

Y:\1901\45763-321\_W\_Grace\DWG\45763V-XPSURV-ALTA\07-05-20.dwg | Plotted on 7/5/2020 5:12 PM | by David Pugh

**Legal Description Per Commitment:**

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATE IN CITY OF RICHMOND, STATE OF VIRGINIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 311 WEST GRACE STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEST GRACE STREET A DISTANCE THEREON 132 FEET WEST OF MADISON STREET; THENCE EXTENDING WESTWARDLY ALONG THE SAID SOUTHERN LINE OF WEST GRACE STREET AND FRONTING THEREON 34 FEET; THENCE EXTENDING BACK FROM SAID FRONT IN A SOUTHERLY DIRECTION AND BETWEEN PARALLEL LINES, 153.46 FEET, MORE OR LESS, TO AN ALLEY 20 FEET WIDE.

PARCEL 2:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 317-319 WEST GRACE STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN LINE OF WEST GRACE STREET, 22.30 FEET EAST OF ITS INTERSECTION WITH THE EASTERN LINE OF MONROE STREET; THENCE RUNNING EASTWARDLY ALONG WEST GRACE STREET AND FRONTING THEREON 44.79 FEET TO THE WESTERN BOUNDARY OF LOT 315 WEST GRACE STREET; THENCE RUNNING SOUTHWARDLY ALONG THE PROPERTY LINE OF THE SUBJECT PROPERTY AND 315 WEST GRACE STREET A DISTANCE OF 153.46 FEET MORE OR LESS TO A POINT ON THE NORTHERN LINE OF AN ALLEY 20 FEET WIDE AT THE REAR OF THE PROPERTY; THENCE RUNNING WESTWARDLY A DISTANCE OF 44.76 FEET TO A POINT ON THE BOUNDARY LINE OF 321 WEST GRACE STREET; AND THENCE RUNNING NORTHWARDLY A DISTANCE OF 153.59 FEET MORE OR LESS ALONG THE PROPERTY LINE OF THE SUBJECT PROPERTY AND 321 WEST GRACE STREET TO THE BEGINNING.

PARCEL 3:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 315 WEST GRACE STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEST GRACE STREET 166 FEET WEST OF ITS INTERSECTION WITH THE WEST LINE OF MADISON STREET; THENCE RUNNING WESTWARDLY ALONG THE SOUTHERN LINE OF WEST GRACE STREET AND FRONTING THEREON 34 FEET; AND THENCE BACK AT RIGHT ANGLES FROM SAID FRONT, IN A SOUTHERLY DIRECTION, BETWEEN PARALLEL LINES, 153.46 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR 20 FEET WIDE.

PARCEL 4:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 321 WEST GRACE STREET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF WEST GRACE STREET WITH THE EASTERN LINE OF MONROE STREET THENCE RUNNING EASTWARDLY ALONG THE SAID SOUTHERN LINE OF GRACE STREET AND FRONTING THEREON 22.30 FEET; THENCE EXTENDING BACK FROM SAID FRONT IN A SOUTHERLY DIRECTION 153.59 FEET, WITHIN PARALLEL LINES, THE WESTERN LINE OF WHICH IS THE EASTERN LINE OF MONROE STREET, TO AN ALLEY IN THE REAR, 20 FEET WIDE, AND BACKING ON SAID ALLEY A DISTANCE OF 22.30 FEET.

**Metes and Bounds Description:**

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTH LINE OF W. GRACE STREET AND THE EAST LINE N. MONROE STREET; THENCE CONTINUING ALONG THE SOUTH LINE OF W. GRACE STREET SOUTH 53°40'27" EAST A DISTANCE OF 135.09 FEET TO A FOUND ROD; THENCE LEAVING THE SOUTH LINE OF W. GRACE STREET SOUTH 35°44'45" WEST A DISTANCE OF A DISTANCE OF 153.46 FEET TO A POINT ON THE NORTH LINE OF A 20 FEET PUBLIC ALLEY; THENCE CONTINUING ALONG THE NORTH LINE OF A 20 FEET PUBLIC ALLEY NORTH 53°43'47" WEST A DISTANCE OF 135.06 FEET TO A FOUND ROD ON THE EAST LINE OF N. MONROE STREET; THENCE CONTINUING ALONG THE EAST LINE OF N. MONROE STREET NORTH 35°44'06" EAST A DISTANCE OF 153.59 FEET TO A FOUND MONUMENT BEING THE POINT OF BEGINNING AND CONTAINING 20,736 SQUARE FEET OR 0.476 ACRE OF LAND AND BEING THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS PARCELS 1 THROUGH 4.

**Exceptions per Schedule B Part II:**

EXCEPTION 1, TAXES SUBSEQUENT TO THOSE FOR THE FIRST HALF OF THE YEAR 2020, A LIEN NOT YET DUE AND PAYABLE.  
NOTE: TAX ID NUMBER IS : W0000174001  
NOT OF A SURVEY NATURE.

EXCEPTION 2, INTENTIONALLY DELETED.

EXCEPTION 3, THE EXACT ACREAGE OR VOLUME OF LAND STATED IN SCHEDULE A IS NOT INSURED.  
NOT OF A SURVEY NATURE.

EXCEPTION 4, REFERENCING A PREVIOUS DRAFT OF THIS SURVEY, THEREFORE HAS NO ADDITIONAL SURVEY INFORMATION TO BE SHOWN HEREON.

**Notes:**

1.) OWNER OF RECORD:  
THALHIMER FRANKLIN LLC  
321 W GRACE STREET  
PARCEL ID: W00000174001  
INST #2019-2002  
ZONED: B-4 (CENTRAL BUSINESS)

2.) THIS SURVEY IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PERFORMED IN JUNE OF 2020.

3.) HORIZONTAL DATUM IS REFERENCED TO NAD83, VIRGINIA SOUTH ZONE.

4.) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 5101290037D DATED APRIL 02, 2009.

5.) ZONED: B-4 (CENTRAL BUSINESS)

6.) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED FOR CHICAGO TITLE INSURANCE COMPANY BY COMMITMENT NUMBER: 202000426VA, REVISION 1, EFFECTIVE DATE: 05-08-2020 AT 8:00 A.M.

7.) NO BUILDINGS ON PROPERTY OTHER THAN STORAGE POD.

8.) NO EVIDENCE OF WETLANDS.

9.) NO ZONING REPORT PROVIDED.

10.) NO EVIDENCE OF RECENT EARTH WORK.

11.) UNDERGROUND UTILITIES MARKED BY MISS UTILITY. TIMMONS GROUP FIELD LOCATED MISS UTILITY'S PAINT MARKS.

12.) NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAYS.

13.) PROPERTY HAS ACCESS TO PUBLIC ROADS VIA 20' PUBLIC ALLEY.

14.) RIGHT-OF-WAYS ESTABLISHED USING CITY OF RICHMOND BASELINE SHEETS.



VICINITY MAP  
SCALE 1"=2000'



**SURVEYOR'S CERTIFICATION**

TO: THALHIMER FRANKLIN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, PINECREST PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PINECREST 321 GRACE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE 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 ITEMS 1, 2, 3, 4, 6A, 7A, 8, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06-11-2020.

*[Signature]*  
DAVID F. PUGH, LS (LIC. NO. 002531)

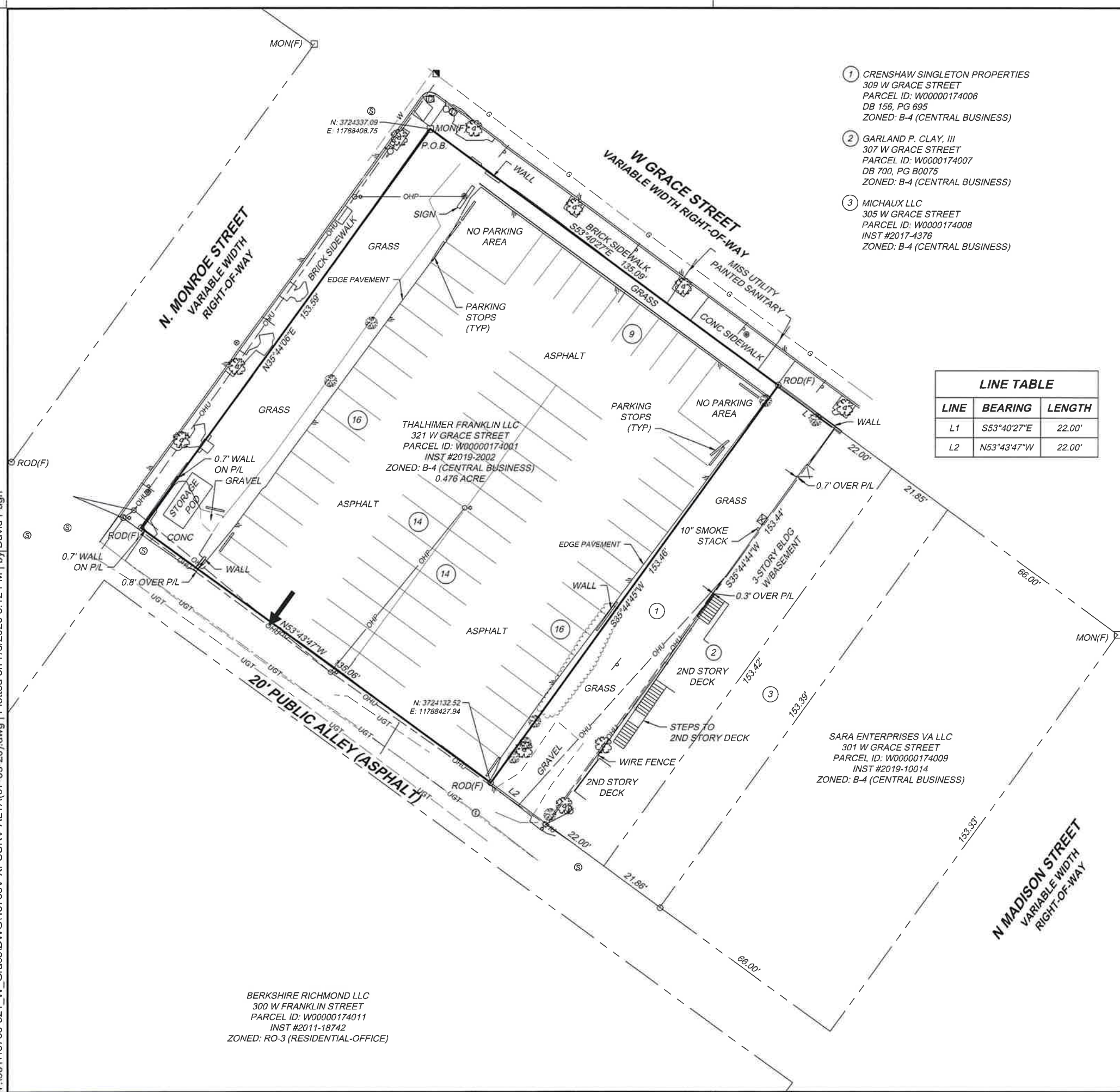
07-05-2020  
DATE

ALTA/NSPS  
LAND TITLE SURVEY  
OF LAND KNOWN AS  
321 W. GRACE STREET

City of Richmond	Commonwealth of Virginia
DATE: July 05, 2020	SCALE: None
SHEET 1 OF 2	J.N.: 45763
DRAWN BY: D. Pugh	CHECK BY:

**TIMMONS GROUP**  
 Site Development | Residential | Infrastructure | Technology  
 YOUR VISION ACHIEVED THROUGH OURS.  
 THIS DRAWING PREPARED AT THE CORPORATE OFFICE  
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- ① CRENSHAW SINGLETON PROPERTIES  
309 W GRACE STREET  
PARCEL ID: W00000174006  
DB 156, PG 695  
ZONED: B-4 (CENTRAL BUSINESS)
- ② GARLAND P. CLAY, III  
307 W GRACE STREET  
PARCEL ID: W0000174007  
DB 700, PG B0075  
ZONED: B-4 (CENTRAL BUSINESS)
- ③ MICHAUX LLC  
305 W GRACE STREET  
PARCEL ID: W0000174008  
INST #2017-4376  
ZONED: B-4 (CENTRAL BUSINESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°40'27"E	22.00'
L2	N53°43'47"W	22.00'

- Legend**
- ⊕ Telephone Manhole
  - ⊠ Gas Test
  - ⊙ Light Pole
  - ⊕ Electric Meter
  - ⊕ Traffic Signal Pole
  - ⊕ Sign
  - ⊠ Air Conditioner
  - ⊙ Bollard
  - ⊕ Sanitary Manhole
  - ⊕ Storm Manhole
  - ⊕ Utility Pole
  - ⊕ Fire Hydrant
  - ⊕ Water Valve
  - ⊠ Concrete Monument Found



**ALTA/NSPS**  
LAND TITLE SURVEY  
OF LAND KNOWN AS  
**321 W. GRACE STREET**

City of Richmond	Commonwealth of Virginia
DATE: July 05, 2020	SCALE: 1" = 20'
SHEET 2 OF 2	J.N.: 45763
DRAWN BY: D. Pugh	CHECK BY: G. Delano

**TIMMONS GROUP**

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