

**NOTES**

1. OWNER:  
**PARCEL 1**  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 130018126  
 PARCEL ID: E0000714001  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 9, 2013 AT 1:50P.M., FILE NUMBER SHTC13-481  
 BON SECOURS RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 140017817  
 PARCEL ID: E0000714004  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED OCTOBER 14, 2014 AT 12:40P.M., FILE NUMBER HE14-21364  
 BON SECOURS RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 140017817  
 PARCEL ID: E0000714005  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED OCTOBER 14, 2014 AT 12:40P.M., FILE NUMBER HE14-21364  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INCORPORATED  
 INSTR. NO. 150021951  
 PARCEL ID: E0000714006  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED NOVEMBER 16, 2015 AT 9:34A.M., FILE NUMBER SHTC13-504  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INCORPORATED  
 D.B. 283 PG. 1273 INSTR. NO. 970023708  
 PARCEL ID: E0000714007  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED APRIL 26, 2016 AT 8:00A.M., FILE NUMBER SHTC16-456  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 130022176  
 PARCEL ID: E0000714008  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED SEPTEMBER 30, 2013 AT 2:00P.M., FILE NUMBER SHTC13-502  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL  
 INSTR. NO. 970000824  
 PARCEL ID: E0000714010  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED APRIL 26, 2016 AT 8:00A.M., FILE NUMBER SHTC16-458  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL  
 INSTR. NO. 970000824  
 PARCEL ID: E0000714011  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED APRIL 26, 2016 AT 8:00A.M., FILE NUMBER SHTC16-459  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INCORPORATED  
 D.B. 734 PG. 536 INSTR. NO. 970023708  
 PARCEL ID: E0000714012  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED APRIL 26, 2016 AT 8:00A.M., FILE NUMBER SHTC16-458  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 130010480  
 PARCEL ID: E0000714013  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED MAY 15, 2013 AT 3:10P.M., FILE NUMBER SHTC13-182  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 140004119  
 PARCEL ID: E0000714016  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED MARCH 13, 2014 AT 1:49P.M., FILE NUMBER SHTC13-505  
**PARCEL 2**  
 BON SECOURS RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 140017817  
 PARCEL ID: E0000714017  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED OCTOBER 14, 2014 AT 12:40P.M., FILE NUMBER HE14-21364  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 130013888  
 PARCEL ID: E0000714018  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED JUNE 24, 2013 AT 12:54P.M., FILE NUMBER SHTC13-284  
 BON SECOURS RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 140017817  
 PARCEL ID: E0000714019  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED OCTOBER 14, 2014 AT 12:40P.M., FILE NUMBER HE14-21364  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 130006659  
 PARCEL ID: E0000714020  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED MARCH 29, 2013 AT 9:39A.M., FILE NUMBER SHTC13-052  
 BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.  
 INSTR. NO. 130020446  
 PARCEL ID: E0000714021  
 THIS PROPERTY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED SEPTEMBER 6, 2013 AT 12:50P.M., FILE NUMBER SHTC13-538

2. THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 510129004E, EFFECTIVE DATE JULY 16, 2014.
3. DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
4. ZONING SETBACKS PER THE CITY OF RICHMOND  
 ZONED: B-2 BUSINESS (COMMUNITY BUSINESS)  
 R-6 (RESIDENTIAL (SINGLE FAMILY ATTACHED))  
 SEE CITY OF RICHMOND ZONING ORDINANCE FOR SETBACKS
5. HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.  
 VERTICAL: NAVD 88 DATUM
6. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
7. THE SUBJECT PARCELS HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.
8. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY ACCUMARK, INC. AND FIELD LOCATED.

**LEGEND**

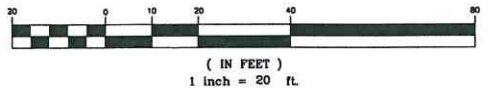
- SIGN
- ⊕ WATER METER
- ♿ HANDICAP RAMP
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ BENCHMARK
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ DECIDUOUS TREE
- ⊕ GAS VALVE/TEST
- ⊕ WATER MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ FIBER-OPTIC MARKER
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER-OPTIC
- UNDERGROUND UNKNOWN
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND GAS

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 1,2,3,4,7(c),8,9,11,13,14,16,17 & 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MAY 4, 2016.

*K.R. Blaylock*  
 KENNETH R. BLAYLOCK, JR., L.S.  
 Lic. No. 2833

5-4-16  
 DATE

**GRAPHIC SCALE**

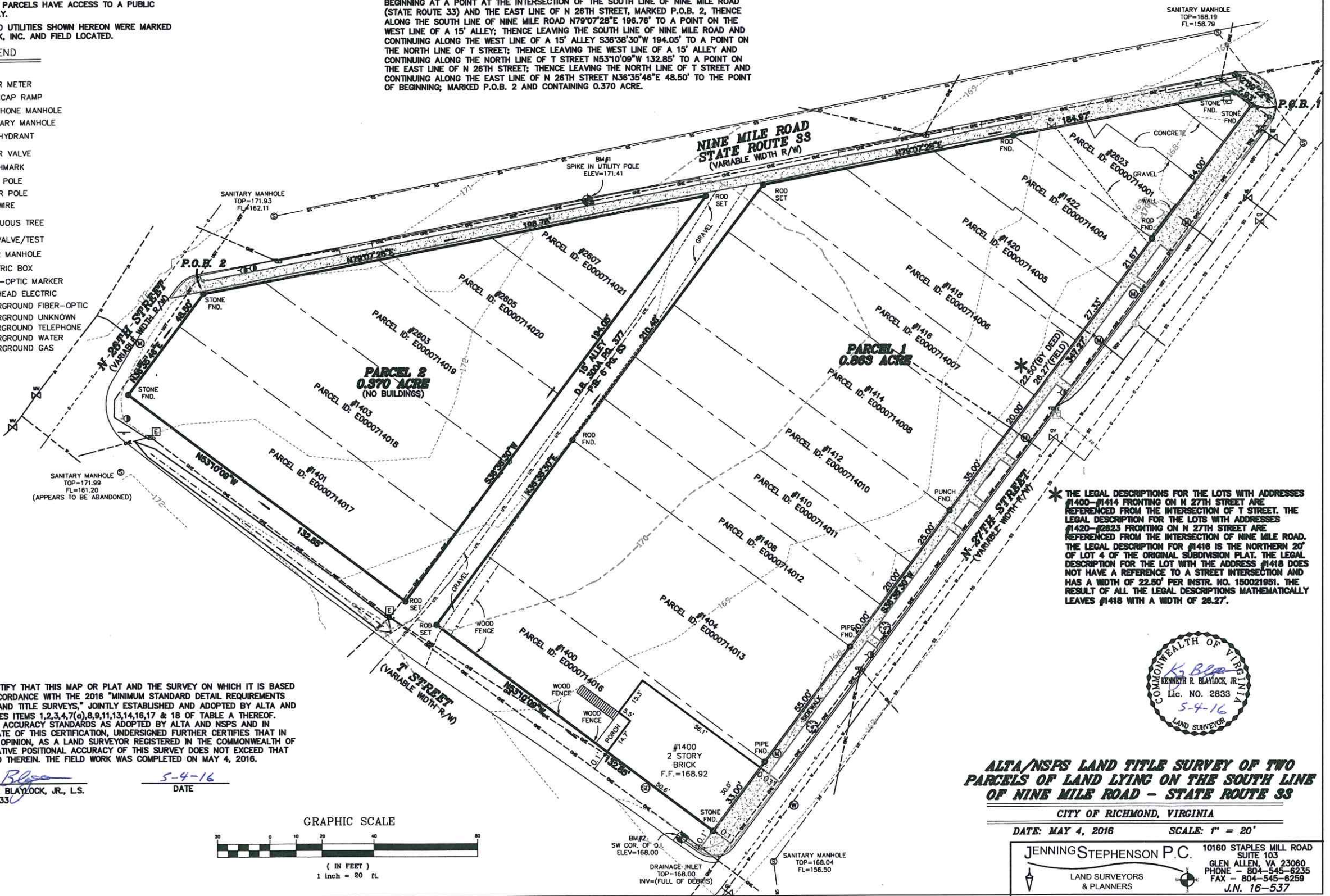
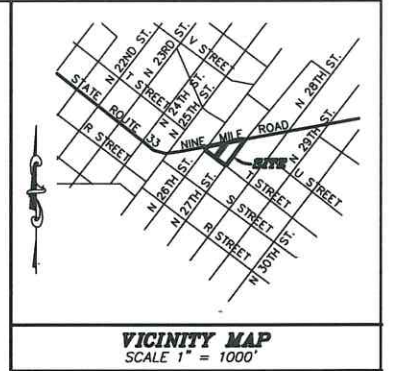


**LEGAL DESCRIPTION**

**PARCEL 1**  
 BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF NINE MILE ROAD (STATE ROUTE 33) AND THE WEST LINE OF N 27TH STREET, MARKED P.O.B. 1, THENCE ALONG THE WEST LINE OF N 27TH STREET S36°38'30"W 347.27' TO A POINT ON THE NORTH LINE OF T STREET; THENCE LEAVING THE WEST LINE OF N 27TH STREET AND CONTINUING ALONG THE NORTH LINE OF T STREET N53°10'09"W 132.85' TO A POINT ON THE EAST LINE OF A 15' ALLEY; THENCE LEAVING THE NORTH LINE OF T STREET AND CONTINUING ALONG THE EAST LINE OF A 15' ALLEY N36°38'30"E 210.48' TO A POINT ON THE SOUTH LINE OF NINE MILE ROAD; THENCE LEAVING THE EAST LINE OF A 15' ALLEY AND CONTINUING ALONG THE SOUTH LINE OF NINE MILE ROAD N79°07'28"E 184.97' TO A POINT; THENCE S52°59'22"E 7.93' TO THE POINT OF BEGINNING; MARKED P.O.B. 1 AND CONTAINING 0.863 ACRE.

**LEGAL DESCRIPTION**

**PARCEL 2**  
 BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF NINE MILE ROAD (STATE ROUTE 33) AND THE EAST LINE OF N 26TH STREET, MARKED P.O.B. 2, THENCE ALONG THE SOUTH LINE OF NINE MILE ROAD N79°07'28"E 196.76' TO A POINT ON THE WEST LINE OF A 15' ALLEY; THENCE LEAVING THE SOUTH LINE OF NINE MILE ROAD AND CONTINUING ALONG THE WEST LINE OF A 15' ALLEY S36°38'30"W 194.05' TO A POINT ON THE NORTH LINE OF T STREET; THENCE LEAVING THE WEST LINE OF A 15' ALLEY AND CONTINUING ALONG THE NORTH LINE OF T STREET N53°10'09"W 132.85' TO A POINT ON THE EAST LINE OF N 26TH STREET; THENCE LEAVING THE NORTH LINE OF T STREET AND CONTINUING ALONG THE EAST LINE OF N 26TH STREET N36°35'46"E 48.50' TO THE POINT OF BEGINNING; MARKED P.O.B. 2 AND CONTAINING 0.370 ACRE.



\* THE LEGAL DESCRIPTIONS FOR THE LOTS WITH ADDRESSES #1400-#1414 FRONTING ON N 27TH STREET ARE REFERENCED FROM THE INTERSECTION OF T STREET. THE LEGAL DESCRIPTION FOR THE LOTS WITH ADDRESSES #1420-#1423 FRONTING ON N 27TH STREET ARE REFERENCED FROM THE INTERSECTION OF NINE MILE ROAD. THE LEGAL DESCRIPTION FOR #1416 IS THE NORTHERN 20' OF LOT 4 OF THE ORIGINAL SUBDIVISION PLAT. THE LEGAL DESCRIPTION FOR THE LOT WITH THE ADDRESS #1418 DOES NOT HAVE A REFERENCE TO A STREET INTERSECTION AND HAS A WIDTH OF 22.50' PER INSTR. NO. 150021951. THE RESULT OF ALL THE LEGAL DESCRIPTIONS MATHEMATICALLY LEAVES #1418 WITH A WIDTH OF 26.27.



**ALTA/NSPS LAND TITLE SURVEY OF TWO PARCELS OF LAND LYING ON THE SOUTH LINE OF NINE MILE ROAD - STATE ROUTE 33**

CITY OF RICHMOND, VIRGINIA

DATE: MAY 4, 2016 SCALE: 1" = 20'

**JENNINGSTEPHENSON P.C.** 10180 STAPLES MILL ROAD SUITE 103  
 GLEN ALLEN, VA 23060  
 PHONE - 804-545-6235  
 FAX - 804-545-6259  
 J.N. 16-537

LAND SURVEYORS & PLANNERS