

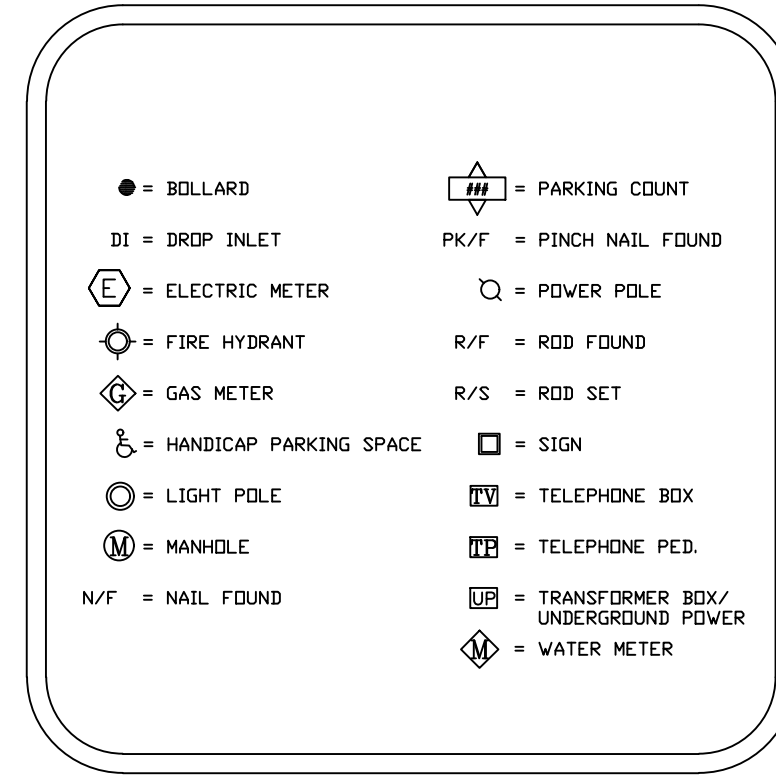
ZONING INFORMATION

ZONE: R-53 (MULTI RESIDENTIAL DISTRICT)

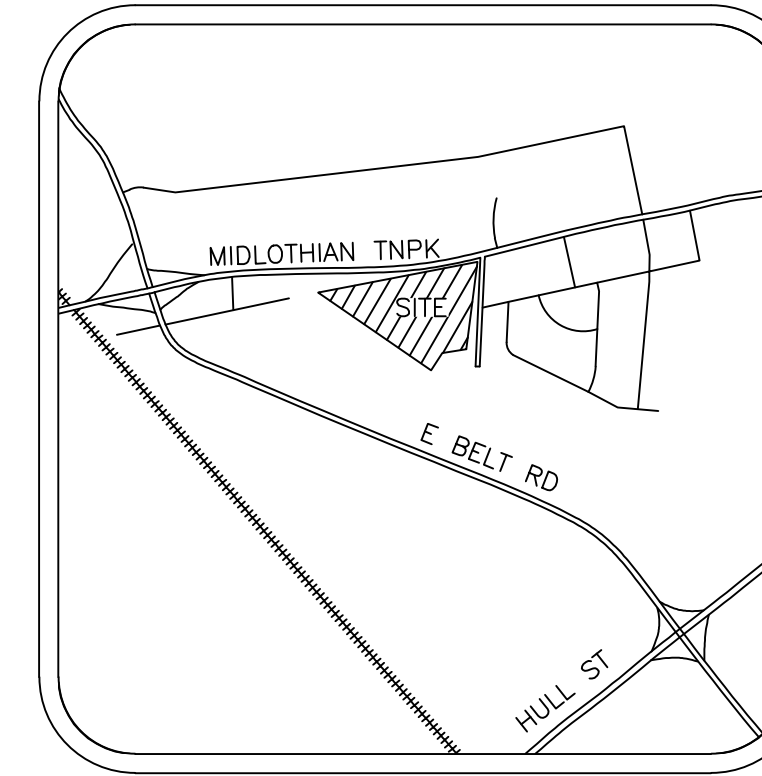
AREA REGULATION		
FRONT SETBACK:	15 FT	CONFORMING
SIDE SETBACK:	15 FT	CONFORMING
REAR SETBACK:	15 FT	CONFORMING
DISTANCE BETWEEN BUILDINGS:	15 FT	CONFORMING
MAX LOT COVERAGE:	60%	CONFORMING
MAX HEIGHT:	60 FT	CONFORMING

PARKING REQUIREMENTS
 1.5 SPACES PER UNIT, 216 UNITS.
 TOTAL REQUIRED PARKING: 324
 DEFICIENT PARKING: 116
 PARKING STATUS IS LEGAL NONCONFORMING

ZONING REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC. ON NOVEMBER 22, 2017.



LEGEND



VICINITY MAP

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

11. EASEMENT GRANTED FROM MIDLOTHIAN LIMITED PARTNERSHIP TO C&P BY INSTRUMENT DATED MAY 19, 1972 RECORDED JUNE 20, 1972 IN BOOK 400 PAGE 410. (SERVES PROPERTY. PLOTTED HEREON.)
12. AGREEMENT BETWEEN MIDLOTHIAN LIMITED PARTNERSHIP AND VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT DATED MAY 16, 1972 RECORDED ON MAY 22, 1974 IN BOOK 443 PAGE 568. (SERVES PROPERTY. PLOTTED HEREON.)
13. DEED OF EASEMENT GRANTED FROM MIDLOTHIAN LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP TO CITY OF RICHMOND BY INSTRUMENT DATED NOVEMBER 12, 1975 RECORDED NOVEMBER 24, 1975 IN BOOK 475 PAGE 417. (SERVES PROPERTY. PLOTTED HEREON.)
14. DEED OF DEDICATION BY INSTRUMENT ACCEPTED MARCH 11, 1976 IN BOOK 482 PAGE 684. (SERVES PROPERTY. PLOTTED HEREON.)
15. EXTENDED USE REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS DATED JULY 3, 2001 RECORDED ON DECEMBER 28, 2001 IN INSTRUMENT NO. 010035495 AND ANY 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. (AGREEMENT NOT PLOTTABLE.)
16. 236(E)(2) USE AGREEMENT DATED DECEMBER 28, 2001 RECORDED ON DECEMBER 28, 2001 IN INSTRUMENT NO. 010035496. AMENDED AT INSTRUMENT NO. 110010116. (AGREEMENT NOT PLOTTABLE.)
17. ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES AS SET FORTH ON PLAT RECORDED IN PLAT BOOK 8 PAGE 127. (NOT PLOTTED)

TITLE LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF RICHMOND, COMMONWEALTH OF VIRGINIA.

BEGINNING AT A POINT ON SOUTH SIDE OF PROPERTY OWNED BY CITY OF RICHMOND PUBLIC WORKS AT NORTH LINE OF PROPERTY OWNED BY CSX TRANSPORTATION, INC.; THENCE ALONG SOUTH SIDE OF PROPERTY OWNED BY CITY OF RICHMOND PUBLIC WORKS N 82°51'20" E - 398.03' TO A POINT AT SOUTH LINE OF MIDLOTHIAN TURNPIKE; THENCE CONTINUING ALONG SAID LINE S87°13'40" E - 100.30' TO A POINT; THENCE CONTINUING ALONG SAID LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3578.13' FOR A DISTANCE OF 659.89' TO A POINT; THENCE CONTINUING ALONG SAID LINE N 82°12'20" E - 90.39' TO NORTHWEST INTERSECTION OF MIDLOTHIAN TURNPIKE AND WYTHEMAR AVENUE; THENCE ALONG WEST SIDE OF WYTHEMAR AVENUE S9°00'00" W - 518.71' TO NORTH LINE OF PROPERTY OWNED BY CITY OF RICHMOND PUBLIC UTILITIES; THENCE ALONG SAID LINE N81°00'00" W - 130.00' TO A POINT; THENCE CONTINUING ALONG SAID LINE S 30°15'50" W - 170.00' TO A POINT IN NORTH LINE OF PROPERTY OWNED BY CSX TRANSPORTATION INC.; THENCE ALONG SAID LINE N 59°44'10" W - 1097.34' TO A POINT ON SOUTH SIDE OF PROPERTY OWNED BY CITY OF RICHMOND PUBLIC WORKS, SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: MTAVA-122979, EFFECTIVE SEPTEMBER 13, 2017 12:00 AM.

MISCELLANEOUS NOTES

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON SURVEY BY ROBERT T. ADDISON, DATED 11/15/12.
 - N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL
- | PARKING | | | | |
|---------|----------|---------|---------|-------|
| REGULAR | HANDICAP | TRAILER | PARTIAL | TOTAL |
| 200 | 8 | 0 | 0 | 208 |
- N3 NO EVIDENCE OF CONSTRUCTION OR EARTH MOVING WAS OBSERVED AT TIME OF SURVEY
 - N4 THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OBSERVED OR MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET MIDLOTHIAN TNPK IS ±75' AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
 - N6 SURVEY PREPARED BY:
 LANDMARK FLEET
 8014 MIDLOTHIAN TNPK, SUITE 103
 RICHMOND, VA 23235
 (804) 327-0333
 EMAIL: DCSURVEYORS@GMAIL.COM

UTILITY NOTE

- 1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYD PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV
- 2 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYD PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 510129003SD DATED APRIL 2, 2009 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON NOVEMBER 27, 2017 BY TELEPHONE OR EMAIL (www.fema.gov)

STATEMENT OF ENCROACHMENTS

NONE NOTED AT TIME OF SURVEY

ALTA/NSPS LAND TITLE SURVEY FOR MIDLOTHIAN VILLAGE PARTNER PROJECT NUMBER 199012

ALTA SURVEY BASED AND RELIED ON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT, NUMBER MTAVA-122979, CONTAINING AN EFFECTIVE DATE SEPTEMBER 13, 2017 AND TIME OF 12:00 AM

CERTIFICATION

TO WNC & ASSOCIATES, INC., COMMUNITY PRESERVATION PARTNERS, FREDDIE MAC, CITI BANK, AND ITS SUCCESSORS AND/OR ASSIGNS, NA, HAMPSTEAD GROUP.

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, 6a, 7a, 7b1, 7c, 8, 9, 11, 12, 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12-22-2017.

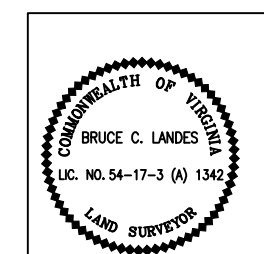
DATE OF PLAT OR MAP: 12-28-17

PROPERTY ADDRESS: 4000 MIDLOTHIAN TURNPIKE RICHMOND, VIRGINIA 23224

SURVEYOR: BRUCE LANDES
 REGISTRATION NUMBER: 1342
 STATE OF REGISTRATION: VIRGINIA
 FIELD DATE OF SURVEY: 12-22-2017
 LATEST REVISION DATE: 12-28-2017

Bruce Landes
 SIGNATURE

JN#23990



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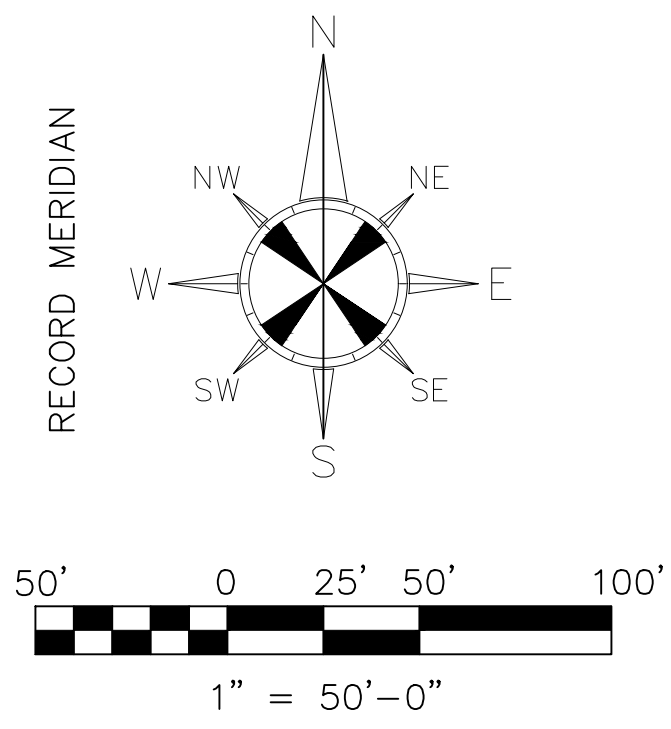
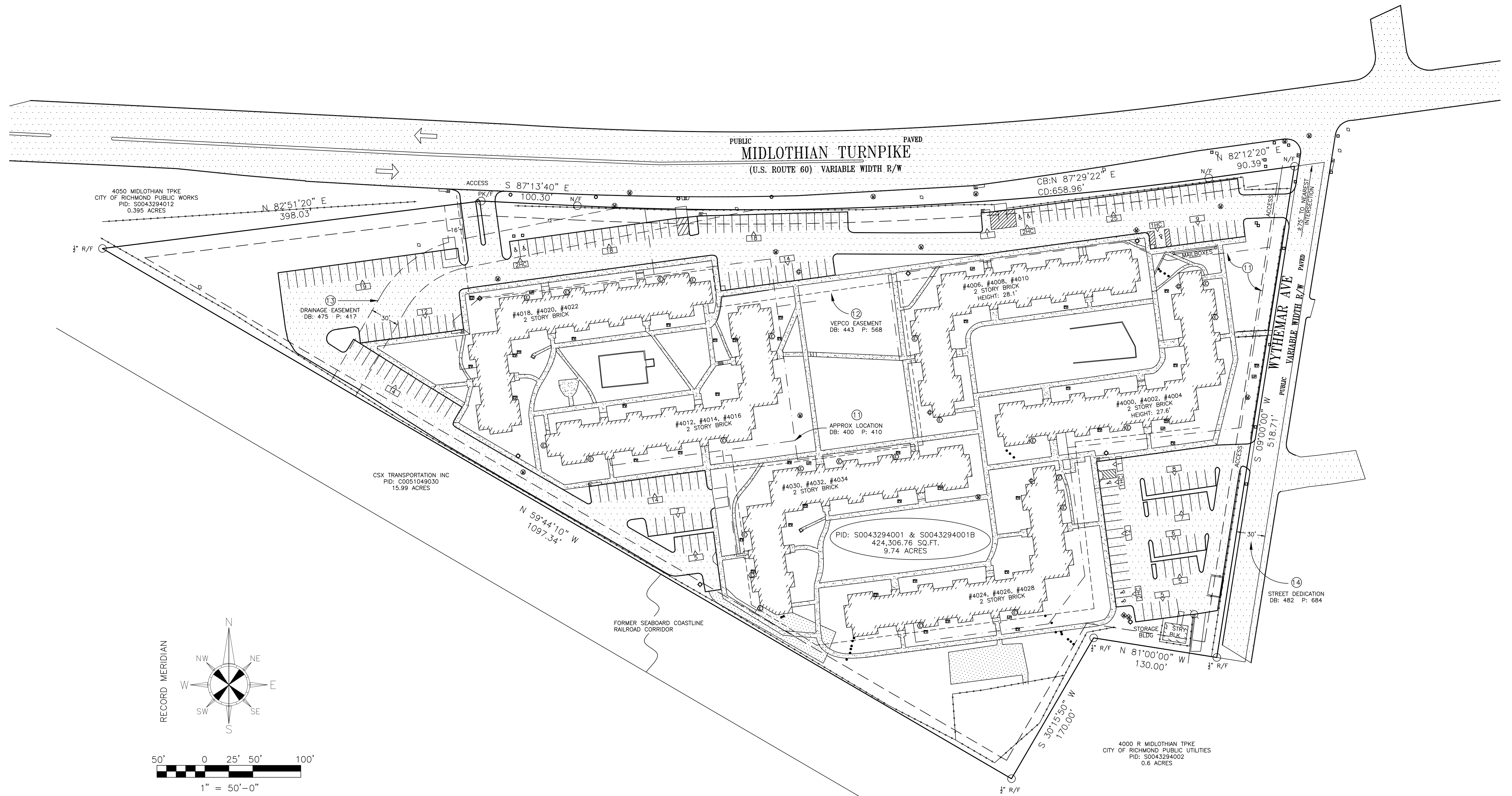
PARTNER
 Engineering and Science, Inc.

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 SANTA ANA, CA 92705
 T 714-477-8657

McDougall@partneresi.com

http://www.partneresi.com/

PAGE 1 OF 3



ALTA/NSPS LAND TITLE SURVEY

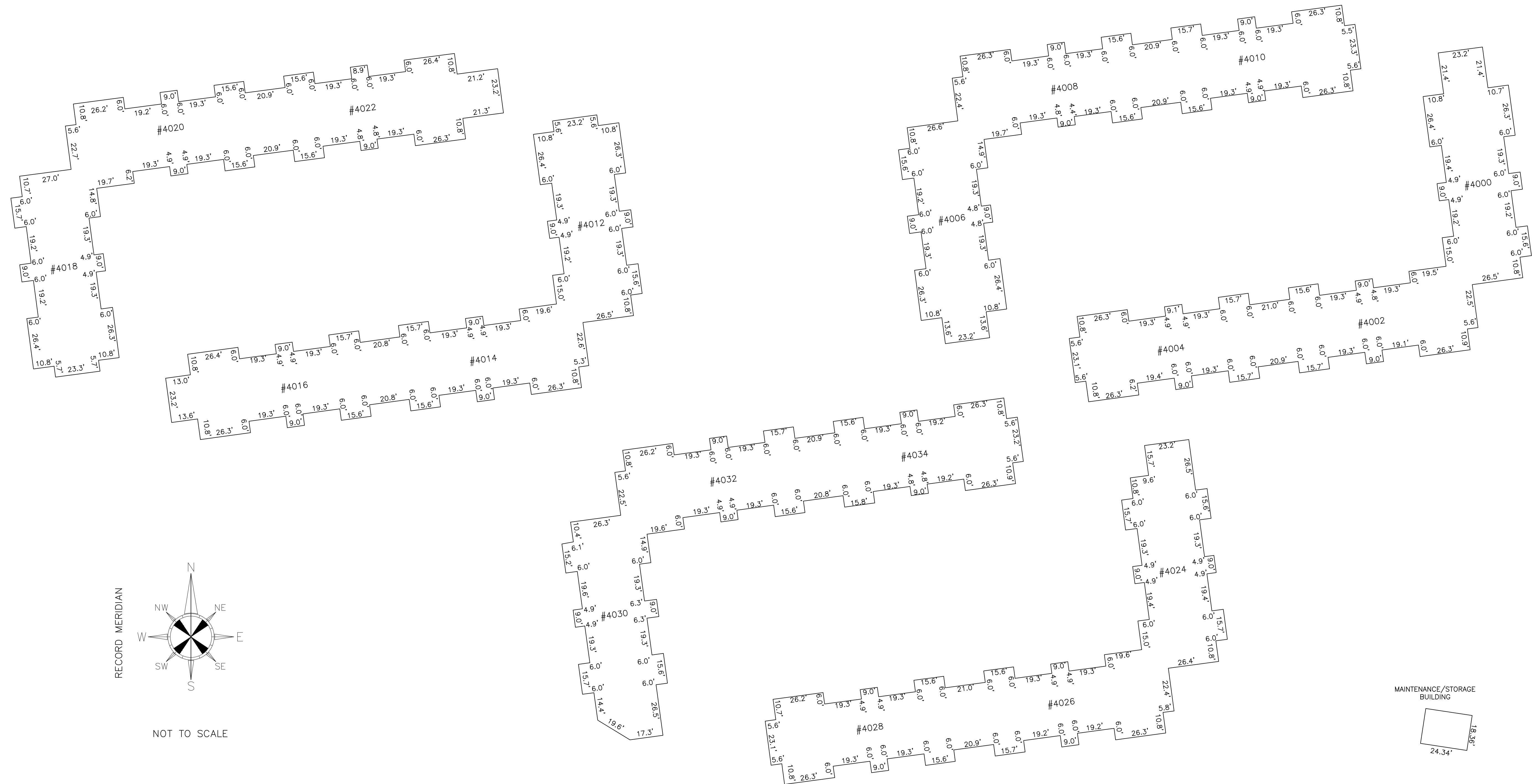
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BUILDING DETAIL



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