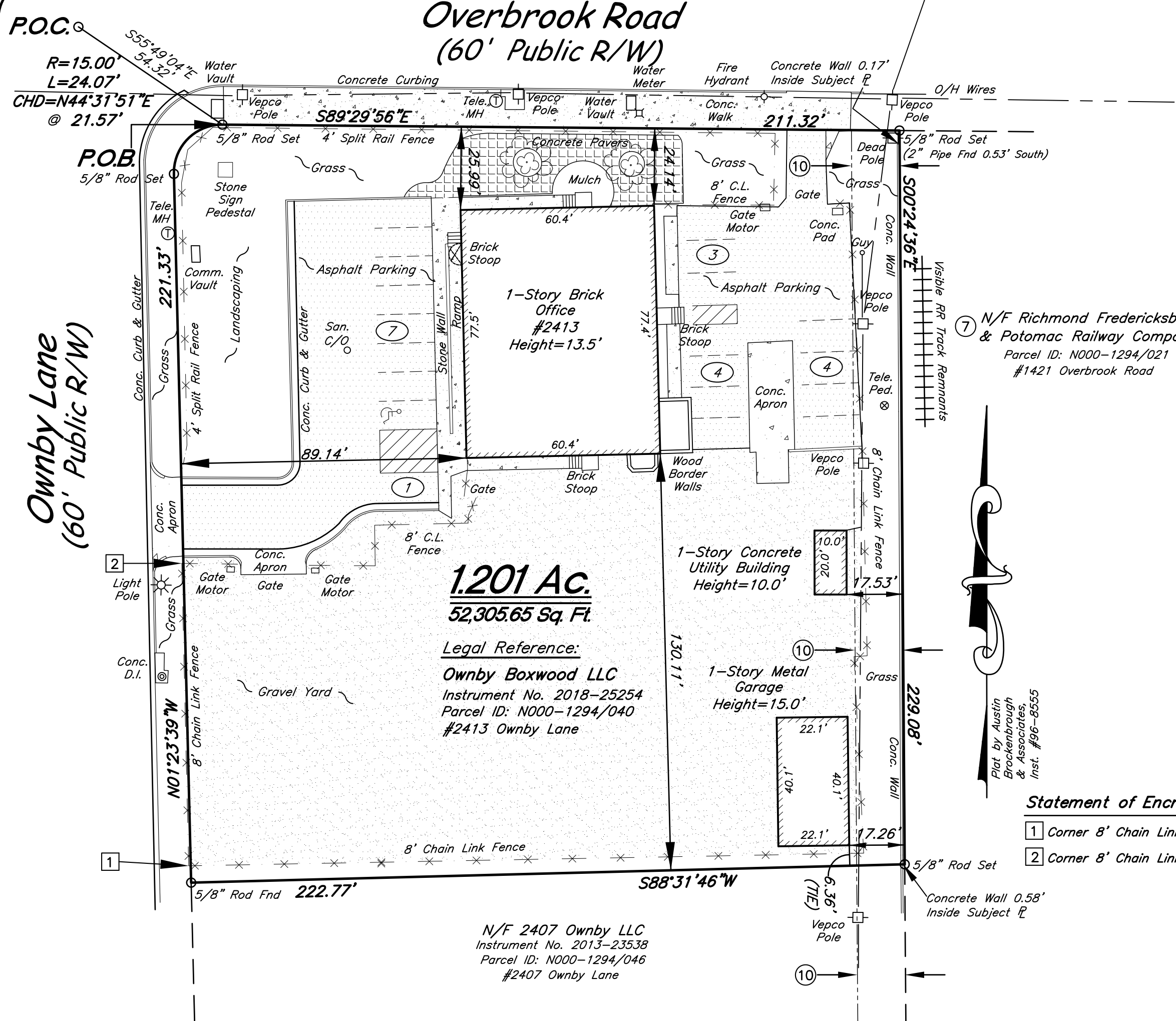


# Overbrook Road (60' Public R/W)



**1.201 Ac.**  
52,305.65 Sq. Ft.

**Legal Reference:**

**Owby Boxwood LLC**  
Instrument No. 2018-25254  
Parcel ID: N000-1294/040  
#2413 Ownby Lane

**N/F 2407 Ownby LLC**  
Instrument No. 2013-23538  
Parcel ID: N000-1294/046  
#2407 Ownby Lane

**N/F Richmond Fredericksburg & Potomac Railway Company**  
Parcel ID: N000-1294/021  
#1421 Overbrook Road

**Legend**

- ⊕ Fire Hydrant
- ♿ Handicap Parking Spaces
- Ⓜ Painted Parking Spaces (Reg.)
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Lamp Post (Metal Post w/light)
- ⊕ Drainage Manhole
- ⊕ Sanitary Manhole
- ⊕ Cable T.V. Pedestal
- ⊕ C&P Telephone Pedestal
- ⊕ Gas Test
- ⊕ Gas Valve
- ⊕ Vepco Pole
- ⊕ Vepco Transformer
- ⊕ Field Survey Traverse Point
- ⊕ Misc. Frame Sign
- ⊕ Handi-cap Parking Sign
- ⊕ Bollard
- ⊕ Yard Inlet (Drainage)
- ⊕ Sanitary Cleanout
- ⊕ Concrete Surface
- RCP Reinforced Concrete Pipe
- CMP Corrugated Metal Pipe
- D.I. Drainage Inlet
- P.O.B. Point of Beginning

**Zoning**

Current Zoning: M-2 (Heavy Industrial)  
(Near West Planning District)  
Setbacks:  
Maximum Height: 45.00 Feet  
Yard Setbacks:  
Front Yard: None Required  
Side Yard: None Required  
Rear Yard: None Required

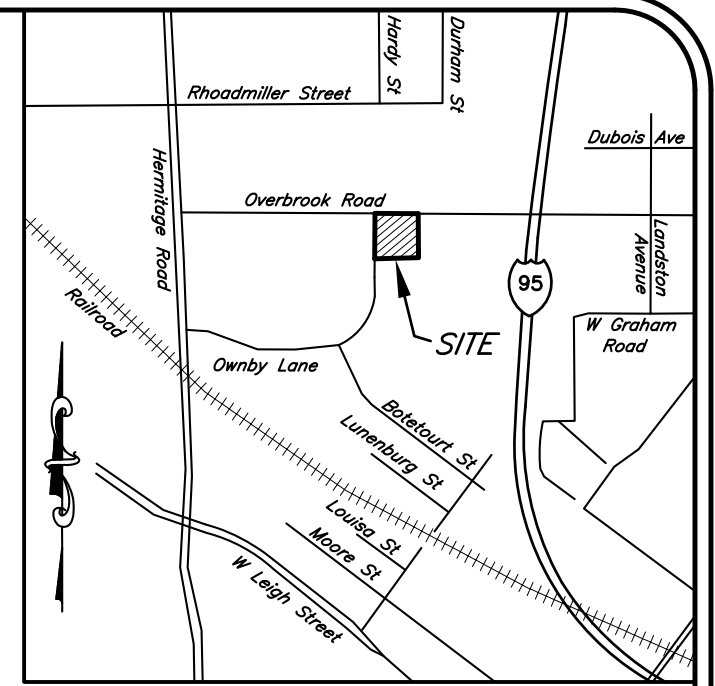
**Existing Parking**

19 Regular Spaces  
1 Handicap Space  
20 Total Spaces

For further clarification of Zoning Requirements

Contact:  
City of Richmond Zoning Division - Planning & Development Review  
900 E. Broad St., Room 110  
Richmond, VA 23219  
804-646-6340

\*Zoning to be verified by Zoning Confirmation Letter



Scale 1" = 1000'

**Legal Descriptions**

ALL that certain lot, piece or parcel of land, lying and being in the City of Richmond, Virginia, being Lot 14A, containing 1.20 acres, more or less, as designated on a plat made by Austin Brockenbrough & Associates, Certified Surveyors, dated February 28, 1996 and revised February 29, 1996, March 8, 1996, entitled "Complied Map Showing Lots 12-15 and a Portion of Lot 11 Block A, Hermitage Business Park, Richmond, Virginia," a copy of which is recorded with an instrument numbered 96-8555, which property is also shown on that certain plat with a field date of 08/09/2000, prepared by Johnny Nobles & Assoc., a copy of which plat is recorded as #00-87, and which property is more particularly described as follows:

Commencing at a mag nail set in the centerline intersection of Overbrook Road and Ownby Lane, the P.O.C. and running S. 55° 49' 04" E. 54.32' to an iron rod set in the southern right-of-way line of Overbrook Road, the TRUE POINT AND PLACE OF BEGINNING; thence with the said right-of-way line of Overbrook Road S. 89° 29' 56" E. 211.32' to a found rebar located in said right-of-way line of Overbrook Road and the eastern right-of-way line of Richmond-Fredericksburg & Potomac Railroad; thence with said right-of-way of Richmond-Fredericksburg & Potomac Railroad S. 00° 24' 36" E. 229.08' to a nail found in a concrete wall; thence S. 88° 31' 46" W. 222.77' to a rebar found in the eastern right-of-way line of Ownby Lane; thence with said right-of-way line of Ownby Lane N. 01° 23' 39" W. 221.33' to an iron rod set in said right-of-way line of Ownby Lane; thence on a curve to the right having a radius of 15.00' and a chord of N. 44° 31' 51" E. and a chord distance of 21.57' to the TRUE POINT OF BEGINNING, containing 1.14 acres, more or less, or 49,897.12 square feet, more or less.

BEING the same property described in Title Commitment issued by Fidelity National Title Insurance Company dated December 13, 2018. (Commitment No. 8230746-215877576)

**Statement of Encroachments**

- 1 Corner 8' Chain Link Fence 0.66' Outside Subject ¶
- 2 Corner 8' Chain Link Fence 0.51' Outside Subject ¶

**Surveyor's Certificate**

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of SEPTEMBER 16, 2019 and shall not be relied upon by any other entity or individual whomsoever.

To: OWNBY BOXWOOD, LLC, a Virginia limited liability company  
To: FIRST COMMUNITY BANK, its successors and/or assigns, as their interests may appear  
To: FIDELITY NATIONAL TITLE INSURANCE COMPANY

The undersigned further certifies 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 1-4, 6(a), 6(b), 7(a), 7(c), 8, 9, 11, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on September 4, 2019.

Rodney B. Shadrach  
Shadrach & Associates, LLC  
Va. Registered Surveyor No. 2274

Date



I hereby certify that this ALTA/NSPS survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

**Flood Certification**

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel #510129-0029-D, effective date: April 2, 2009 and hereby certify to the best of my professional knowledge and belief that the subject property is not located in a Special Flood Hazard Area, as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development. [Zone X].

**General Notes**

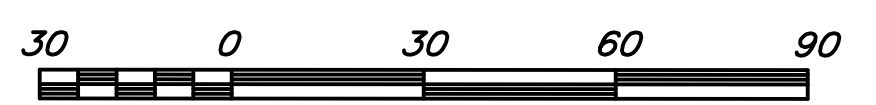
1. This survey plat represents a current and accurate field transit survey of the premises shown hereon.  
Date of last physical survey: September 4, 2019
2. This survey was made with the benefit of a Title Reports issued by Fidelity National Title Insurance Company dated December 13, 2018, Commitment No. 8230746-215877576, and is the same property as described therein.
3. Observed utilities are plotted and shown hereon.  
Subsurface utility delineation was not performed.
4. Ownby Lane and Overbrook Road are public streets.
5. The subject property has direct vehicular access from Ownby Lane and Overbrook Road.
6. No delineated wetlands were found by Surveyor.
7. No evidence of cemeteries on subject property found by Surveyor.
8. There is no observed evidence of current earth moving work, building construction, or building additions.
9. Surveyor is not aware of any proposed changes in the street right of ways and observed no evidence of recent street or sidewalk construction or repairs.

**Fidelity National Title Insurance Company  
Schedule B Part II - Commitment No. 8230746-215877576**

(Referenced by corresponding Exception Numbers in the Commitment)

- 7 Recorded Plat as #96-8555, Page 404 shows the following:
  - a) RF&P Railroad abuts. Plotted and shown hereon.
- 8 Rights of the railroad company servicing the railroad siding located on insured premises in and to the ties, rails, and other properties constituting said railroad siding or in and to the use thereof and also rights of others thereto entitled in and to the use thereof.  
Note: No evidence of railroad sidings found on the subject property.
- 9 Terms, provisions, restrictions, covenants, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in Deed Book 32, Page 1676 and all amendments thereto, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
NOTE: No liability is assumed for the payment of assessments and/or maintenance fees as set forth in the Restrictive Covenants.  
Affects the subject property, but contains no plottable items.
- 10 Easement granted to Virginia Electric and Power Company dated 03/26/1985, recorded in Deed Book 36, Page 891. Plotted and shown hereon.
- 11 Recorded Plat as #00-87, shows the following:
  - a) Overhead utilities,
  - b) Concrete Walk
  - c) Utility pedestals and transformers
  - d) Water and sewer meters
  - e) Grate inlets,
  - f) Water & gas valves;
  - g) Sewer cleanout
  - h) Drainage and sanitary sewer manholes,
  - i) Telephone and cable TV manholes,
  - j) See plat for notes
  - k) Height restriction listed
 Matters plotted and shown hereon. Note: Telephone transformer shown on plat has been replaced by an underground Communications Vault.

ALTA/NSPS LAND TITLE SURVEY  
SHOWING EXISTING IMPROVEMENTS  
TO #2413 OWNBY LANE  
CITY OF RICHMOND, VIRGINIA  
DATE: SEPTEMBER 16, 2019



Scale: 1"=30'

**Shadrach & Associates LLC**  
LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • rod@shadrachsveys.com