

Legal Description (Survey):

Beginning at a Rod found lying along the South line of Nicholson Street, said Rod being the POINT OF BEGINNING; thence, with the South line of Nicholson Street, N85°44'08"E, a distance of 178.36 feet; thence, Southerly along a non-tangent curve to the right, being concave to the West, having a radius of 1517.71 feet, a central angle of 08°37'33", a tangent length of 114.46 feet, a chord bearing of S08°34'39"E, a chord length of 228.28 feet, a distance of 228.49 feet along the arc of said curve; thence S04°15'52"E, a distance of 646.77 feet to a point lying along the North line of E. Main Street; thence, with the North line of E. Main Street the following (2) two courses: (1) N13°53'41"W, a distance of 140.33 feet to a Rod found; (2) thence, Northwesterly along a tangent curve to the left, being concave to the Southwest, having a radius of 278.13 feet, a central angle of 23°45'19", a tangent length of 58.50 feet, a chord bearing of N25°46'20"W, a chord length of 114.49 feet, a distance of 115.31 feet along the arc of said curve to a T-Bar found; thence, departing the North line of E. Main Street, N00°05'06"W, a distance of 316.25 feet to a Rod found; thence N06°55'08"W, a distance of 19.99 feet to a Rod found; thence S85°50'36"W, a distance of 18.43 feet to a Spike found; thence N03°47'08"W, a distance of 125.76 feet to a Rod found; thence S85°36'35"W, a distance of 45.41 feet to a Rod found; thence N04°01'41"W, a distance of 77.62 feet to a Rod found; thence S85°30'55"W, a distance of 92.63 feet to a Rod found; thence N02°26'32"W, a distance of 91.25 feet, returning to the Point of Beginning.

Described Parcel contains 1.292 acres, more or less.

Title Exceptions:

- Real Estate taxes accruing from the beginning of the first half of the calendar year 2019 and subsequent semi-annual payments, not yet due and payable. **NOT A SURVEY MATTER.**
- Special assessments, if any, imposed by the City of Richmond for services rendered upon insured premises, including storm water fees. **NOT A SURVEY MATTER.**
- Conditions and agreements within the condemnation for road openings dated January 16, 1904, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia March 30, 1904 in Deed Book 169A, page 118. **DOES NOT AFFECT.**
- Deed of Dedication to Henrico County dated November 5, 1930, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia December 8, 1930 in Deed Book 251C, page 22. **DOES NOT AFFECT.**
- Deed of Easement to the Commonwealth of Virginia dated July 13, 1938, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia August 6, 1938 in Deed Book 272B, page 248. Document includes a reversionary clause. **DOES NOT AFFECT.**
- Deed of Easement to the Commonwealth of Virginia dated July 31, 1942, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia October 24, 1942 in Deed Book 310, page 255. Document includes conditions and reversionary clause. **DOES NOT AFFECT.**
- Deed of Easement to the City of Richmond dated January 23, 1956, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia March 15, 1956 in Deed Book 785, page 337. **DOES NOT AFFECT.**
- Agreement with Plantation Pipe Line Company dated September 16, 1964, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia June 8, 1965 in Deed Book 1211, page 459. **DOES NOT AFFECT.**
- Right-of-Way Occupancy Agreement with MCI Telecommunications Corporation dated March 1, 1990, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia August 1, 1990 in Deed Book 2253, page 2303. **DOES NOT AFFECT.**
- Cable Right-of-Way Easement Agreement with US Sprint Communications Company Limited Partnership dated December 6, 1990, recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia December 26, 1990 in Deed Book 2273, page 1685. **DOES NOT AFFECT.**
- Easement to Virginia Electric and Power Company dated September 5, 1958, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia January 8, 1959 in Deed Book 590D, page 45. **AFFECTS AS SHOWN.**
- Right-of-Way Occupancy Agreement with MCI Telecommunications Corporation dated December 27, 1986, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia January 29, 1988, in Deed Book 155, page 712. **AFFECTS BUT IS NOT PLOTTABLE BY THE RECORD DESCRIPTION.**
- Right-of-Way Occupancy Agreement with MCI Telecommunications Corporation dated March 1, 1990, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia July 31, 1990 in Deed Book 243, page 1. **DOES NOT AFFECT.**
- Cable Right-of-Way Easement Agreement with US Sprint Communications Company Limited Partnership dated December 6, 1990, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia December 21, 1990 in Deed Book 255, page 812. **DOES NOT AFFECT.**
- CSX Transportation, Inc., Certificate Re Execution of Documents dated July 12, 2011, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia July 19, 2011, Instrument No. 11-12364. **AFFECTS BUT CONTAINS NOTHING PLOTTABLE.**
- Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land. The coverage afforded by Covered Risk 2(c) of the final title policy is hereby deleted. **MATTERS AS SHOWN.**
- Rights of tenants in possession under unrecorded leases. **NOT A SURVEY MATTER.**

Owner of Record:

CSX Transportation Inc.
D.B. 96A, PG. 464; D.B. 97A, PG. 354; D.B. 167B, PG. 404; D.B. 173A, PG. 23; D.B. 175A, PG. 469;
D.B. 175A, PG. 469; D.B. 184B, PG. 42; D.B. 573D, PG. 91; D.B. 578D, PG. 237; D.B. 579B, PG. 350;
D.B. 579D, PG. 242
Ordinance No(s), 76-281-249, 76-297-265, 79-42-45, 79-75-123

Parcel Area:

56,298.36 sqft.
1.292 acres

Parcel Access:

The surveyed parcel has direct frontage along Nicholson Street and E. Main Street, both being public right-of-ways.

Property Addresses:

25 Nicholson Street, Richmond, VA 23231
4715 E. Main Street, Richmond, VA 23231

Flood Zone Information:

The parcel shown hereon lies within an area having a zone designation of "AE" & "X" by the Federal Emergency Management Agency (FEMA) as shown on Flood Insurance Rate Map (FIRM) Number 5101290043E, effective date July 16, 2014.

Survey Notes:

- This plat is based on a ground run survey performed by Timmons Group on December 3, 2018.
- This survey was prepared with the benefit of a Title Commitment as provided by Fidelity National Title Insurance Company, Commitment No. 091056465, Commitment date December 7, 2018.
- The surveyed land shown hereon is a portion of the lands described in the Title Commitment.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right of way lines.
- No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATE:

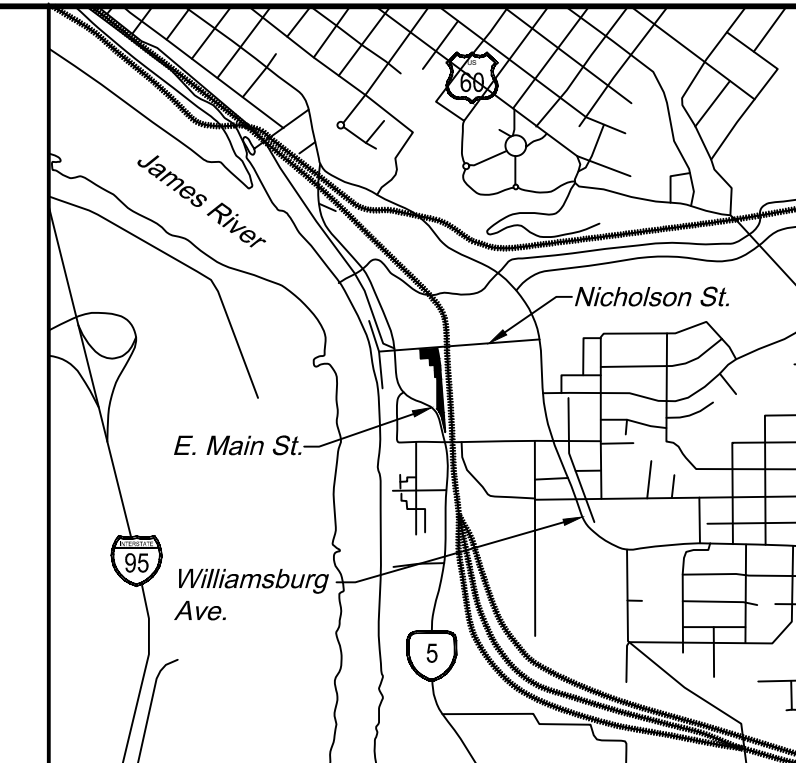
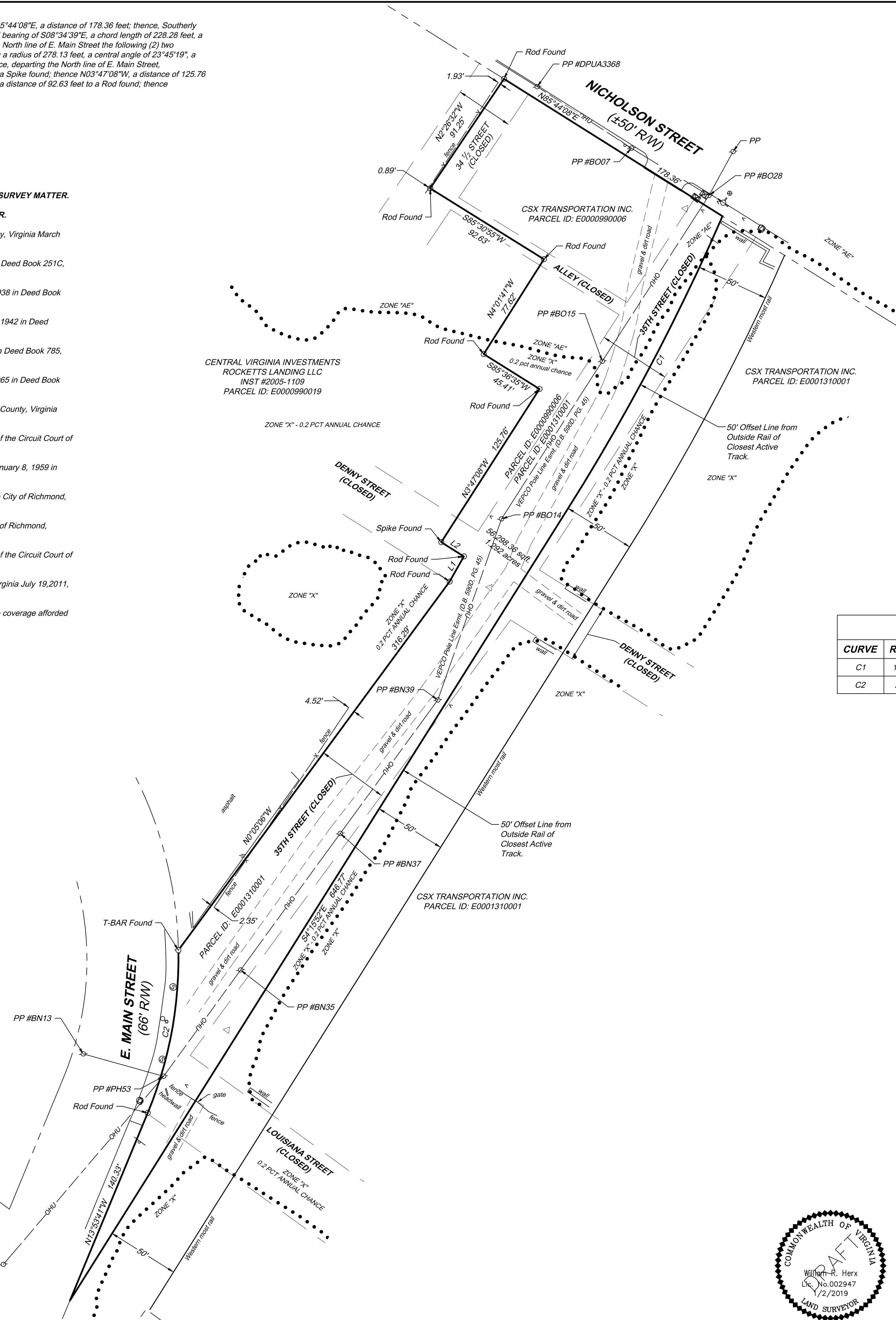
To:

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, 6, 8, 9, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on December 18, 2018.

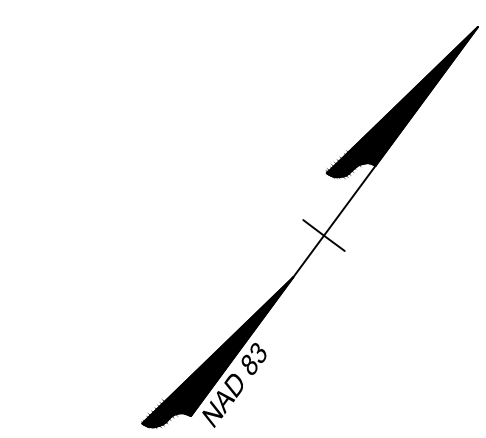
Date of Plat or Map: January 2, 2019.

William R. Herx, LS
VA Registration No. 002947

Y:\90142638-Zimmer-ALTA-Parcel 3\DWG\Sheet\Plan\Zimmer-Parcel_3.dwg | Plotted on 1/25/2019 9:14 AM | by Randy Herx



Vicinity Map (1" = 2000')



SCALE 1"=40'
0 40' 80'

Legend

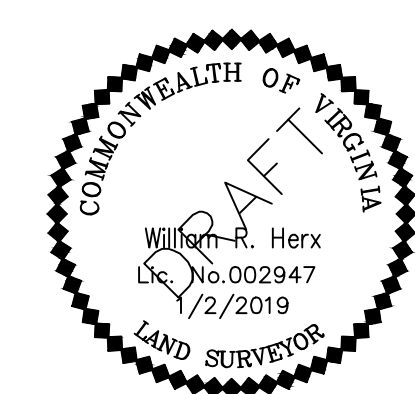
- Light Pole
- Sign
- ⊕ Sanitary Manhole
- ⊙ Storm Manhole
- Utility Pole
- < Guy Anchor
- ⊠ Utility Vault
- ⊕ Fire Hydrant
- ⊗ Water Valve
- Property Corner Found

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1517.71'	228.49'	114.46'	8°37'33"	S8°34'39"E	228.28'
C2	278.13'	115.31'	58.50'	23°45'19"	N25°46'20"W	114.49'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N6°55'08"W	19.99'
L2	S85°50'36"W	18.43'

ALTA/NSPS Land Title Survey
Showing 1.292 Acres
Lying Along Nicholson Street

City of Richmond, Virginia	
Date: January 2, 2019	Scale: 1" = 40'
Sheet 1 of 1	J.N.: 42683
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised:	



THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
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YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP