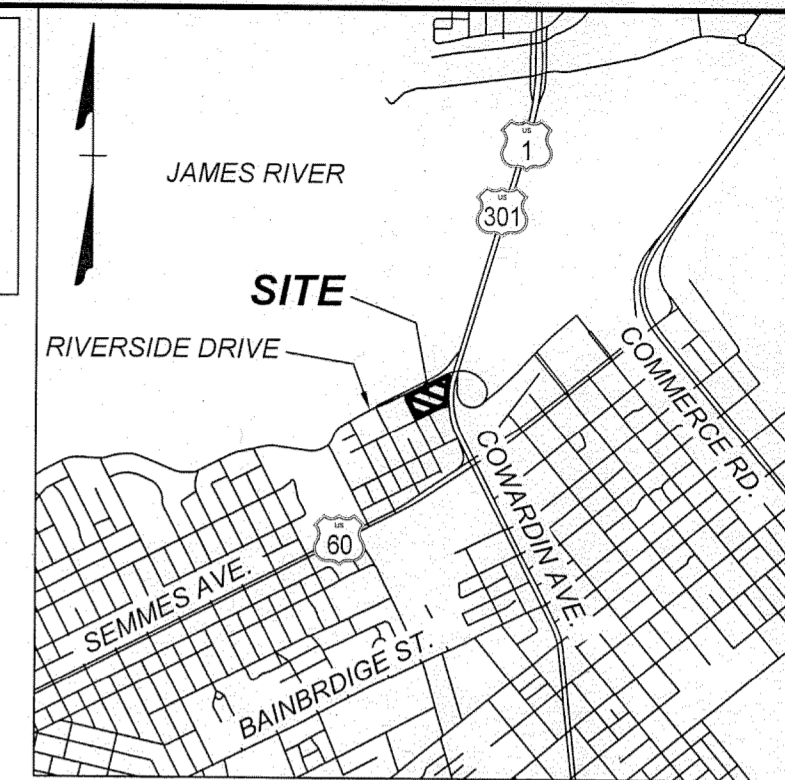


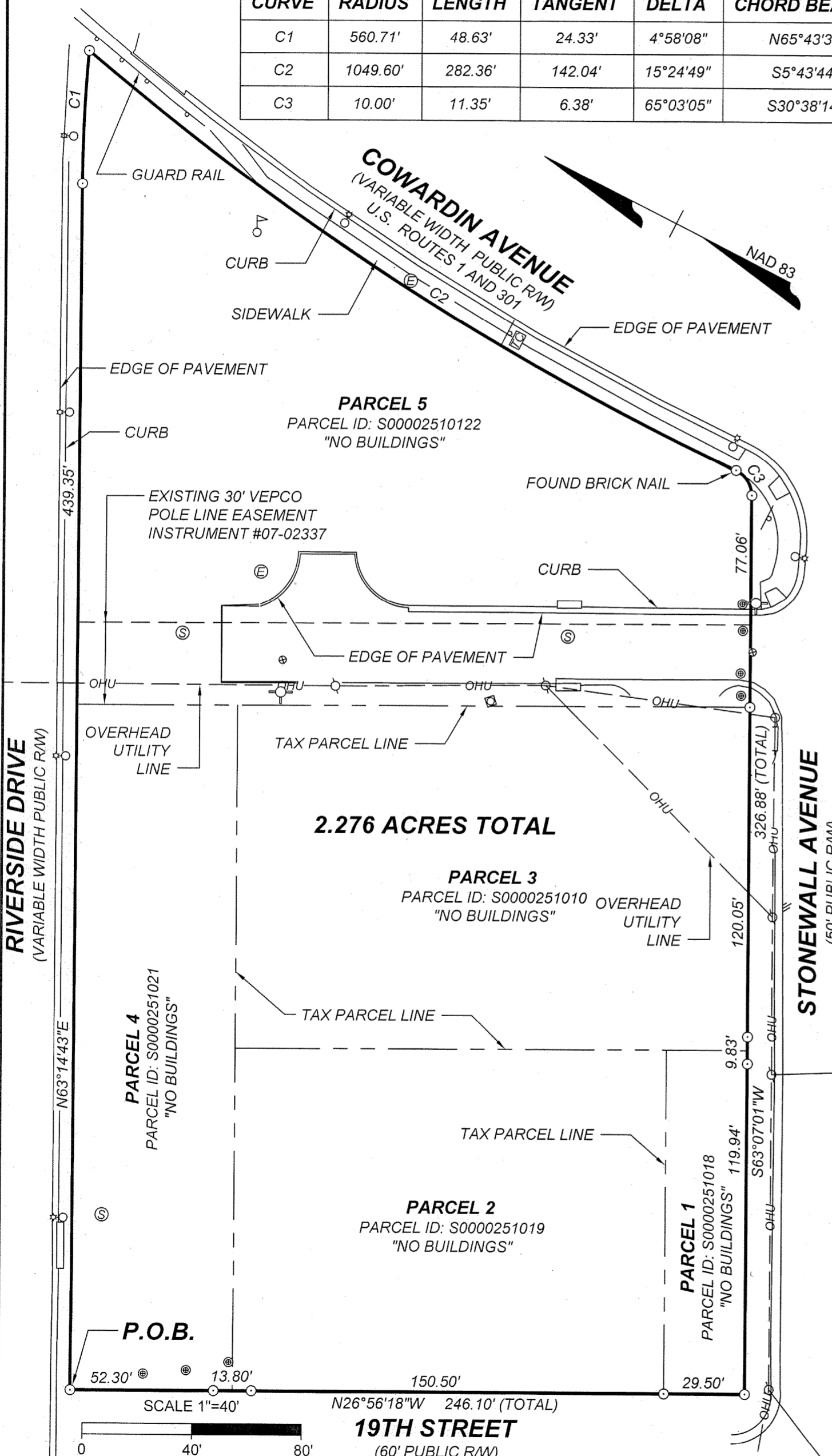
Y:1906130437MANONJAMESALTA\_C3D10DWG\Sheet\1-ALTA\_C3D10.dwg | Plotted on 6/25/2010 11:08 AM | by David Stockslader

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	560.71'	48.63'	24.33'	4°58'08"	N65°43'37"E	48.61'
C2	1049.60'	282.36'	142.04'	15°24'49"	S5°43'44"W	281.51'
C3	10.00'	11.35'	6.38'	65°03'05"	S30°38'14"W	10.75'

LEGEND			
⊙	STORM MANHOLE	⚑	FLAGPOLE
⊙	SANITARY MANHOLE	⊗	WATER VALVE
⊙	SIGN	⊕	WATER METER
⊙	BOLLARD	⚡	FIRE HYDRANT
⊙		⊙	LIGHT POLE
		⊙	POWER POLE
		⊙	ELECTRIC MANHOLE
		⊙	TRAFFIC CONTROL BOX
		⊙	ROD FOUND (UNLESS OTHERWISE NOTED)



VICINITY MAP  
SCALE 1"=2000'



**ALTA/ACSM CERTIFICATION**

M. DWAYNE DUNEVANT, A LICENSED LAND SURVEYOR, LICENSE NO. 2287, IN AND FOR THE COMMONWEALTH OF VIRGINIA AND LEGALLY DOING BUSINESS IN CHESTERFIELD COUNTY, DOES HEREBY CERTIFY TO CITY VIEW, LLC, CHICAGO TITLE INSURANCE COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

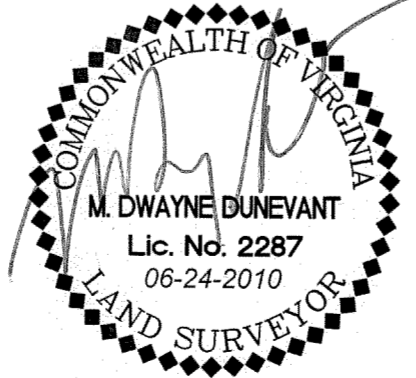
- (1) THE SURVEY ("SURVEY") SHOWN HEREON REPRESENTS A TRUE AND CORRECT SURVEY SUPERVISED BY ME ON JUNE 24, 2010 OF THE LAND THEREIN AND THE IMPROVEMENTS LOCATED THEREON PARTICULARLY DESCRIBED;
  - (2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
  - (3) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
  - (4) THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW;
  - (5) THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES (UNLESS OTHERWISE NOTED). THERE ARE NO BUILDINGS ON THE SITE;
  - (6) THE UNDERSIGNED IS NOT AWARE OF ANY VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS AND ALL MATTERS OF ZONING HAVE BEEN PLOTTED OR OTHERWISE NOTED ON THE SURVEY. THERE ARE NO BUILDINGS ON THE SITE;
  - (7) THERE ARE NO APPARENT EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;
  - (8) THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY;
  - (9) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY;
  - (10) UTILITY SERVICES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS SURFACE INDICATIONS OF ANY UTILITIES THAT PASS THROUGH THE SITE;
  - (11) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ABOVE GROUND STORM DRAINING SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE. NO ROOF DRAINS EXIST. SURFACE INDICATIONS OF STORM SEWER SYSTEMS ARE SHOWN HEREON AS DROP INLETS AND ROADSIDE GUTTER PANS;
  - (12) ANY VISIBLE ABOVE GROUND EVIDENCE OF DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY;
  - (13) THE PARCELS DESCRIBED IN THE SURVEY LIE WITHIN ZONE "X" AS MORE PARTICULARLY DESCRIBED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND DO NOT LIE WITHIN FLOOD HAZARD AREAS AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 5101290039D AND DATED APRIL 2, 2009;
  - (14) THE SUBJECT PROPERTY HAS DIRECT AND LEGAL ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS STONEWALL AVENUE WITH NO GAPS OR GORES THERETO;
  - (15) THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS; AND
  - (16) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 277300142; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE OR OTHERWISE NOTED ON THE SURVEY IF BLANKET IN NATURE.
- THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
- THE SURVEY IS MADE IN ACCORDANCE WITH THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS"), A MEMBER ORGANIZATION OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM"), MEETS THE ACCURACY STANDARDS AS DEFINED THEREIN, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11(A), 14, AND 18.

**PARCEL DESCRIPTION**

BEGINNING AT A POINT, MARKED P.O.B., SAID POINT BEING A ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF 19TH STREET AND THE SOUTH LINE OF RIVERSIDE DRIVE; THENCE, ALONG SAID SOUTH LINE OF RIVERSIDE DRIVE N63°14'43"E 439.35 FEET TO A ROD FOUND; THENCE, ALONG SAID SOUTH LINE OF RIVERSIDE DRIVE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 560.71 FEET, A LENGTH OF 48.63 FEET, A TANGENT LENGTH OF 24.33 FEET, A DELTA ANGLE OF 4°58'08", A CHORD BEARING N65°43'37"E AND A CHORD DISTANCE OF 48.61 FEET TO A ROD FOUND LYING AT THE INTERSECTION OF THE SOUTH LINE OF RIVERSIDE DRIVE AND THE WEST LINE OF COWARDIN AVENUE; THENCE, ALONG SAID WEST LINE OF COWARDIN AVENUE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1049.60 FEET, A LENGTH OF 282.36 FEET, A TANGENT LENGTH OF 142.04 FEET, A DELTA ANGLE OF 15°24'49", A CHORD BEARING S5°43'44"W AND A CHORD DISTANCE OF 281.51 FEET TO A BRICK NAIL FOUND; THENCE, ALONG SAID WEST LINE OF COWARDIN AVENUE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET, A LENGTH OF 11.35 FEET, A TANGENT LENGTH OF 6.38 FEET, A DELTA ANGLE OF 65°03'05", A CHORD BEARING S30°38'14"W AND A CHORD DISTANCE OF 10.75 FEET TO A ROD FOUND LYING ON THE NORTH LINE OF STONEWALL AVENUE; THENCE, ALONG THE NORTH LINE OF STONEWALL AVENUE S63°07'01"W 326.88 FEET TO A ROD FOUND LYING AT THE INTERSECTION OF THE NORTH LINE OF STONEWALL AVENUE AND THE EAST LINE OF 19TH STREET; THENCE, ALONG SAID EAST LINE OF 19TH STREET N26°56'18"W 246.10 FEET TO THE POINT OF BEGINNING.

**NOTES:**

- 1.) OWNER OF RECORD: CITY VIEW, LLC PARCELS 1, 2 AND 3: INSTRUMENT NO. 06-06794 PARCEL 1 ID: S0000251018 PARCEL 2 ID: S0000251019 PARCEL 3 ID: S0000251010 PARCEL 4: INSTRUMENT NO. 06-22365 PARCEL ID: S0000251021 PARCEL 5: INSTRUMENT NO. 06-44306 PARCEL ID: S0000251022
- 2.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 277300142 AND DATED JUNE 24, 2010. THE FOLLOWING EASEMENT AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED: INSTRUMENT NO. 06-44306-FULL WIDTH UTILITY EASEMENT RETAINED BY GRANTOR-LISTED AS EXCEPTION 13 THE FOLLOWING EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON: INSTRUMENT NO. 07-02337-VEPCO EASEMENT-LISTED AS EXCEPTION 14
- 3.) THERE IS NO EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



**ALTA/ACSM LAND TITLE SURVEY**  
SHOWING 2.276 ACRES  
OF LAND LOCATED AT  
THE INTERSECTION OF  
19TH STREET  
AND RIVERSIDE DRIVE

DATE: JUNE 24, 2010	CITY OF RICHMOND, VA
SHEET 1 OF 1	SCALE: AS SHOWN
DRAWN BY: D.J.S.	J.N.: 30437
	CHECK BY:

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