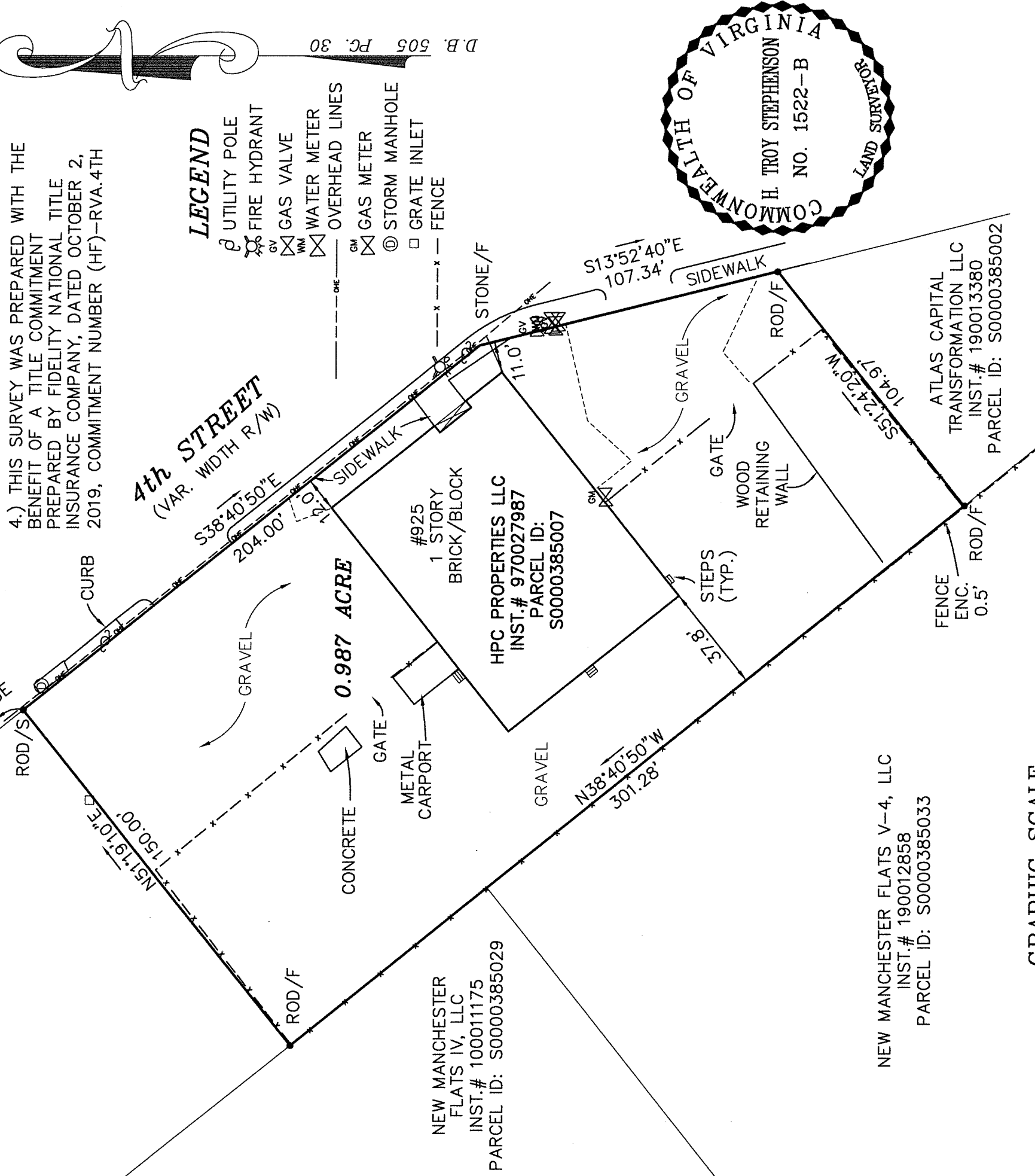


**NOTES:**

- 1.) THIS PROPERTY IS LOCATED IN ZONE 'X' AND ZONE 'AE' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290043E, EFFECTIVE DATE JULY 16, 2014.
- 2.) THIS IS TO CERTIFY THAT ON 10/7/19 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.
3. DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY, NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 4.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 2, 2019, COMMITMENT NUMBER (HF)-RVA.4TH

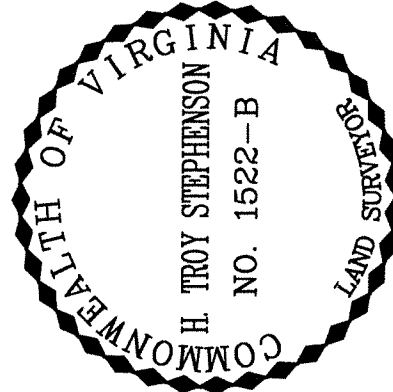
400 COMMERCE ROAD, LLC  
 INST.# 130016829  
 PARCEL ID: S0000385006



**LEGEND**

- ⊕ UTILITY POLE
- ⊗ FIRE HYDRANT
- ⊗<sup>GV</sup> GAS VALVE
- ⊗<sup>WM</sup> WATER METER
- ⊗<sup>OL</sup> OVERHEAD LINES
- ⊗<sup>GM</sup> GAS METER
- ⊗ STORM MANHOLE
- ⊙ GRATE INLET
- FENCE

D.B. 505 P.C. 30



400 COMMERCE ROAD, LLC  
 INST.# 130016829  
 PARCEL ID: S0000385006

NEW MANCHESTER  
 FLATS IV, LLC  
 INST.# 100011175  
 PARCEL ID: S0000385029

HPC PROPERTIES LLC  
 INST.# 970027987  
 PARCEL ID:  
 S0000385007

NEW MANCHESTER FLATS V-4, LLC  
 INST.# 190012858  
 PARCEL ID: S0000385033

ATLAS CAPITAL  
 TRANSFORMATION LLC  
 INST.# 190013380  
 PARCEL ID: S0000385002

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 40 ft.

**PLAT SHOWING 0.987  
 ACRE OF LAND LYING  
 ON THE WEST LINE OF  
 4TH STREET**

CITY OF RICHMOND, VA

**JENNING STEPHENSON, P.C.**

**LAND SURVEYORS  
 & PLANNERS**

10160 STAPLES MILL ROAD  
 SUITE 103  
 GLEN ALLEN, VA 23060  
 PHONE - 804-545-6235  
 FAX - 804-545-6259

DATE: OCTOBER 7, 2019	SCALE: 1" = 40'
DRAWN BY: KJ	J.N.: 19-667
CHECK BY: KJ	