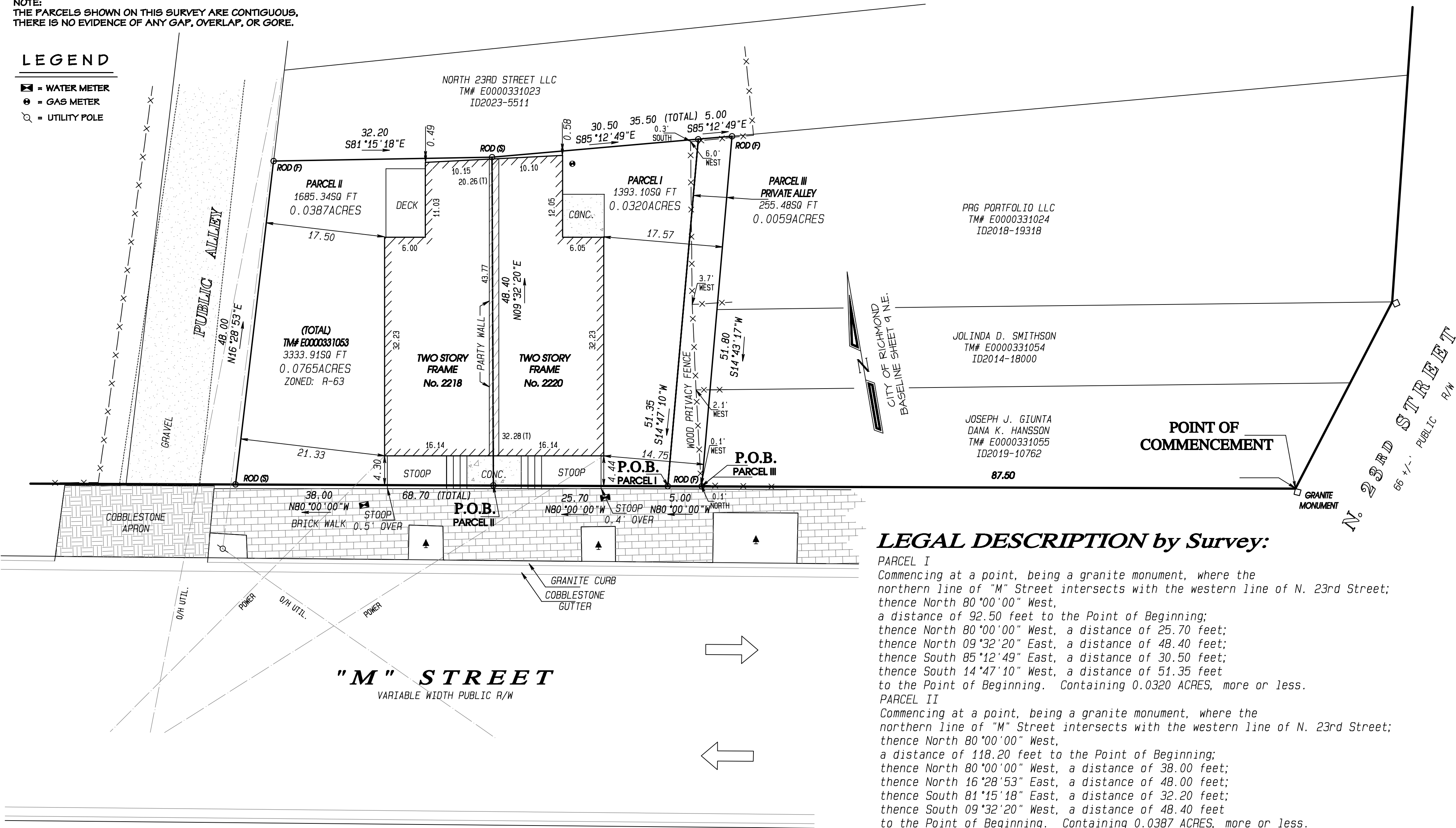


NOTE:
THE PARCELS SHOWN ON THIS SURVEY ARE CONTIGUOUS,
THERE IS NO EVIDENCE OF ANY GAP, OVERLAP, OR GORE.

LEGEND

- WATER METER
- GAS METER
- UTILITY POLE



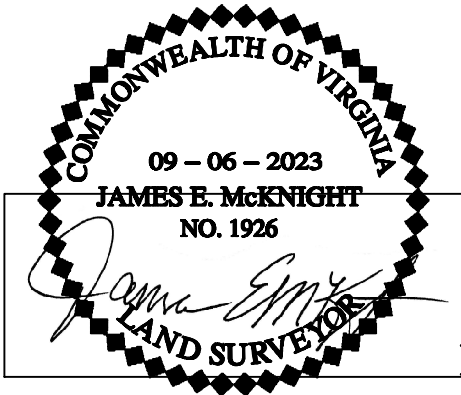
LEGAL DESCRIPTION by Survey:

PARCEL I
Commencing at a point, being a granite monument, where the northern line of "M" Street intersects with the western line of N. 23rd Street; thence North 80°00'00" West, a distance of 92.50 feet to the Point of Beginning; thence North 80°00'00" West, a distance of 25.70 feet; thence North 09°32'20" East, a distance of 48.40 feet; thence South 85°12'49" East, a distance of 30.50 feet; thence South 14°47'10" West, a distance of 51.35 feet to the Point of Beginning. Containing 0.0320 ACRES, more or less.

PARCEL II
Commencing at a point, being a granite monument, where the northern line of "M" Street intersects with the western line of N. 23rd Street; thence North 80°00'00" West, a distance of 118.20 feet to the Point of Beginning; thence North 80°00'00" West, a distance of 38.00 feet; thence North 16°28'53" East, a distance of 48.00 feet; thence South 81°15'18" East, a distance of 32.20 feet; thence South 09°32'20" West, a distance of 48.40 feet to the Point of Beginning. Containing 0.0387 ACRES, more or less.

PARCEL III
Commencing at a point, being a granite monument, where the northern line of "M" Street intersects with the western line of N. 23rd Street; thence North 80°00'00" West, a distance of 87.50 to the Point of Beginning; thence North 80°00'00" West, a distance of 5.00 feet; thence North 14°47'10" East, a distance of 51.35 feet; thence South 85°12'49" East, a distance of 5.00 feet; thence South 14°43'17" West, a distance of 51.80 feet to the Point of Beginning. Containing 0.0059 ACRES, more or less.

1" = 10'



ALTA/NSPS LAND TITLE SURVEY

OF No. 2218 - 2220 " M " STREET,
IN THE CITY OF RICHMOND, VIRGINIA.

RICHMOND CITY
VIRGINIA
SHEET 2 OF 2
DRAWN BY: T.V.B.
CHECKED BY: J.E.M.
DATE: SEPTEMBER 06, 2023

GRAPHIC SCALE

10 0 10 20 30 40

McKNIGHT & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

REVISED:

JOB NUMBER: 96042218