

Legal Descriptions

AS TO N000-0441-010:

ALL that certain lot, piece or parcel of land with the improvements thereon and appurtenances thereunto belonging, lying and being in the City of Richmond, Virginia, known and designated as 1705 Chamberlayne Parkway, a II as more particularly described on plat of survey by Robert K. Thomas and Associates, dated March 12, 1990, recorded with deed in Deed Book 246, page 351 and to which reference is hereby made for a more particular description of said property.

BEING the same real estate conveyed to Calvin A. Wilson, Sr. by Deed from J & R Investments, Inc., a Virginia corporation dated July 12, 1999, recorded July 23, 1999 in the Clerk's Office of the Circuit Court of Richmond City, Virginia as Instrument No. 990020596.

AS TO N000-0441-008:

ALL that certain lot of land, with all improvements thereunto belonging, lying and being in the City of Richmond, Virginia, commencing at a point on the north line of Fells Street, as widened, (said street being formerly 33.0 feet in width), in Duvall's Plan, between Roane Street and Chamberlayne Parkway, (Chamberlayne Parkway having been formerly known as Goddin Street in that location), distant one hundred seventy-two (172) feet east of Chamberlayne Parkway, extending thence from said point northwardly a distance of one hundred ten (110) feet to a point marked by a rod; thence extending S. 84° 18' E. a distance of seventy-two (72) feet to a point marked by a rod; thence extending southwardly a distance of one hundred ten (110) feet to a point marked by a rod on the northern line of Fells Street N. 84° 18' W. a distance of seventy-two (72) feet to the point and place of beginning; all as shown on a plat of survey thereof by Charles H. Fleet and Assocs., Engineers and Surveyors, entitled "Plat of Property Situated on the Northern Line of Fells Street and East of Chamberlayne Parkway, Richmond, Virginia", dated January 13, 1977, and recorded March 23, 1977, Clerk's Office, Circuit Court, Division I, City of Richmond, Virginia, in Deed Book 719, page 125 and to which plat reference is hereby made for a more particular metes and bounds description of said property.

BEING the same real estate conveyed to Calvin A. Wilson, unmarried by Deed from William E. Tucker and Frances D. Tucker, husband and wife dated September 10, 1999, recorded October 1, 1999 in the Clerk's Office of the Circuit Court of Richmond City, Virginia as Instrument No. 990027423.

AS TO N000-0441-009:

All that certain lot or parcel of land, known as No. 712 W. Fells Street, lying and being in the City of Richmond, Virginia, and bounded and described as follows:

BEGINNING on the north line of W. Fells Street at a point distant 172 feet east of the eastern line of Chamberlayne Parkway, thence extending westwardly along said north line of Fells Street and fronting thereon 25 feet, thence extending back from said front northwardly between parallel lines 85 feet.

BEING the same real estate conveyed to Michael L. Campbell, by Replacement Special Commissioner's Deed from Ronald Reynolds Wesley, Special Commissioner, and Christian Charities, Inc., dated April 27, 2000, recorded December 28, 2000 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, as Instrument No. 00-30297.

ALSO BEING FURTHER DESCRIBED AS

Parcel 1: Beginning at a point on the eastern boundary of the right of way line of Chamberlayne Avenue, said point being 110.00 feet north of the point of intersection of the northern boundary of the right of way line of W. Fells Street and the eastern boundary of the right of way line of Chamberlayne Avenue, thence proceeding along the eastern boundary of the right of way line of Chamberlayne Avenue in a northeasterly direction N 00°27'00" E 55.05 feet to a point;

Thence leaving the eastern boundary of the right of way line of Chamberlayne Avenue in a southeasterly direction the following six (6) courses and distances:

- 1) S 84°07'32" E 247.44 feet to a point;
- 2) Thence S 00°45'42" W 56.10 feet to a point;
- 3) Thence N 83°52'34" W 75.24 feet to a point;
- 4) Thence S 00°27'00" W 25.00 feet to a point;
- 5) Thence N 83°52'34" W 25.00 feet to a point;
- 6) Thence S 00°27'00" W 85.00 feet to a point on the northern boundary of the right of way line of W. Fells Street;

Thence proceeding along the northern boundary of the right of way line of W. Fells Street in a northwesterly direction N 83°52'34" W 20.00 feet to a point; Thence leaving the northern boundary of the right of way line W. Fells Street in a northeasterly direction the following two (2) courses and distances:

- 1) N 00°27'00" E 110.00 feet to a point;
- 2) Thence N 83°52'34" W 127.00 feet to a point, said point being the Point and Place of Beginning for Parcel 1, containing 0.379 Acres, more or less.

Parcel 2: Beginning at a point on the northern boundary of the right of way line of W. Fells Street, said point being 172.00 feet east of the point of intersection of the eastern boundary of the right of way line of Chamberlayne Avenue and the northern boundary of the right of way line of W. Fells Street, thence leaving the northern boundary of the right of way line of W. Fells Street in a northeasterly direction the following three (3) courses and distances:

- 1) N 00°27'00" E 110.00 feet to a point;
- 2) Thence S 83°52'34" E 72.00 feet to a point;
- 3) Thence S 00°27'00" W 110.00 feet to a point on the northern boundary of the right of way line of W. Fells Street;

Thence proceeding along the northern boundary of the right of way line of W. Fells Street in a northwesterly direction N 83°52'34" W 72.00 feet to a point, said point being the Point and Place of Beginning for Parcel 2, containing 0.181 Acres, more or less.

Parcel 3: Beginning at a point on the northern boundary of the right of way line of W. Fells Street, said point being 147.00 feet east of the point of intersection of the eastern boundary of the right of way line of Chamberlayne Avenue and the northern boundary of the right of way line of W. Fells Street, thence leaving the northern boundary of the right of way line of W. Fells Street in a northeasterly direction the following three (3) courses and distances:

- 1) N 00°27'00" E 85.00 feet to a point;
- 2) Thence S 83°52'34" E 25.00 feet to a point;
- 3) Thence S 00°27'00" W 85.00 feet to a point on the northern boundary of the right of way line of W. Fells Street;

Thence proceeding along the northern boundary of the right of way line of W. Fells Street in a northwesterly direction N 83°52'34" W 25.00 feet to a point, said point being the Point and Place of Beginning for Parcel 3, containing 0.049 Acres, more or less.

ALSO BEING the same parcels described in Title Commitment issued by Chicago Title Insurance Company dated April 24, 2018 (Commitment No. SHTC18-663).

**Chicago Title Insurance Company
Schedule B - Commitment No. SHTC18-663**

(Referenced by corresponding letter in Commitment)

8 Deed dated April 15, 1985, recorded May 7, 1985 in Deed Book 39, Page 990, Grants a run-off discharge and three foot access for repair and maintenance of existing building along the south property line. AS TO N000-0441-010 Plotted and shown hereon.

9 Easement: Granted unto Virginia Electric and Power Company dated March 20, 1953, recorded March 26, 1953 in Deed Book 547A, Page 446, Grants easement for a pole line for the transmission and distribution of electricity and appurtenances thereto, at designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement. AS TO N000-0441-010 Plotted and shown hereon.

10 Plat made by Robert K. Thomas and Associates, dated March 12, 1990, entitled "Survey & Map of Premises Known as #1705 Chamberlayne Parkway in Richmond, Va." recorded in Deed Book 246, page 351.

AS TO N000-0441-01 0:

- a) building over property fine on western property line
 - b) overhead utility lines
- Plotted and shown hereon.

11 All matters as shown on plat made by Chas. H. Fleet & Assocs., dated January 13, 1977, entitled "Plat of Property Situated on the Northern Line of Fells Street and East of Chamberlayne Parkway, Richmond, VA., recorded in Deed Book 719, page 129. (AS TO N000-0441-008) Does not affect - Buildings and fence shown on plat no longer exist.

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0037-D, (Panel 37 of 83), effective date 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.

Surveyor's Certificate

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of JUNE 12, 2018 and shall not be relied upon by any other entity or individual whomsoever.

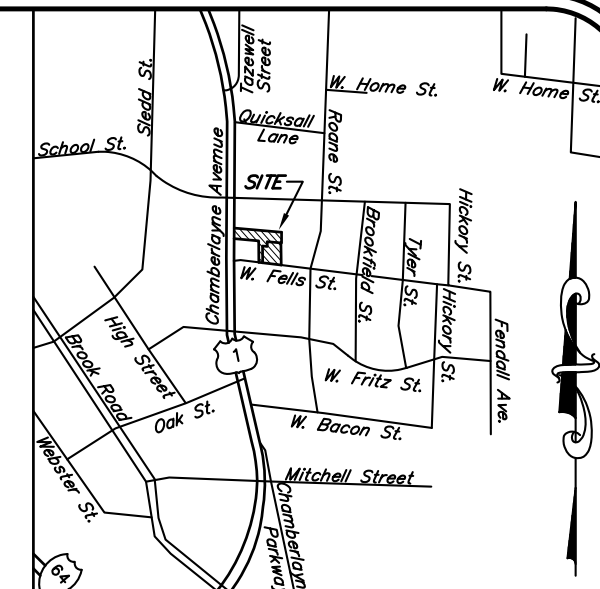
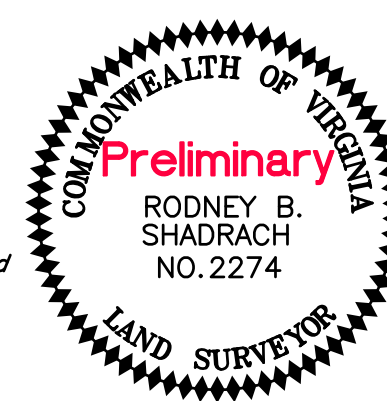
- To: TOBY TOWN RVA, LLC, a Virginia Limited Liability Company
- To: SONABANK, its successors and/or assigns as their respective interests may appear
- To: SAFE HARBOR TITLE COMPANY
- To: CHICAGO TITLE INSURANCE COMPANY

The undersigned further certifies 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 1-4, 6(a), 6(b), 7(a), 8, 9, 10(a), 11, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on June 1, 2018.

Rodney B. Shadrach
Shadrach & Associates, LLC
Va. Registered Surveyor No. 2274

Date

I hereby certify that this boundary 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.



Scale 1" = 1000'

Zoning

TAX PARCELS: N000-0441/010
N000-0441/008
N000-0441/009

Current Zoning: M-1 (Light Industrial)

Setbacks:

Maximum Height: 45.00 Feet

Yard Setbacks:

- Front: None
- Side: 25.00 Feet (Abutting a R District)
- Rear: 25.00 Feet (Abutting a R District)

Note: Where a side lot line abuts a property in an R district, there shall be a continuous evergreen vegetative screen or opaque structural fence or wall not less than six feet in height erected along such lot line, but not within 15 feet of any street line.

* ZONING CONFIRMATION LETTER NOT PROVIDED TO SURVEYOR

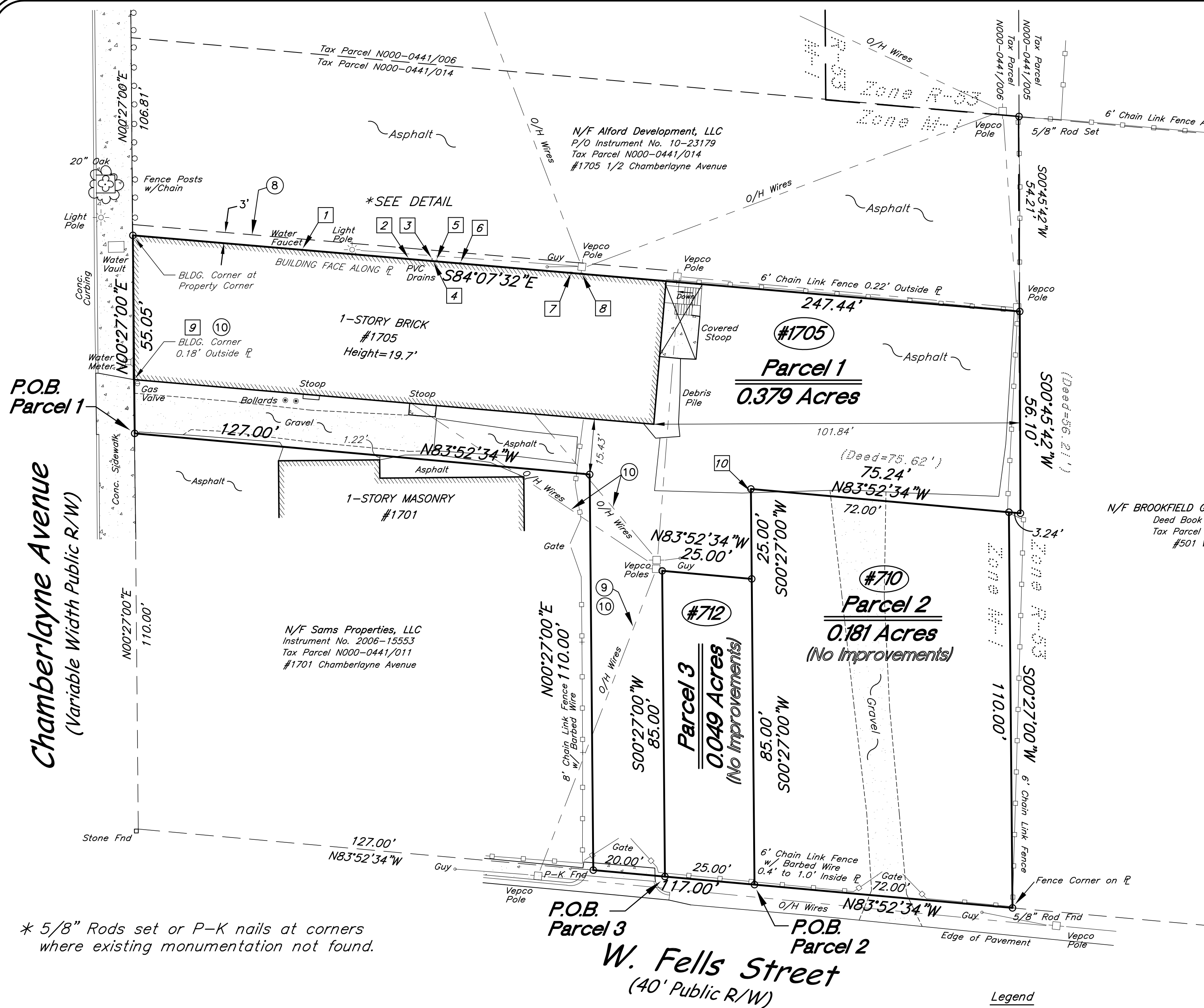
For further clarification of Zoning Requirements - Contact:

Zoning Division - Planning and Development Review
900 E. Broad St., Room 110
Richmond, Virginia 23219
(804) 646-6340

General Notes

- 1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: June 1, 2018
- 2. This survey was made with the benefit of a Title Report issued by Chicago Title Insurance Company, dated effective as of April 24, 2018 (Commitment No. SHTC18-663).
- 3. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
- 4. Observed utilities are plotted and shown hereon. Subsurface Utility delineation was not performed.
- 5. All streets shown hereon are public.
- 6. Subject property (Parcel 1) has direct vehicular access from Chamberlayne Avenue and W. Fells Street. Subject property (Parcel 2) does not have direct vehicular from W. Fells Street due to an existing 6' chain link fence. Subject property (Parcel 3) has direct vehicular access from W. Fells Street.
- 7. There is no observed evidence of current earth moving work, building construction, or building additions.
- 8. The subject property shown hereon is the same as the parcels described in Title Commitment issued by Chicago Title Insurance Company dated April 24, 2018. (Commitment No. SHTC18-663)

ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS TO
THREE PARCELS OF LAND SITUATED ALONG
THE EAST LINE OF CHAMBERLAYNE AVENUE
& THE NORTH LINE OF FELLS STREET
CITY OF RICHMOND, VIRGINIA
DATE: JUNE 12, 2018
Scale: 1" = 20'
Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsveys.com



Statement of Encroachments

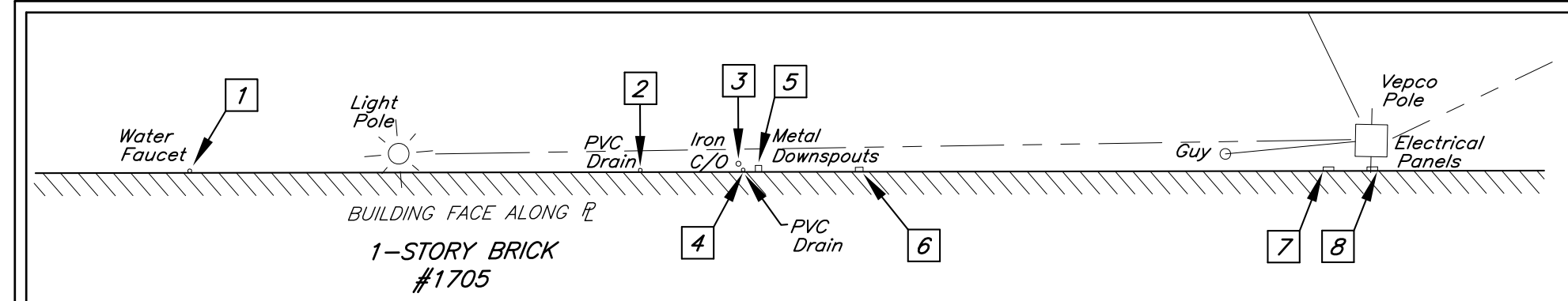
- 1 Water Faucet 0.25' Outside E
- 2 PVC Drain 0.26' Outside E
- 3 Iron C/O 0.70' Outside E
- 4 PVC Drain 0.25' Outside E
- 5 Metal Downspout 0.42' Outside E
- 6 Metal Downspout 0.30' Outside E
- 7 Electrical Panel 0.26' Outside E
- 8 Electrical Panel 0.26' Outside E
- 9 BLDG. Corner 0.18' Outside E
- 10 Asphalt 1.0' Outside E

LEGAL REFERENCES:

- Parcel 1:**
Calvin A. Wilson, Sr.
Instrument No. 9900-20596
Tax Parcel N000-0441/010
#1705 Chamberlayne Avenue
- Parcel 2:**
Calvin A. Wilson
Instrument No. 9900-27423
Tax Parcel N000-0441/008
#710 W. Fells Street
- Parcel 3:**
Michael L. Campbell
Instrument No. 00-30297
Tax Parcel N000-0441/009
#712 W. Fells Street

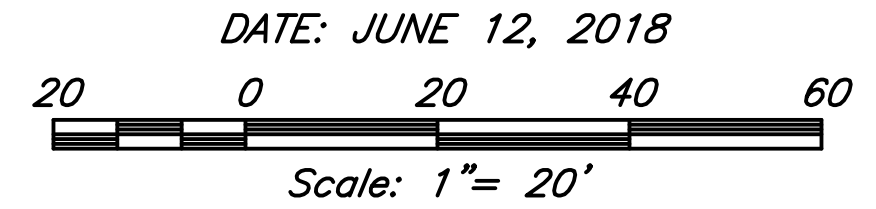
* 5/8" Rods set or P-K nails at corners where existing monumentation not found.

DETAIL 1"=10'



- Legend**
- ⊕ Fire Hydrant
 - ♿ Handicap Parking Spaces
 - Ⓜ Painted Parking Space Number
 - ⊕ Water Meter
 - ⊕ Water Valve
 - ⊕ Lamp Post (Metal Post w/light)
 - ⊕ Drainage Manhole
 - ⊕ Sanitary Manhole
 - ⊕ Cable T.V. Pedestal
 - ⊕ C&P Telephone Pedestal
 - ⊕ Gas Meter
 - ⊕ Gas Valve
 - ⊕ Vepco Pole
 - ⊕ Vepco Transformer
 - ⊕ Misc Frame Sign
 - ⊕ Handi-cap Parking Sign
 - ⊕ Bollard
 - ⊕ Yard Inlet (Drainage)
 - ⊕ Fence Post w/Chain
 - ⊕ Concrete Surface
 - ⊕ RCP Reinforced Concrete Pipe
 - ⊕ CMP Corrugated Metal Pipe
 - ⊕ D.I. Drainage Inlet
 - ⊕ F.F.E. Finish Floor Elevation
 - ⊕ P.O.B. Point of Beginning

ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS TO
THREE PARCELS OF LAND SITUATED ALONG
THE EAST LINE OF CHAMBERLAYNE AVENUE
& THE NORTH LINE OF FELLS STREET
CITY OF RICHMOND, VIRGINIA



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsveys.com

Legal Description

Four parcels of land in the City of Richmond, Virginia, designated as 1716 Roane Street (Parcel #N000-0441/005); 1718 Roane Street (Parcel #N000-0441/004); 1705 1/2 Chamberlayne Parkway (Parcel #N000-0441/014); and 1707 Chamberlayne Parkway (Parcel #N000-0441/006). The above parcels are bounded on the north by School Street, on the East by Roane Street and on the west by Chamberlayne Parkway. Said Property is further shown on Plat of Survey made by Bruce Robertson Land Surveying, P.C. dated September 1, 2006.

BEING the same property conveyed to Alford Development, LLC, a Virginia limited liability company by Deed from Sherman Hubert Company, LLC, a Virginia limited liability company dated December 8, 2010, recorded December 17, 2010 in the Clerk's Office of the Circuit Court of Richmond City, Virginia recorded as Instrument No. 10-23179.

NOTE: The plat referenced above was not recorded.

ALSO BEING FURTHER DESCRIBED AS

BEGINNING at the point of intersection of the eastern boundary of the right of way line of Chamberlayne Avenue and the southern boundary of the right of way line of School Street, thence proceeding along the southern boundary of the right of way line of School Street in a southeasterly direction S 89°01'45" E 399.46 feet to a point on the western boundary of the right of way line of Roane Street; thence proceeding along the western boundary of the right of way line of Roane Street in a southwesterly direction S 00°19'19" W 87.74 feet to a point; Thence leaving the western boundary of the right of way line of Roane Street and proceeding in a northwesterly direction the following three (3) courses and distances:

- 1) N 83°48'41" W 153.78 feet to a point;
- 2) Thence S 00°45'42" W 54.21 feet to a point;
- 3) Thence N 84°07'32" W 247.44 feet to a point on the eastern boundary of the right of way line of Chamberlayne Avenue;

Thence proceeding along the eastern boundary of the right of way line of Chamberlayne Avenue in a northeasterly direction N 00°27'00" E 106.81 feet to a point, said point being the Point and Place of Beginning, containing 0.9479 Acres, more or less.

**Chicago Title Insurance Company
Schedule B – Commitment No. SHTC18-253**

(Referenced by corresponding letter in Commitment)

- 7 Agreement between Highland Park Realty Corporation and J.D. Hooper and M.C. Hooper, his wife, dated August 12, 1909, recorded November 3, 1909 in Deed Book 187B, page 16, Henrico County. Highland Park Realty Corporation agreed that within twelve months from date of agreement it would run a line for sewerage through the property of said J.D. Hooper beginning at L.O. Wenderberg's line and running in a southeasterly direction to the Barton Heights sewer. Said Corporation agreed to allow J. D. Hooper the privilege of entering the said sewer without cost, by the said J. D. Hooper, in the event of entering, was required to do so by proper connection by a KY' or other mode which would not injure the main sewerage line, and such entering was to be at his expense. Said corporation reserved the right to enter the line of any time for the purpose of making repairs and the further right to make such excavations as might be necessary for the purpose, provided all excavations were restored to a level surface. Does not affect – there is no evidence of a sewer line crossing the subject property.
- 8 Surrender of rights to claims or sue for any damages caused by the construction of Chamberlayne Avenue, its sidewalks and its drainage systems and damages caused by surface water runoff as described in a Quitclaim Deed between E.S. Schmidt and Wilemina Schmidt and the City of Richmond, dated March 25, 1922, recorded April 1, 1922 in Deed Book 279A, page 235. May or may not affect the subject property, not a plottable item.
- 9 Easement to City of Richmond, dated May 7, 1979, recorded October 1, 1979 and dated August 24, 1979, recorded October 1, 1979 in Deed Book 758, pages 1315 and 1317. Rights of way for sewer gas controls and easements for landfill gas control, as shown in Plat Book 32, pages 97 and 98 and plat numbered DPW drawing #0-20340. Easement including right of access and the right to trim trees and to remove obstructions. Does not affect, easements are located on property being on the North side of School St.
- 10 Deed between Ruth P. Van Dore and Emrick Chevrolet Sales Corp., dated April 15, 1985, recorded May 7, 1985, in Deed Book 39, page 990, there is reserved an easement in favor of the present and future owners of the building on the south of said tract to discharge the run-off from said building onto the subject tract and a three-foot easement of access along the length of the building for the purpose of maintaining the existing building. Conveyance is also made subject to the conditions reflected on attached plat. Plotted and shown hereon.
- 11 Landlord's Waiver between JG Real Estates, Inc., a Virginia corporation and General Motors Acceptance Corporation, a Delaware Corporation, dated January 21, 2000, recorded January 21, 2000 as Deed No. 0001533. Not a survey related item.
- 12 Deed of Easement granted City of Richmond dated March 13, 2003, recorded as Deed No. 03012883 for a sign at the southeast corner of School street and Chamberlayne Avenue. Plotted and shown hereon.
- 13 Recorded plan of "Property Belonging to Emrick Chevrolet Sales Corp." prepared by Geo. Stephens Associates, dated April 12, 1988, in Plat Book 39, page 6, shows:
 - a) light poles and sign encroach on School Street.
 - b) various utilities cross subject real estate.
 - c) easement; JG Real Estate to City of Richmond, dated March 13, 2003, recorded April 14, 2003 as Instrument No. 03-12883. Items are plotted and shown hereon.

Zoning

TAX PARCELS: N000-0441/014
P/O N000-0441/006
Current Zoning: M-1 (Light Industrial)

Setbacks:

Maximum Height: 45.00 Feet

Yard Setbacks:

Front: None
Side: 25.00 Feet (Abutting a R District)
Rear: 25.00 Feet (Abutting a R District)

Note: Where a side lot line abuts a property in an R district, there shall be a continuous evergreen vegetative screen or opaque structural fence or wall not less than six feet in height erected along such lot line, but not within 15 feet of any street line.

TAX PARCELS: N000-0441/004
N000-0441/005
P/O N000-0441/006

Current Zoning: R-53 (Multi-Family Residential)

Setbacks:

Maximum Height: 35.00 Feet

Yard Setbacks:

Front: 15.00 Feet
Side: 15.00 Feet
Rear: 15.00 Feet

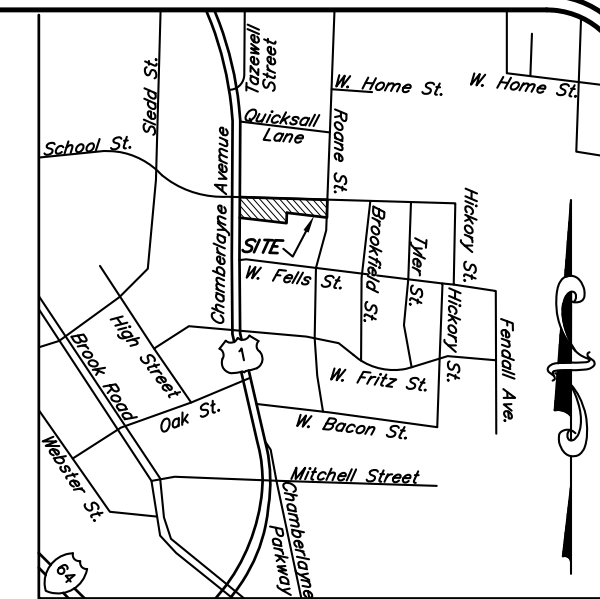
* ZONING CONFIRMATION LETTER NOT PROVIDED TO SURVEYOR

Parking

6 Regular Spaces

For further clarification of Zoning Requirements – Contact:

Zoning Division – Planning and Development Review
900 E. Broad St., Room 110
Richmond, Virginia 23219
(804) 646-6340



Scale 1" = 1000'

Statement of Encroachments

- 1 Water Faucet 0.25' Inside
- 2 PVC Drain 0.26' Inside
- 3 Iron C/O 0.70' Inside
- 4 PVC Drain 0.25' Inside
- 5 Metal Downspout 0.42' Inside
- 6 Metal Downspout 0.30' Inside
- 7 Electrical Panel 0.26' Inside
- 8 Electrical Panel 0.26' Inside
- 9 "Fiscal Fitness" Sign 2.60' Inside

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0037-D, (Panel 37 of 83), effective date 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.

Surveyor's Certificate

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of OCTOBER 24, 2017 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: Lender To Be Determined
To: SAFE HARBOR TITLE COMPANY
To: CHICAGO TITLE INSURANCE COMPANY

The undersigned further certifies 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 1-4, 6(a), 6(b), 7(a), 8, 9, 10(a), 11, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on March 14, 2018.

Rodney B. Shadrach
Shadrach & Associates, LLC
Va. Registered Surveyor No. 2274

Date



I hereby certify that this boundary 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

General Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: March 14, 2018
2. This survey was made with the benefit of a Title Report issued by Chicago Title Insurance Company, dated effective as of February 20, 2018, (Commitment No. SHTC18-253).
3. All streets shown hereon are public.
4. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
5. Observed utilities are plotted and shown hereon. Subsurface Utility delineation was not performed.
6. Property has direct vehicular access from School Street, and pedestrian access from School Street & Chamberlayne Avenue.
7. There is no observed evidence of current earth moving work, building construction, or building additions.

ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS TO FOUR
PARCELS OF LAND AT THE SE CORNER OF
CHAMBERLAYNE AVENUE & SCHOOL STREET
CITY OF RICHMOND, VIRGINIA
DATE: MARCH 16, 2018

20 0 20 40 60
Scale: 1" = 20'

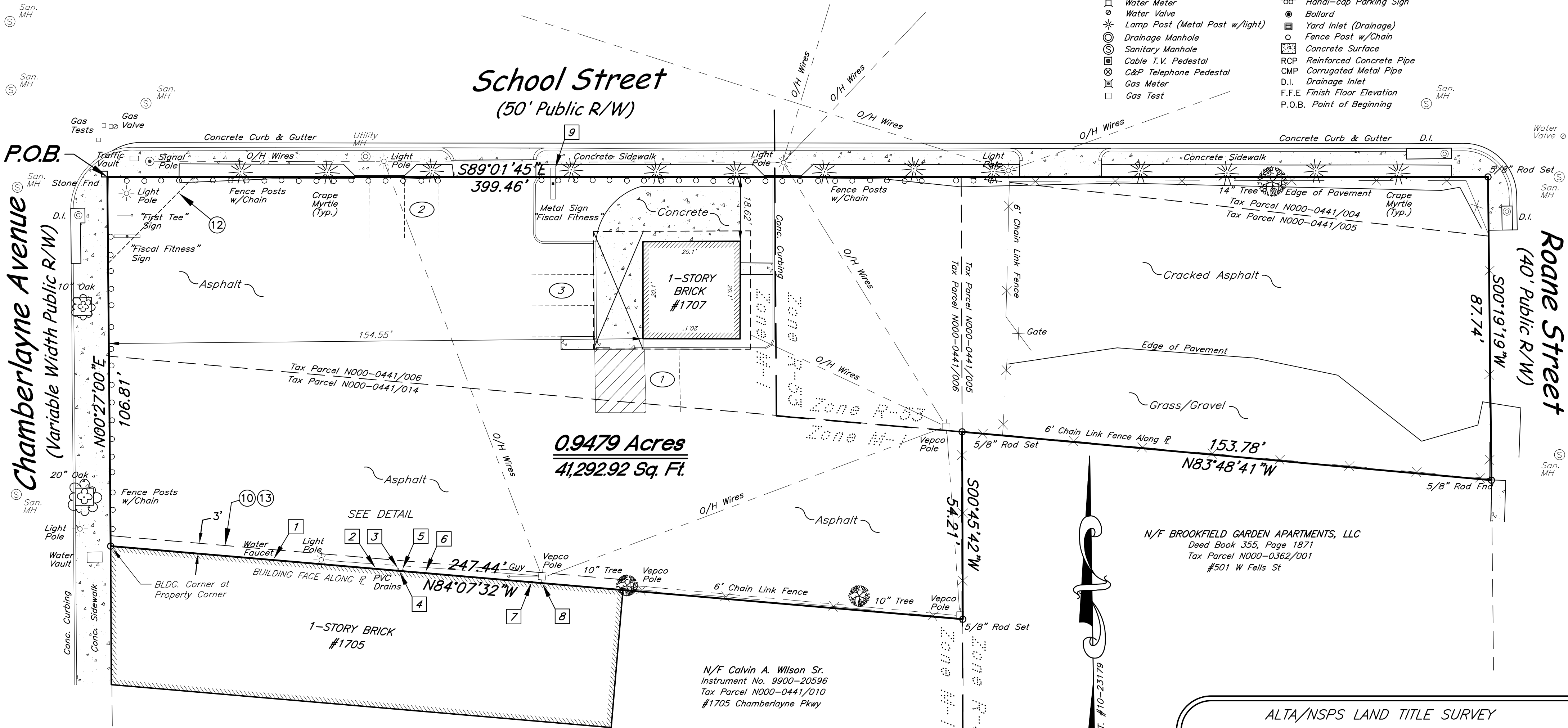
Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsveys.com

Legend

- ⊕ Fire Hydrant
- ♿ Handicap Parking Spaces
- ① Painted Parking Space Number
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Lamp Post (Metal Post w/light)
- ⊕ Drainage Manhole
- ⊕ Sanitary Manhole
- ⊕ Cable T.V. Pedestal
- ⊕ C&P Telephone Pedestal
- ⊕ Gas Meter
- ⊕ Gas Test
- ⊕ Vepco Pole
- ⊕ Vepco Transformer
- ⊕ Misc Frame Sign
- ⊕ Handi-cap Parking Sign
- ⊕ Bollard
- ⊕ Yard Inlet (Drainage)
- ⊕ Fence Post w/Chain
- ⊕ Concrete Surface
- ⊕ RCP Reinforced Concrete Pipe
- ⊕ CMP Corrugated Metal Pipe
- ⊕ D.I. Drainage Inlet
- ⊕ F.F.E. Finish Floor Elevation
- ⊕ P.O.B. Point of Beginning

School Street

(50' Public R/W)

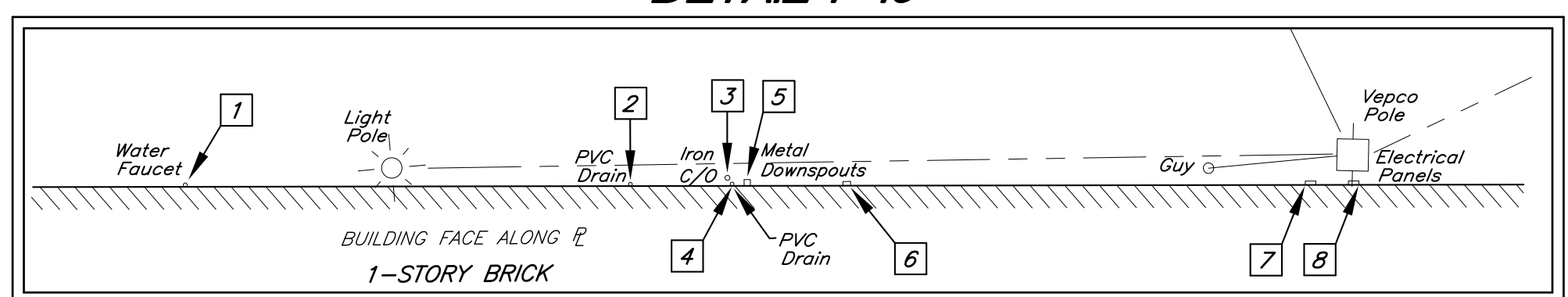


0.9479 Acres
41,292.92 Sq. Ft.

N/F BROOKFIELD GARDEN APARTMENTS, LLC
 Deed Book 355, Page 1871
 Tax Parcel N000-0362/001
 #501 W Fells St

N/F Calvin A. Wilson Sr.
 Instrument No. 9900-20596
 Tax Parcel N000-0441/010
 #1705 Chamberlayne Pkwy

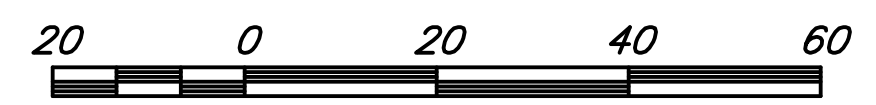
DETAIL 1"=10'



LEGAL REFERENCES:

- ALFORD DEVELOPMENT, LLC
 P/O Instrument No. 10-23179
 Tax Parcel N000-0441/006
 #1707 Chamberlayne Pkwy.
- ALFORD DEVELOPMENT, LLC
 P/O Instrument No. 10-23179
 Tax Parcel N000-0441/004
 #1718 Roane Street
- ALFORD DEVELOPMENT, LLC
 P/O Instrument No. 10-23179
 Tax Parcel N000-0441/014
 #1705 1/2 Chamberlayne Pkwy.
- ALFORD DEVELOPMENT, LLC
 P/O Instrument No. 10-23179
 Tax Parcel N000-0441/005
 #1716 Roane Street

ALTA/NSPS LAND TITLE SURVEY
 SHOWING EXISTING IMPROVEMENTS TO FOUR
 PARCELS OF LAND AT THE SE CORNER OF
 CHAMBERLAYNE AVENUE & SCHOOL STREET
 CITY OF RICHMOND, VIRGINIA
 DATE: MARCH 16, 2018



Scale: 1"= 20'



Shdrach & Associates LLC

LAND SURVEYING
 430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
 Phone: (804)379-9300 • Email: rod@shdrachsveys.com