

VICINITY MAP

LEGEND			
/S	SET	/F	FOUND
R/W	RIGHT OF WAY	PG.	PAGE
CONC.	CONCRETE		
D.B.	DEED BOOK		
O/H	OVERHEAD		
		[Symbol]	ASPHALT
		[Symbol]	BUILDING
		[Symbol]	CONCRETE

SURVEYED BY:  
**POTTS, MINTER AND ASSOCIATES, P.C.**  
 Engineers, Land Surveyors, Land Planners  
 3520 Courthouse Road Richmond, Va. 23236  
 Phone: (804) 745-2876 Fax: 745-9571

**ALTA/NSPS LAND TITLE SURVEY**  
**SHOWING IMPROVEMENTS ON**  
**5901 PATTERSON AVENUE**  
**CITY OF RICHMOND, VIRGINIA**  
 NOVEMBER 13, 2017 SCALE: 1" = 15'

**LEGAL DESCRIPTION**

ALL that certain lot, piece or parcel of land, with improvements thereon, lying and being in the City of Richmond, Virginia, at the southwest intersection of Patterson Avenue and Maple Avenue, and designated as Lot 7, in Block A, Subdivision B, Plan of West View, recorded in the Clerk's Office, Henrico Circuit Court, in Plat Book 12, Page 96, to which plan reference is made for a more particular description of said lot.

BEING the same real estate conveyed to Joseph B. Haddad, married, as his sole separate equitable estate by deed from Joseph B. Haddad and Joanna W. Haddad, his wife dated September 27, 1989 recorded June 22, 1990, Deed Book 239, page 1111 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

**SCHEDULE B - SECTION 2 EXCEPTIONS**

3. EASEMENT TO VIRGINIA RAILWAY AND POWER COMPANY, DATED DECEMBER 5, 1924, RECORDED IN D.B. 230-C PG. 224 IS PLOTTED HEREON.

4. MATTERS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOD 12, PAGE 96 ARE PLOTTED HEREON.

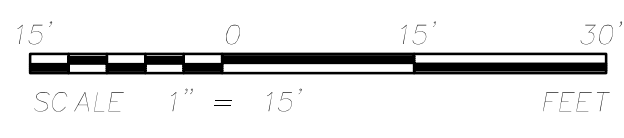
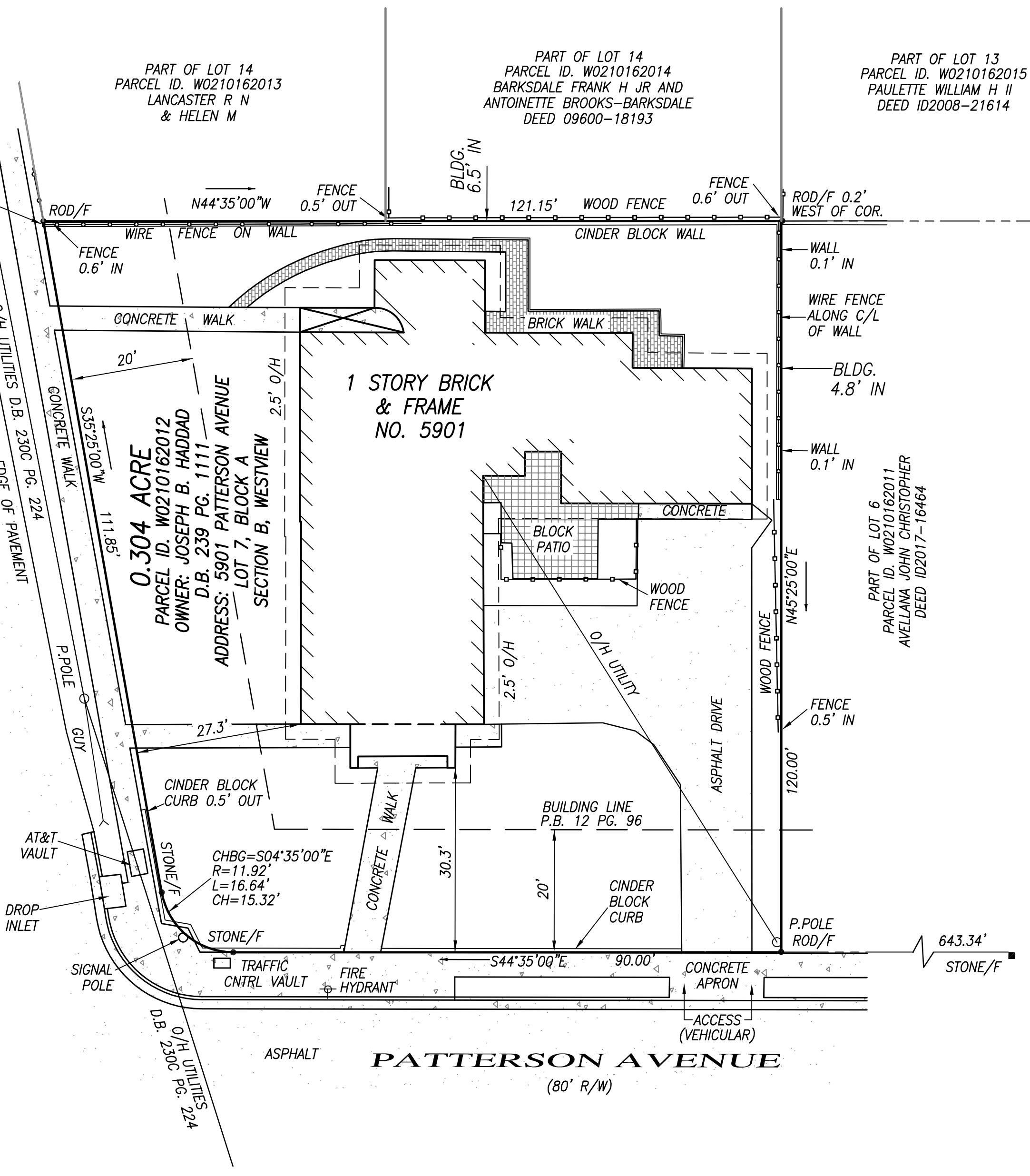
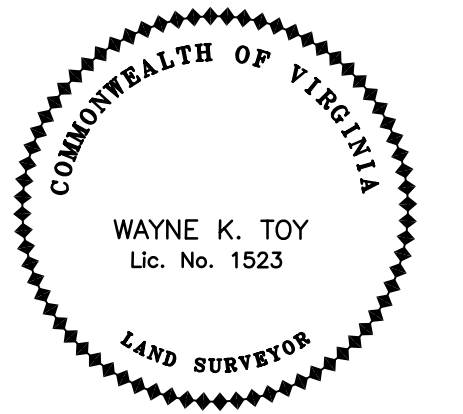
**SURVEYORS CERTIFICATE**

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; SPY ROCK REAL ESTATE GROUP;

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, 2, 3, 4, 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 19 THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2017.

WAYNE K. TOY  
 REGISTRATION NO. 1523  
 EMAIL: wtoy@pottsminter.com

JOB NO. 8210-16



- NOTES:
1. PARKING: 0 STRIPED SPACES
  2. OVERHEAD UTILITIES ARE SHOWN BASED ON OBSERVED EVIDENCE.
  3. THIS PROPERTY APPEARS TO BE LOCATED IN "X" AS SCALED FROM FEMA COMMUNITY PANEL NO. 5101290009D, EFFECTIVE APRIL 2, 2009.
  4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  5. NO CHANGES IN STREET R/W LINES PROVIDED.
  6. NO RECORD OF DELINEATED WETLANDS PROVIDED.
  7. THIS PROPERTY REPRESENTS THE SAME PROPERTY IN FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NUMBER 831700199 EFFECTIVE NOVEMBER 14, 2017.
  8. THE SUBJECT PARCEL HAS VEHICULAR & PEDESTRIAN ACCESS TO PATTERSON AVENUE, & HAS PEDESTRIAN ACCESS TO MAPLE AVENUE BOTH BEING PUBLIC RIGHT OF WAYS.