

VICINITY MAP
(NOT TO SCALE)

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|-----------------------|----------------------|
| PP = POWER POLE | ⊕ = WATER METER |
| /F = FOUND | ⊕ = WATER VALVE |
| EP = EDGE OF PAVEMENT | ⊕ = FIRE HYDRANT |
| C/L = CENTERLINE | ⊕ = MANHOLE |
| □ = SIGN | ⊕ = FENCE |
| ● = BOLLARD | ⊕ = HANDICAP PARKING |
| ⊕ = GAS VALVE | ⊕ = "HANDICAP" SIGN |
| ⊕ = OVERHANG | ⊕ = CONCRETE |
| ⊕ = LANDSCAPED | |
| ⊕ = ASPHALT | |

(PER DEED BOOK 1012 PAGE 152)
RECORD MERIDIAN



LEGAL DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN HENRICO COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND THEREUNTO BELONGING, LOCATED IN TUCKAHOE DISTRICT, SANITARY DISTRICT "A", HENRICO COUNTY, VIRGINIA, KNOWN AS 8503 PATTERSON AVENUE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ROD ON THE SOUTHERN LINE OF PATTERSON AVENUE 777.05 FEET EAST OF THE EASTERN LINE OF RIDGE ROAD EXTENDED; THENCE EXTENDING ALONG THE SOUTHERN LINE OF PATTERSON AVENUE SOUTH 80°1' EAST 300 FEET TO A ROD; THENCE 9°59' WEST 163.22 FEET TO A PIPE; THENCE NORTH 83°41' WEST 300.62 FEET TO AN AXLE; THENCE NORTH 9°59' EAST 182.46 FEET TO THE ROD AND PLACE OF BEGINNING, ALL OF WHICH IS SHOWN ON A PLAT OF SURVEY MADE BY F.T. SEARAGENT, CERTIFIED SURVEYOR, DATED OCTOBER 10, 1960, RECORDED IN DEED BOOK 1012, AT PAGE 152.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-577301-VA54 DATED NOVEMBER 26, 2012.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED AUGUST 18, 1949, RECORDED SEPTEMBER 16, 1949, IN DEED BOOK 482, PAGE 361, AS DETAILED THEREIN. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- AGREEMENT WITH THE COUNTY OF HENRICO, VIRGINIA, DATED FEBRUARY 24, 1961, RECORDED APRIL 25, 1961, IN DEED BOOK 1017, PAGE 337, REGARDING A SEWERAGE DISPOSAL SYSTEM AS DETAILED THEREIN. (AFFECTS SUBJECT PROPERTY, NOT PLOTTED, CONTAINS NO PLOTTABLE EASEMENTS)
- AGREEMENT WITH THE COUNTY OF HENRICO, VIRGINIA, DATED FEBRUARY 24, 1961, RECORDED APRIL 25, 1961, IN DEED BOOK 1017, PAGE 352, REGARDING A WATER EXTENSION AS DETAILED THEREIN. (AFFECTS SUBJECT PROPERTY, NOT PLOTTED, CONTAINS NO PLOTTABLE EASEMENTS)
- EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED JULY 20, 1961, RECORDED JULY 27, 1961, IN DEED BOOK 1028, PAGE 131 AS DETAILED THEREIN. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JUNE 22, 1961, RECORDED AUGUST 31, 1961, IN DEED BOOK 1032, PAGE 583 AS DETAILED THEREIN. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)

POTENTIAL ENCROACHMENTS

NONE NOTED AT TIME OF SURVEY

GENERAL NOTES

- THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 106849 FEET.
- THIS PROPERTY HAS DIRECT ACCESS TO PATTERSON AVENUE, A PUBLIC STREET OR HIGHWAY.
- THE NUMBER OF STRIPED PARKING SPACES IS 67 REGULAR AND 4 HANDICAP SPACES.
- ALL FIELD MEASUREMENTS MATCHED RECORD MEASUREMENTS WITHIN THE MINIMUM STANDARDS SET FORTH FOR ALTA/ACSM LAND TITLE SURVEYS.
- WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
- SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE COMMONWEALTH OF VIRGINIA AND TO THE RIGHTS OF THE USA ARE NOT ALL DELINEATED PER THIS SURVEY.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
- RIGHTS OF THE COMMONWEALTH OF VIRGINIA ARE NOT DESIGNATED BY THE SURVEYOR.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 510077 0105C, WITH A DATE OF IDENTIFICATION OF 12/18/2007, COMMUNITY NO. 510077, HENRICO COUNTY, COMMONWEALTH OF VIRGINIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THERE IS NO OBSERVED, ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS NOTED AT TIME OF SURVEY.
- ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR PROFESSIONAL INSURANCE LIABILITY COMPANY IN FORCE AT THE TIME OF THIS SURVEY AND/OR ANY NOTIFICATION RELATIVE TO SAID INSURANCE AS IT APPLIES TO THIS SURVEY AND ANY REVISIONS HEREOF.

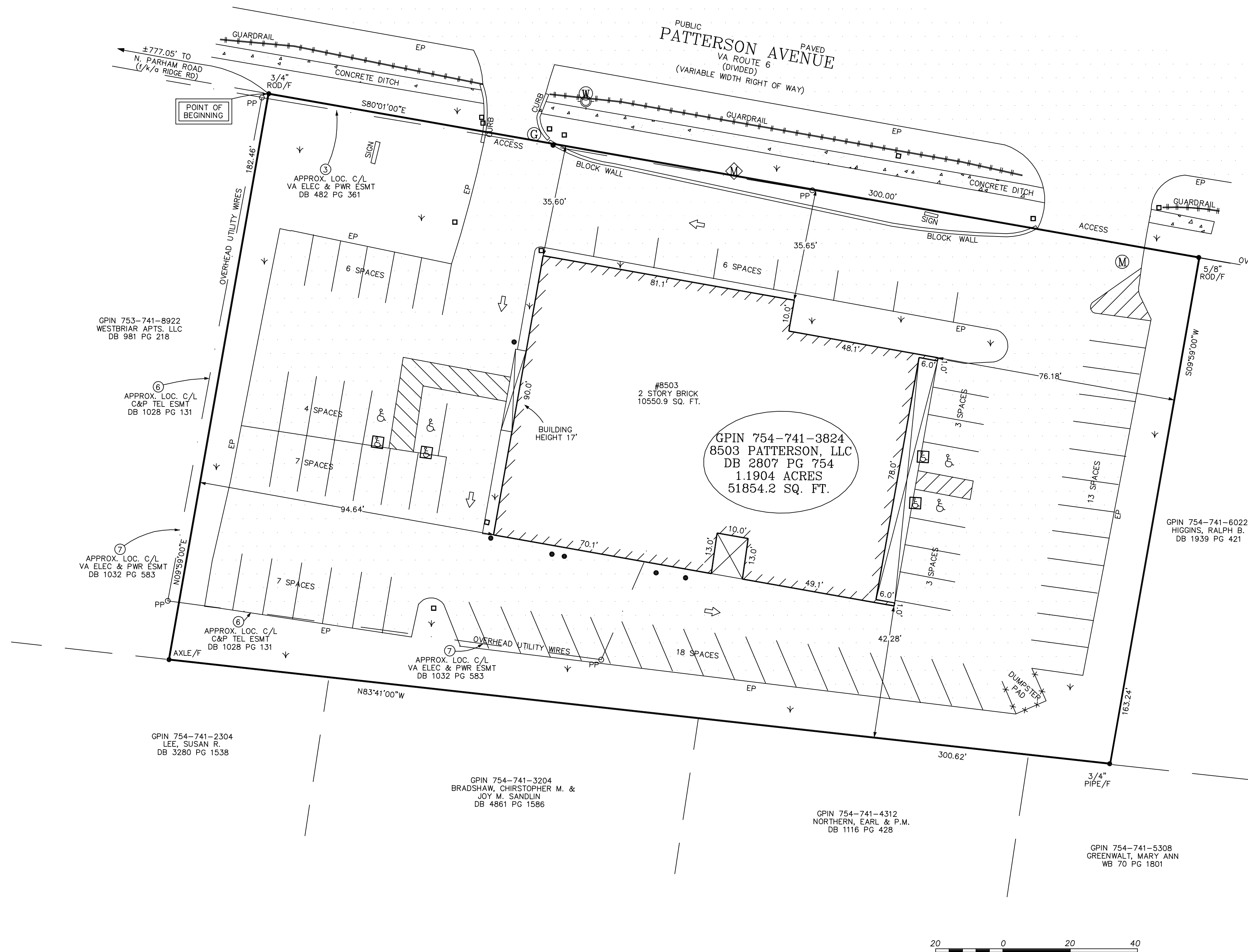
ZONING DATA

ZONING INFORMATION NOT PROVIDED PURSUANT TO TABLE A ITEM 6b.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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ALTA / ACSM LAND TITLE SURVEY

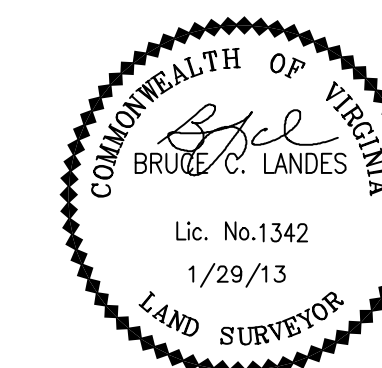
of
8503 PATTERSON AVENUE
(TUCKAHOE DISTRICT)
HENRICO COUNTY, VIRGINIA
SURVEYOR'S CERTIFICATE

TO: 8503 PATTERSON, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; FIRST CITIZENS BANK AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(d)(1), 7(c), 8, 9, 10(c), 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2012.

DATE OF PLAT OR MAP: DECEMBER 14, 2012

Bruce C. Landes
BRUCE C. LANDES
REGISTRATION NO. 1342
IN THE COMMONWEALTH OF VIRGINIA



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