

Chicago Title Insurance Company
Schedule B – PART II Commitment No. SHTC19–921

(Referenced by corresponding number in Commitment)

- ⑦ Easement: Granted unto Virginia Electric and Power Company, dated May 2, 1958, recorded June 27, 1958 in Deed Book 586–C, page 586. Grants easement for a pole line for transmitting and distributing electric power and appurtenances thereto, at designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement. Approximate location plotted and shown hereon.
- ⑧ Easement: Granted unto Virginia Electric and Power Company dated March 16, 1987, recorded April 20, 1987 in Deed Book 121, page 1239. Grants easement for a pole line for transmitting and distributing electric power and appurtenances thereto, at designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement. Approximate location plotted and shown hereon.
- ⑨ Easement: Granted unto Bell Atlantic–Virginia, Inc. dated June 29, 2000, recorded on July 6, 2000 as Instrument No. 00–16144. Grants easement for a communication system and appurtenances thereto, at variable width designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement. Approximate location plotted and shown hereon.
- ⑩ All matters as shown on Plat recorded as Deed Book 450D, Page 94. No survey related items to plot.

Zoning

Current Zoning: M–2 (Heavy Industrial District)

Setbacks:

Minimum Front Yard: None
Minimum Side Yard: None
Minimum Rear Yard: None
Maximum Height: 45.0 Feet

*ZONING TO BE VERIFIED BY ZONING CONFIRMATION LETTER

For further clarification of Zoning Requirements – Contact:

City of Richmond Zoning Division
900 E. Broad St., Room 110
Richmond, VA 23219
(804) 646–6340

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129–0029–D, effective April 2, 2009, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located in Zone (X) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: July 8, 2019.
2. All streets shown hereon are public. There are no curb cuts, driveways, aprons at time of survey.
3. There were no delineated wetlands observed on site.
4. Building addresses shown hereon per posted addresses.
5. The legal description (does) form a mathematically closed figure with no gaps, gores or overlaps.
6. There was no evidence of cemeteries at the time of the survey.
7. There was no observed evidence of current earth moving, building construction or building additions.
- 8 Surveyor is not aware of any proposed changes in the street right of way and observed no evidence of recent street or sidewalk construction or repairs.
9. There was no observed evidence of the site use as a solid waste dump, sump or sanitary landfill.
10. The property has direct vehicular access from Overbrook Road.
11. The subject property is the same property as described in Title Commitment issued by Chicago Title Insurance Company with an effective date of June 10, 2019 (Commitment No. SHTC19–921).
12. Observed utilities are plotted and shown hereon – Subsurface utility delineation was not performed.
13. There is no longer any evidence of spur tracks serving the subject property or the adjoining properties to the south of the subject property.

Legal Description

Parcel I:

ALL that parcel of land in the City of Richmond, Virginia, containing three and five hundred and twenty four thousandths (3.524) acres, situated on the southern line of Overbrook Road (formerly known as Howard Street), together with all appurtenances thereto belonging, and bounded as follows, to–wit:

Beginning on the southern line of Overbrook Road at a point distant thereon three hundred and thirty–three and eight hundredths (333.08) feet eastwardly from the eastern line of Hermitage Road, and from the said point of beginning running eastwardly along and fronting on the southern line of Overbrook Road four hundred and twenty–six and fifty hundredths (426.50) feet, thence from the southern line of Overbrook Road running southwardly three hundred and sixty (360) feet, thence running westwardly four hundred and twenty–six fifty hundredths (426.50) feet, and thence running northwardly three hundred and sixty (360) feet to the point of beginning on the southern line of Overbrook Road, the point of intersection of the eastern line of said parcel with the southern line of Overbrook Road being distant five hundred and thirty and twenty–one one hundredths (530.21) feet westwardly from a stone on the southern line of Overbrook Road marking the eastern line of the right way of the Richmond, Fredericksburg and Potomac Railroad Company, the interior angle formed by the intersection line of the western line of said parcel with the southern line of Overbrook Road being 88 degrees 2 minutes 40 seconds, the interior angle formed by the intersection of the eastern line of said parcel with the southern line of Overbrook Road being 91 degrees 57 minutes 20 seconds, the interior angle formed by the intersection of the eastern and southern lines of said parcel being 88 degrees 2 minutes 40 seconds, and the interior angle formed by the intersection of the western and southern lines of said parcel being 91 degrees 57 minutes 20 seconds; all as shown on a plat of survey thereof, made by Chas. H. Fleet, Certified Civil Engineer, dated July 24, 1945, a print of which plat is attached to the deed recorded in Deed Book 450D, page 94 (previously erroneously stated as Deed Book 507–C, at page 352), and reference to which is made for a more particular description.

Less and Except

That parcel of land in the City of Richmond, Virginia, situated on the southern line of Overbrook Road, together with all appurtenances thereto belonging, and bounded as follows, to–wit.

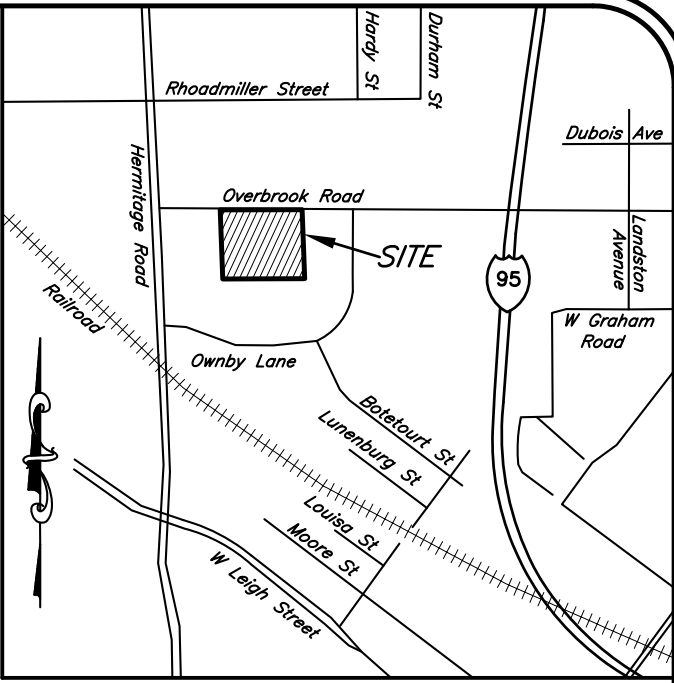
Beginning on the southern line of Overbrook Road at a point distant thereon 333.04 feet eastwardly from the eastern line of Hermitage Road, and from the said point of beginning running eastwardly along the fronting on the southern line of Overbrook Road 60 feet, thence from the southern line of Overbrook Road running southwardly 360 feet, thence running Westwardly 60 feet, and thence running northwardly 360 feet to the point of beginning on the southern line of Overbrook Road.

Parcel II:

That parcel of land in the City of Richmond, Virginia, situated on the southern line of Overbrook Road, together with all appurtenances thereto belonging, and bounded as follows to–wit.

Beginning on the southern line of Overbrook Road at a point distant thereon 333.04 feet eastwardly from the eastern line of Hermitage Road, and from the said point of beginning running eastwardly along and fronting on the southern line of Overbrook Road 60 Feet, thence from the southern line of Overbrook Road running southwardly 360 feet, thence running Westwardly 60 feet, and thence running northwardly 360 feet to the point of beginning on the southern line of Overbrook Road.

BEING the same real estate conveyed to The Hermitage Investment Group, L.L.C., a Virginia limited liability company by Deed from James/Adams, L.L.C., a Virginia limited liability company dated June 30, 2000, recorded June 30, 2000 in the Clerk’s Office of the Circuit Court of Richmond City, Virginia, recorded as Instrument No. 0000015842.



Scale 1” = 1000’

Statement of Encroachments

None found by surveyor

Surveyor’s Certificate

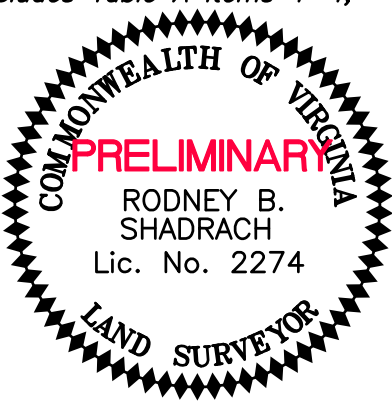
This survey is certified to and prepared for the sole exclusive benefit of the entities and/or individuals listed below as of JULY 10, 2019 and shall not be relied upon by any other entity or individual whomsoever.

To: CRESCENT PRESERVATION & DEVELOPMENT CO., LLC, a Virginia limited liability company
To: CHICAGO TITLE INSURANCE COMPANY
To: SAFE HARBOR TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Table A Items 1–4, 6(a), 7(a), 7(b), 7(c) 8, 9, 11, 13, 14, 16–20. The fieldwork was completed on July 8, 2019.

Rodney B. Shadrach, L.S. #2274
Shadrach & Associates, LLC

I hereby certify that this ALTA/NSPS Land Title survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Sheet 1 of 2

ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS TO TWO
PARCELS OF LAND SITUATED ON THE
SOUTH LINE OF OVERBROOK ROAD
CITY OF RICHMOND VIRGINIA

DATE: JULY 10, 2019



Scale: 1”= 40’



Shadrach & Associates LLC

LAND SURVEYING
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Phone: (804)379–9300 • Email: rod@shadrachsurreys.com

