

| NUMBER | DELTA | RADIUS | LENGTH | CHORD BRG | CHORD | TANGENT |
|--------|-----------|---------|---------|-------------|---------|---------|
| C1 | 67°02'56" | 292.13' | 341.86' | S41°24'51"W | 322.68' | 193.54' |
| C2 | 46°55'09" | 385.70' | 315.85' | N68°42'29"E | 307.10' | 167.38' |

SURVEYOR'S CERTIFICATE

TO DOMINION DIVERSIFIED REAL ESTATE GROUP, LLC, ITS SUCCESSORS AND/OR ASSIGNS AND FIDELITY NATIONAL 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 INCLUDED ITEMS 1, 2, 3, 4, 6(b), 8, 10(b), 11, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 2, 2017.

DATE OF PLAT OR MAP: SEPT 18, 2017.

KEITH A. SHRADER L.S., NO. 2070



**STONY POINT MEDICAL
PARK C/O WOOLFOLK
PROPERTIES LLC**
C0011016002
D.B.26 PG.1028
ZONED R-2

B
**STONY POINT
LOT 2 BLOCK B**
AS SHOWN ON PLAT
RECORDED IN
BOOK 13 PG.1382 &
P.B.35 PG.98-99

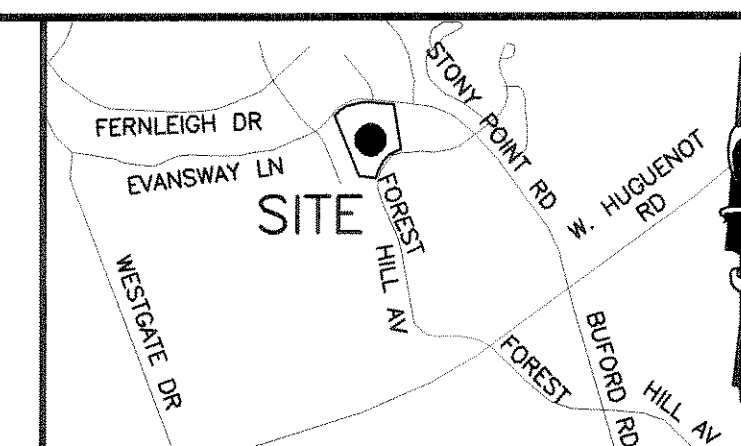
LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH ALL IMPROVEMENTS ERECTED THEREON, BELONGING, LOCATED ON THE SOUTHERN LINE OF EVANSWAY LANE, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AS SHOWN ON PLAT OF SURVEY MADE BY J. K. TIMMONS & ASSOCIATES, INC., ENGINEERS, SURVEYORS, PLANNERS, RICHMOND, VIRGINIA, ENTITLED "PLAT SHOWING 5.742 ACRES OF LAND LYING ON THE SOUTH LINE OF EVANSWAY LANE, CITY OF RICHMOND, VIRGINIA" DATED MARCH 13, 1985, RECORDED WITH DEED RECORDED IN BOOK 36, PAGE 828, AND BEING MORE PARTICULARLY DESCRIBED WITH REFERENCE TO SUCH PLAT OF SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF PROPOSED FOREST HILL AVENUE WHICH POINT IS 613.50 FEET FROM THE INTERSECTION OF THE WESTERN LINE OF STONY POINT ROAD EXTENDED AND THE NORTHERN LINE OF PROPOSED FOREST HILL AVENUE; THENCE CONTINUING ALONG A CURVE TO THE LEFT OF SAID NORTHERN LINE OF PROPOSED FOREST HILL AVENUE WHICH CURVE HAS A RADIUS OF 292.13 FEET, A DELTA OF 67° 02' 56", AND AN ARC LENGTH OF 341.86 FEET TO A POINT; THENCE N. 82° 06' 37" W. A DISTANCE OF 148.40 FEET TO A POINT; THENCE N. 23° 17' 12" W. A DISTANCE 551.03 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHICH CURVE HAS A RADIUS OF 299.06 FEET, A DELTA OF 58° 42' 00", AND AN ARC LENGTH OF 306.39 FEET TO A POINT; THENCE S. 84° 17' 52" E. A DISTANCE OF 247.00 FEET TO A POINT; THENCE S. 9° 37' 00" E. A DISTANCE OF 382.95 FEET TO A POINT, BEING THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LABURNUM PROPERTIES, INC., A VIRGINIA CORPORATION, BY STONY POINT INVESTMENT COMPANY, A VIRGINIA GENERAL, BY DEED FROM STONY POINT INVESTMENT COMPANY, A VIRGINIA GENERAL PARTNERSHIP, DATED APRIL 3, 1985, RECORDED APRIL 8, 1985, IN THE CLERK'S OFFICE, CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA, DEED BOOK 36, PAGE 828.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF RICHMOND, VIRGINIA, BY DEED DATED MAY 29, 2008 AND RECORDED JUNE 9, 2008, AS INSTRUMENT 080015655.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- R/F 1/2" ROD FOUND
- P/F PIPE FOUND
- R/S 1/2" ROD SET
- ⊕ FIRE HYDRANT
- ⊕ GAS MARKER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ STORM SEWER MANHOLE

SCHEDULE B - SECTION II EXCEPTIONS

8. EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY DATED APRIL 22, 1924, RECORDED IN BOOK 175, PAGE 165. (CHESTERFIELD COUNTY).
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

9. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED AUGUST 22, 1986, RECORDED IN BOOK 102, PAGE 1675. EASEMENT IS NOT ON THE SURVEYED PROPERTY.

10. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, LIENS, ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS, LEASES, CONTAINED IN INSTRUMENT RECORDED IN BOOK 102, PAGE 1074, AS AMENDED IN BOOK 414, PAGE 316, INSTRUMENT 960001331, INSTRUMENT 960001332, INSTRUMENT 960010873, INSTRUMENT 010027869 AND INSTRUMENT 080027321, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATED TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AFFECTS SUBJECT PROPERTY. NO PLOTTABLE ITEMS.

11. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, LIENS, ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING DEVELOPMENT OF STONY POINT, RECORDED IN BOOK 14, PAGE 1798, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATED TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AFFECTS SUBJECT PROPERTY. LOCATION OF BUFFER AREAS CANNOT BE DETERMINED FROM RECORD DOCUMENT.

AFFECTS SUBJECT PROPERTY. 100' BUFFER IS SHOWN ON PLAT.

12. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, LIENS, ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING DEVELOPMENT OF STONY POINT, RECORDED IN BOOK 14, PAGE 1798, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATED TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AFFECTS SUBJECT PROPERTY. LOCATION OF BUFFER AREAS CANNOT BE DETERMINED FROM RECORD DOCUMENT.

13. EASEMENTS RESERVED IN DEED DATED APRIL 3, 1985, RECORDED IN BOOK 36, PAGE 828, AND MATTERS AS CONTAINED ON PLAT RECORDED THEREWITH.
AFFECTS SUBJECT PROPERTY. EASEMENT IS SHOWN ON PLAT.

14. MATTERS AS CONTAINED ON PLAT ENTITLED "STONY POINT", RECORDED IN BOOK 13, PAGE 1382 AND PLAT BOOK 35, PAGES 98 AND 99.
AFFECTS SUBJECT PROPERTY. 100' BUFFER AS SHOWN ON PLAT.

15. EASEMENT TO THE CITY OF RICHMOND, VIRGINIA, DATED MAY 29, 2008, RECORDED AS INSTRUMENT 080015654.
AFFECTS SUBJECT PROPERTY. SLOPE EASEMENT & DRAINAGE EASEMENT IS SHOWN ON PLAT.

**ALTA/NSPS LAND TITLE SURVEY ON 5.652
ACRES OF LAND LOCATED ON THE NORTH
LINE OF FOREST HILL AVENUE AND ON
THE SOUTH LINE OF EVANSWAY LANE**

CITY OF RICHMOND, VIRGINIA

SEPT. 18, 2017 SHEET 1 OF 1 SCALE: AS SHOWN

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS

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WWW.YOUNGBLOOD-TYLER.COM EMAIL: KSHRADER@YOUNGBLOOD-TYLER.COM

DRAWN BY: JGW
CHECKED BY: KAS

JOB No. 459-01-001
CAD FILE: ALTA.DWG

NOTES

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 17-12925, HAVING AN EFFECTIVE DATE OF APRIL 27, 2017 AT 8:00 AM.
2. NO BUILDINGS OBSERVED.
3. THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" AS GRAPHICALLY SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 5101290012D, MAP REVISED APRIL 2, 2009.

