

LEGEND

□ CONC. CONCRETE	— W = WATER VAULT
□ LIGHT POLE	— B = BUILDING PROGRAM
□ CH = CHAIN DROP INLET	— D = DRAINAGE
□ H = HANDHOLED	— T = TRAFFIC LIGHT
□ F = FENCE	— O = OVERHEAD POWER LINES
□ B = BURIED STRUCTURE LINE	— F = FOUND
□ S = SURVEYED STRUCTURES	— FC = FACE OF CURB
□ W = WATER VAULT	— C/D = C/O/D DRAINAGE
	— O/L = OPEN LINE

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

- RESTRICTIONS APPEARING ON RECORD AND IMPOSED BY INSTRUMENT RECORDED IN DEED BOOK 131-A, PAGE 116 (RECORDED JANUARY 24, 1994, ATTACHED TO AND RECORDED IN DEED BOOK 511-C, PAGE 134, AS FOLLOWS:
 - IS EXEMPT UNDER CHAPTER 42, SECTION 1807 OF THE UNITED STATES CODE, OR
 - REPEATED PARAGRAPHS BUT DOES NOT DISCRIMINATE AGAINST (NOT PLATTED) DOES NOT AFFECT SUBJECT PROPERTY)

GENERAL NOTES

- THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 3028 FEET.
- THE PROPERTY HAS BEEN DIVIDED INTO WASHINGTON STREET AND KENSINGTON AVENUE. THE TOTAL NUMBER OF STORIES IS 27 REGULAR AND 4 HANDICAPPED SPACES.
- ALL FIELD MEASUREMENTS MATCHED RECORD MEASUREMENTS WITHIN THE MINIMUM STANDARDS SET FORTH FOR ALTA/ACSM LAND SURVEY.
- RIGHTS OF THE COMMONWEALTH OF VIRGINIA ARE NOT DISCLAIMED BY THIS SURVEY.
- WETLANDS AND SUBSEQUENT AREA OF WETLANDS MAY BE SUBJECT TO THE FEES OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS OF TITLE IS AVAILABLE AS OF DATE OF SURVEY.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE BOUNDARIES THERE APPEARING TO BE NO PORTION OF SITE BEING USED AS A SOLID WASTE DUMP, SWAMP OR SWAMPY LANDFILL.
- THESE APPEAR TO BE NO CLAIMS TO RIGHT OF WAY LINES FOR ADVANCED ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO INTERFERE IN (A) ARE FROM RECORD LOCAL DESCRIPTION.
- SAID OBSERVED PROPERTY IS LOCATED WITHIN AN AREA BEING A ZONE DISPOSITION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 17080C010001, DATED 1985, AND NO INFORMATION SUPPLIED TO THE CITY OF RICHMOND, COMMONWEALTH OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PROJECT IS LOCATED.

LOCAL ZONING CODE

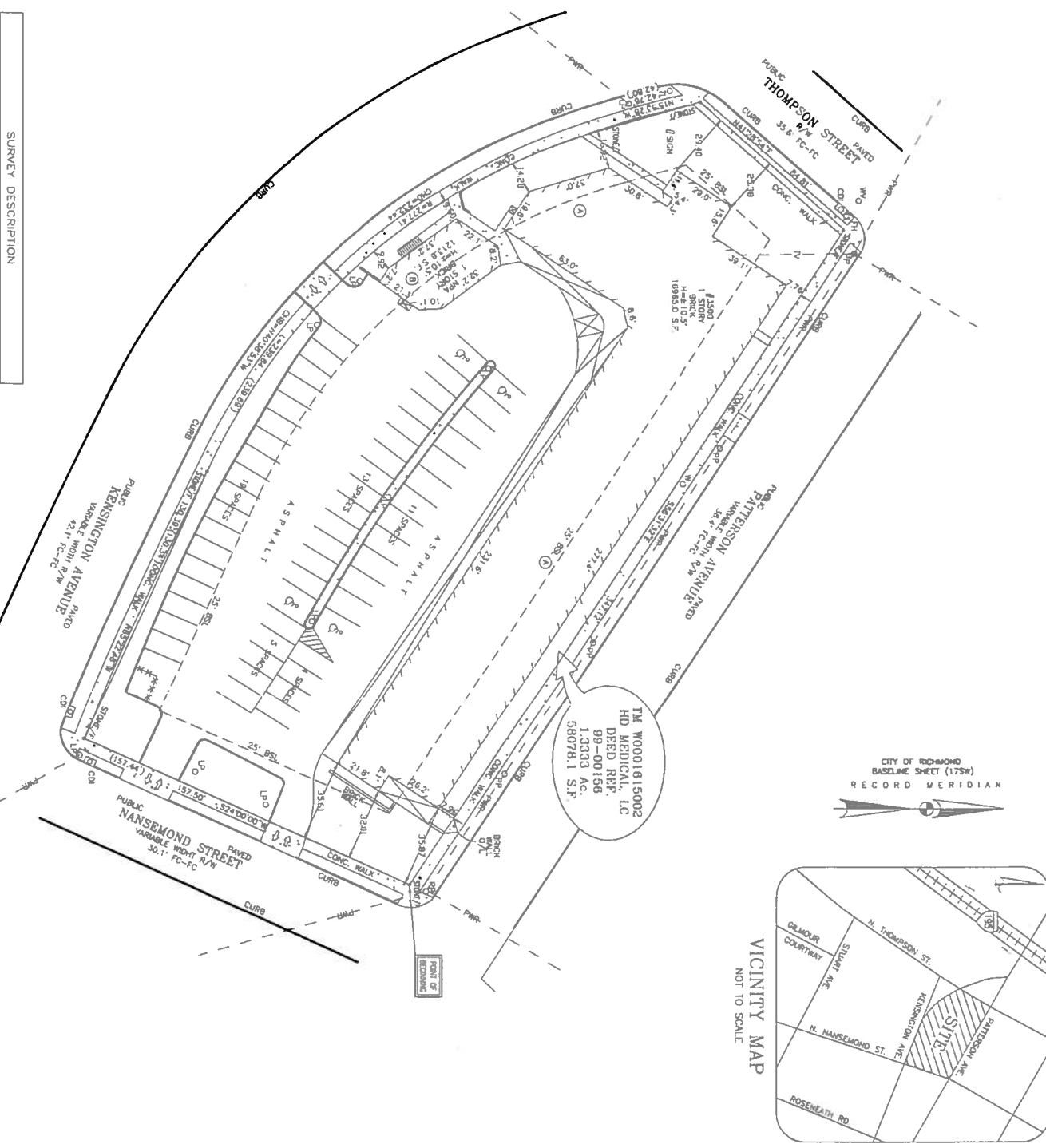
ZONING R-48 (RESIDENTIAL MULTI-FAMILY)
 SETBACKS - 25' FROM ALL STREETS
 HEIGHT 35'
 PARKING REQUIREMENTS
 1 PER 300 S.F. OF FLOOR AREA FOR THE FIRST 1900 S.F.
 PLUS 1 PER 400 S.F. IN EXCESS THEREOF.

CITY OF RICHMOND DEPARTMENT OF COMMUNITY DEVELOPMENT
 CONTACT: RASHEM BRISWAL (804)-644-8920
 SITE MAY BE GRANTEE/PLANNED
 SITE USE PERMITTED IN CURRENT ZONING CATEGORY

POSSIBLE ENCROACHMENTS

- 1 STORY BRICK BUILDING, 15500, EXTENDS OVER 25' BUILDING SETBACK LINE BUILDING SETBACK LINE
- 1 STORY BRICK BUILDING ALONG KENSINGTON AVENUE EXTENDS OVER 25' BUILDING SETBACK LINE

DISCLAIMER: THIS SURVEY WAS CONDUCTED BY LANDMARK-FLEET SURVEYORS, P.C. AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE BOUNDARIES THERE APPEARING TO BE NO PORTION OF SITE BEING USED AS A SOLID WASTE DUMP, SWAMP OR SWAMPY LANDFILL. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE BOUNDARIES THERE APPEARING TO BE NO PORTION OF SITE BEING USED AS A SOLID WASTE DUMP, SWAMP OR SWAMPY LANDFILL.



SURVEY DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING... PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A STONE FOUND ALONG THE SOUTHERN LINE OF PATTERSON STREET AND BEING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF APPROXIMATELY PATTERSON AVENUE AND SECONDS WEST 151.50 FEET TO A STONE FOUND THENCE NORTH 69 DEGREES 22 MINUTES 48 SECONDS WEST 130.29 FEET TO A STONE FOUND, 400 CHAIN WOUND A HOURS OF 2777.41 FEET, A CHORD BEARING OF NORTH 49 DEGREES 38 MINUTES 53 SECONDS WEST NORTH 13 DEGREES 53 MINUTES 28 SECONDS WEST 427.6 FEET TO A STONE FOUND, THENCE NORTH 41 DEGREES 28 MINUTES 54 SECONDS WEST 51 MINUTES 32 SECONDS WEST 527.12 FEET TO A STONE FOUND, BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 1.3333 ACRES OR 58,078.1 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS THE SAME PROPERTY AS DESCRIBED IN DEEDS THE INSURANCE COMPANY OF VIRGINIA, DATED MARCH 21, 2007 AT 8:00 A.M.

RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERE TO BELONGING, PARTICULARLY DESCRIBED ON A PLAT OF SURVEY FOR LOT 2000, MALLER DATED APRIL 24, 1994, ATTACHED TO AND RECORDED IN DEED BOOK 511-C, PAGE 134, AS FOLLOWS:

BEING AT A STONE FOUND AT THE INTERSECTION OF THE SOUTHERN LINE OF PATTERSON AVENUE WITH THE WESTERN LINE OF A NORTHWESTERLY CORNER OF PATTERSON AVENUE AND WITH THE SAID SOUTHERN LINE OF PATTERSON AVENUE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 241.12 FEET TO A STONE FOUND, THENCE NORTH 69 DEGREES 22 MINUTES 48 SECONDS WEST 130.29 FEET TO A STONE FOUND, 400 CHAIN WOUND A HOURS OF 2777.41 FEET, A CHORD BEARING OF NORTH 49 DEGREES 38 MINUTES 53 SECONDS WEST NORTH 13 DEGREES 53 MINUTES 28 SECONDS WEST 427.6 FEET TO A STONE FOUND, THENCE NORTH 41 DEGREES 28 MINUTES 54 SECONDS WEST 51 MINUTES 32 SECONDS WEST 527.12 FEET TO A STONE FOUND, BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 1.3333 ACRES OR 58,078.1 SQUARE FEET OF LAND.

BEING THE SAME REAL ESTATE CONVEYED TO HD MEDICAL, LC, A CORPORATION OF VIRGINIA, BY INSTRUMENT DATED DECEMBER 21, 1994, RECORDED JANUARY 4, 1995, IN THE CLERK'S OFFICE, COMMONWEALTH OF VIRGINIA, AS INSTRUMENT 99-00156.

ALTA/ACSM LAND TITLE SURVEY

TO: BRANCH BANKING & TRUST COMPANY, OLIVER VENTURE CORPORATION, AND OWNERS TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THE LAND OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILING AND SPECIFICATIONS FOR ALTA AND ACSPS IN 2003, AND INCLUDES ITEMS 1-4, 9, 7(B), 7(D)(1), 7(I)(C), AND 7(I)(D). THE SURVEY WAS MADE BY ALTA/ACSM SURVEYORS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, PROFESSIONAL OPINION CERTIFICATES AND AN INSTRUMENT OF RECORDATION WERE FILED AND REGISTERED IN THE COMMONWEALTH OF VIRGINIA. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS DERIVED THEREON.

REGISTERED PROFESSIONAL SURVEYOR
 BRUCE C. LUNDERS
 1342
 1342
 WITHIN THE COMMONWEALTH OF VIRGINIA
 DATED OF SURVEY: MARCH 21, 2007
 DATED OF USE: UNKNOWN



Landmark-Fleet Surveyors, P.C.
 ENGINEERS - LAND SURVEYORS - PLANNERS
 1400
 1400
 Phone (804)330-5585 Fax (804)330-5536
 Richmond, Virginia 23215
 JN: 1948 DATE 3/21/07 DRAWN BY BAC SHEET 1 OF 1