARCEL ID:
W0001462023

PARCEL 2 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2290, PG. 173
A PORTION OF PARCEL ID:
W0001462023

PARCEL 3 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 388B, PG. 374
A PORTION OF PARCEL ID:
W0001462023

PARCEL 4 IN TITLE REPORT
3215 REAR STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 367A, PG. 68

PARCEL 5 IN TITLE REPORT
311 TILDEN STREET
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2290, PG. 173

PARCEL 6 IN TITLE REPORT
308 REAR CLEVELAND STREET
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 572A, PG. 430

PARCEL 7 IN TITLE REPORT
311 REAR TILDEN STREET
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 808, PG. 27

PARCEL 8 IN TITLE REPORT
311 BELLONA
ARSENAL FARM
ASSOCIATES
W0001462019
DEED REFERENCE:
00-610

PARCEL 9 IN TITLE REPORT
311 REAR TILDEN STREET
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 808, PG. 27

PARCEL 10 IN TITLE REPORT
3215 REAR STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 367A, PG. 68

PARCEL 11 IN TITLE REPORT
311 TILDEN STREET
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2290, PG. 173

PARCEL 12 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2278, PG. 161

PARCEL 13 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2290, PG. 173

PARCEL 14 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2290, PG. 173

PARCEL 15 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2290, PG. 173

PARCEL 16 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2290, PG. 173

PARCEL 17 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 2290, PG. 173