

**LEGAL DESCRIPTION**  
**TRACT 3A-1, INSTRUMENT NUMBER 190007968**  
**CITY OF ROANOKE, VIRGINIA TAX PARCEL 7080102**

BEGINNING at the southwestern corner of property of The City of Roanoke Virginia, being designated as New Tract 3B as shown on a plat recorded in the Clerk's Office of the Circuit Court of Roanoke City in Map Book 1, Page 1027, and further described as Tax Parcel 7090410, said corner being an iron pin lying 400.00 feet south of the point of intersection of Orange Avenue, NE (US Route 460), and Mecca Street, NE, and further described as being property corner number 1 as shown on a Consolidation Plat prepared for Richfield Living by Caldwell White Associates, last revision dated July 30, 2019, and recorded as Instrument Number 190007968; thence with the property of The City of Roanoke N 67° 19' 00" E, 199.04 feet to an iron pin at corner number 2; thence continuing with property of The City of Roanoke N 18° 42' 43" W, 148.69 feet to corner number 3; thence leaving property of The City of Roanoke, and with the properties of Richard J. Joachim, Deed Book 1453, Page 484 (Tax Parcel 7090407) and White Birch Holdings, LLC, Tract 1-Instrument Number 090012402 (Tax Parcel 7090408) N 57° 38' 21" E, 416.50 feet to an iron pin at corner number 4; thence leaving the property of White Birch Holdings, LLC, and with the property of RYT, LLC, Instrument Number 140011737 (Tax Parcel 7090406) the following courses; S 32° 14' 44" E, 145.37 feet to an iron pin at corner number 5; N 64° 23' 30" E, 100.95 feet to an iron pin at corner number 6; N 32° 14' 44" W, 157.24 feet to an iron pin at corner number 7; thence leaving the property of RYT, LLC, and with the property of Douglas E. Caton, Deed Book 1756, Page 677 (Tax Parcel 7090409) N 57° 38' 21" E, passing an iron pin online at 254.95 feet, a total of 464.78 feet to an iron pin at corner number 8; thence leaving the Caton property, and with the property of Hickory Woods Apartments, LLC, being Tract A-1 as shown in Map Book 1, Page 3582 (Tax Parcel 7090512) S 15° 13' 01" E, 653.41 feet to an iron rod at corner number 9, located by old large fence post; thence leaving the property of Hickory Woods Apartments, LLC, and with the northern line of Lots 2 through 10 inclusive of Block 4, Section 4 of the Vinyard Gardens subdivision, Roanoke County Plat Book 2, Page 191, S 64° 25' 40" W, 920.60 feet to an iron pin at corner number 10; thence leaving the northern line of Vinyard Gardens, and with the property of Nettie E. Jessee, Deed Book 1680, Page 297 (Tax Parcel 7080103) N 18° 42' 43" W, 121.85 feet to corner number 11; thence S 67° 19' 00" W, 199.04 feet to an iron pin at corner number 12, said corner lying on the eastern side of the right of way of Mecca Street, N.E. (50' R/W); thence leaving the Nettie E. Jessee property, and with the eastern edge of Mecca Street, N.E. N 18° 42' 43" W, 260.00 feet to the POINT OF BEGINNING, and containing 13.4377 acres as shown on a Consolidation Plat prepared for Richfield Living by Caldwell White Associates, last revision dated July 30, 2019, and recorded in the Clerk's Office of the Circuit Court of Roanoke City as Instrument Number 190007968.

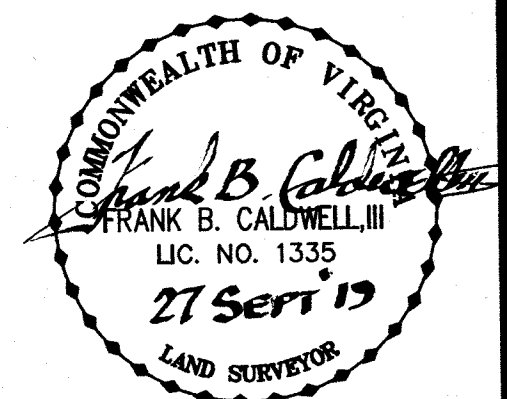
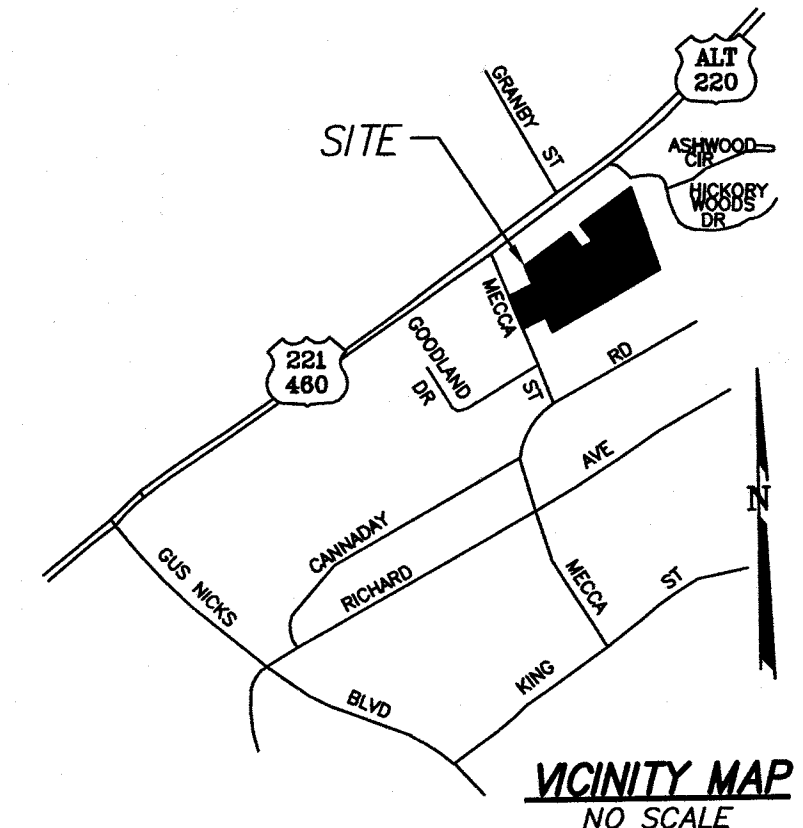
**NOTES:**

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. ATR-237-19, COMMITMENT DATE AUGUST 1, 2019 (REVISION 2.0)
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 5161C0167G, MAP REVISED SEPTEMBER 28, 2007.
3. REFERENCE: PLAT SHOWING THE RESUBDIVISION OF "TRACT 3" AND "PARCEL 1" CREATING "NEW TRACT 3A" & "NEW TRACT 3B" BY LUMSDEN ASSOCIATES, P.C. DATED NOVEMBER 14, 1990 AND RECORDED IN M.B. 1, PG. 1027.
4. REFERENCE: SUBDIVISION PLAT OF NEW TRACT A HICKORY WOODS BY DOMINION ENGINEERING DATED SEPTEMBER 15, 2009 AND REVISED OCTOBER 21, 2009 AND RECORDED IN M.B. 1, PG. 3582.
5. REFERENCE: MAP OF VINYARD GARDENS BY C.B. MALCOLM DATED MARCH 1946 AND RECORDED IN P.B. 2, PG. 191 IN ROANOKE COUNTY.
6. REFERENCE: LOAN SURVEY FOR TERRY W. WILLIAMS & CANDACE A. HILL BY T.P. PARKER & SON DATED JUNE 25, 1990 AND RECORDED IN D.B. 1624, PG. 607 (TAX No. 7080103).
7. REFERENCE: BOUNDARY SURVEY FOR RICHFIELD LIVING BY CALDWELL WHITE ASSOCIATES, DATED FEBRUARY 5, 2019, AND RECORDED AS INSTRUMENT No. 190004844.
8. REFERENCE: CONSOLIDATION PLAT FOR RICHFIELD LIVING BY CALDWELL WHITE ASSOCIATES, DATED MAY 29, 2019, REVISED JULY 30, 2019 AND RECORDED AS INSTRUMENT No. 190007968.
9. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

**SCHEDULE B ITEMS**

FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT No. ATR-237-19  
 EFFECTIVE DATE AUGUST 1, 2019 (REVISION 2.0)

5. EASEMENT BETWEEN F. L. DAVIS AND VIRGINIA H. DAVIS AND APPALACHIAN POWER COMPANY CREATED IN D.B. 771, PG. 437 AND DOES NOT HAVE A PLOTTABLE DESCRIPTION.
- 6A. 10' X 10' WATERLINE EASEMENT, ALONG SOUTHWESTERN PROPERTY LINE, CREATED IN INSTRUMENT No. 190007968.

**SURVEYOR'S CERTIFICATION:**

TO RICHFIELD LIVING, WILMINGTON TRUST, NATIONAL ASSOCIATION, AS BOND TRUSTEE, BRANCH BANKING AND TRUST COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

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, 8, 9, 11, 13, 14, 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2019.

*Frank B. Caldwell III*  
 FRANK B. CALDWELL III LAND SURVEYOR  
 DATE: 27 Sept 19  
 LICENSE NO. 1335

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 1:42 O'CLOCK P.M. ON THIS 15th DAY OF October, 2019.

TESTE: BRENDA HAMILTON  
 CLERK

BY: *Whitney Youngs*  
 DEPUTY CLERK

ALTA/NSPS LAND TITLE SURVEY  
 FOR  
**RICHFIELD LIVING**

SHOWING TRACT 3A-1 CONSOLIDATION PLAT FOR RICHFIELD LIVING (INSTRUMENT No. 190007968).

SITUATE MECCA STREET, N.E.  
 CITY OF ROANOKE, VIRGINIA

**CALDWELL WHITE ASSOCIATES**

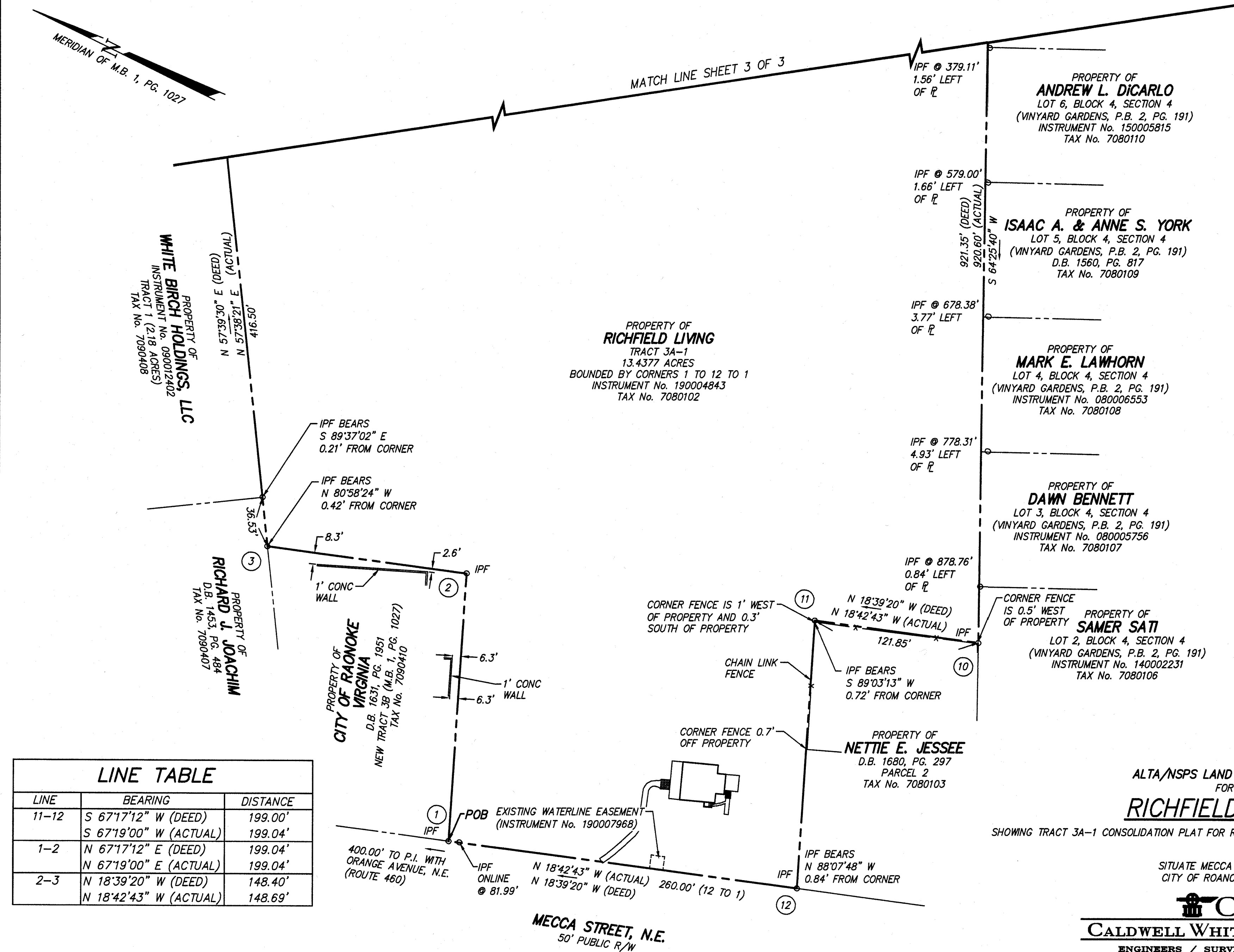
ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 6260  
 ROANOKE, VIRGINIA 24017-0260  
 Telephone: (540) 366-3400 Fax: (540) 366-8702  
 E-Mail: cwaroanoke@aol.com

REVISED: SEPT. 27, 2019  
 TAX No. 7080102  
 DATE: AUGUST 27, 2019  
 CALC. CLH CHK'D FBC  
 CLOSED: CLH

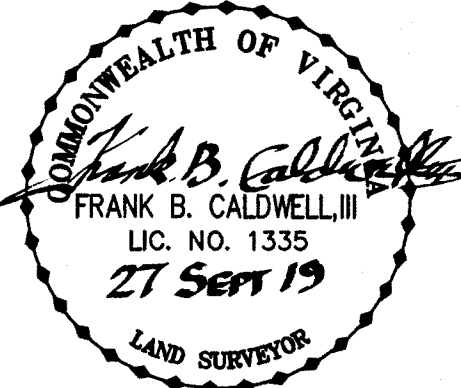
SHEET 1 OF 3

SCALE: 1"= 50'  
 N.B.: CH-16  
 DRAWN: CLH/JW  
 W.O.: 19-0035



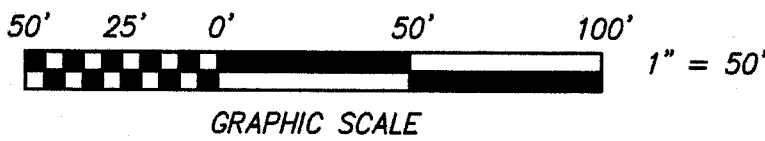
LEGEND

APPROX.	APPROXIMATE
BLDG.	BUILDING
CONC	CONCRETE
D.B.	DEED BOOK
FND.	FOUND
IPF	IRON PIN FOUND
IPS	IRON PIN SET
M.B.	MAP BOOK
P	PROPERTY LINE
P.I.	POINT OF INTERSECTION
REV.	REVISED
R/W	RIGHT OF WAY



LINE TABLE

LINE	BEARING	DISTANCE
11-12	S 67°17'12" W (DEED)	199.00'
	S 67°19'00" W (ACTUAL)	199.04'
1-2	N 67°17'12" E (DEED)	199.04'
	N 67°19'00" E (ACTUAL)	199.04'
2-3	N 18°39'20" W (DEED)	148.40'
	N 18°42'43" W (ACTUAL)	148.69'



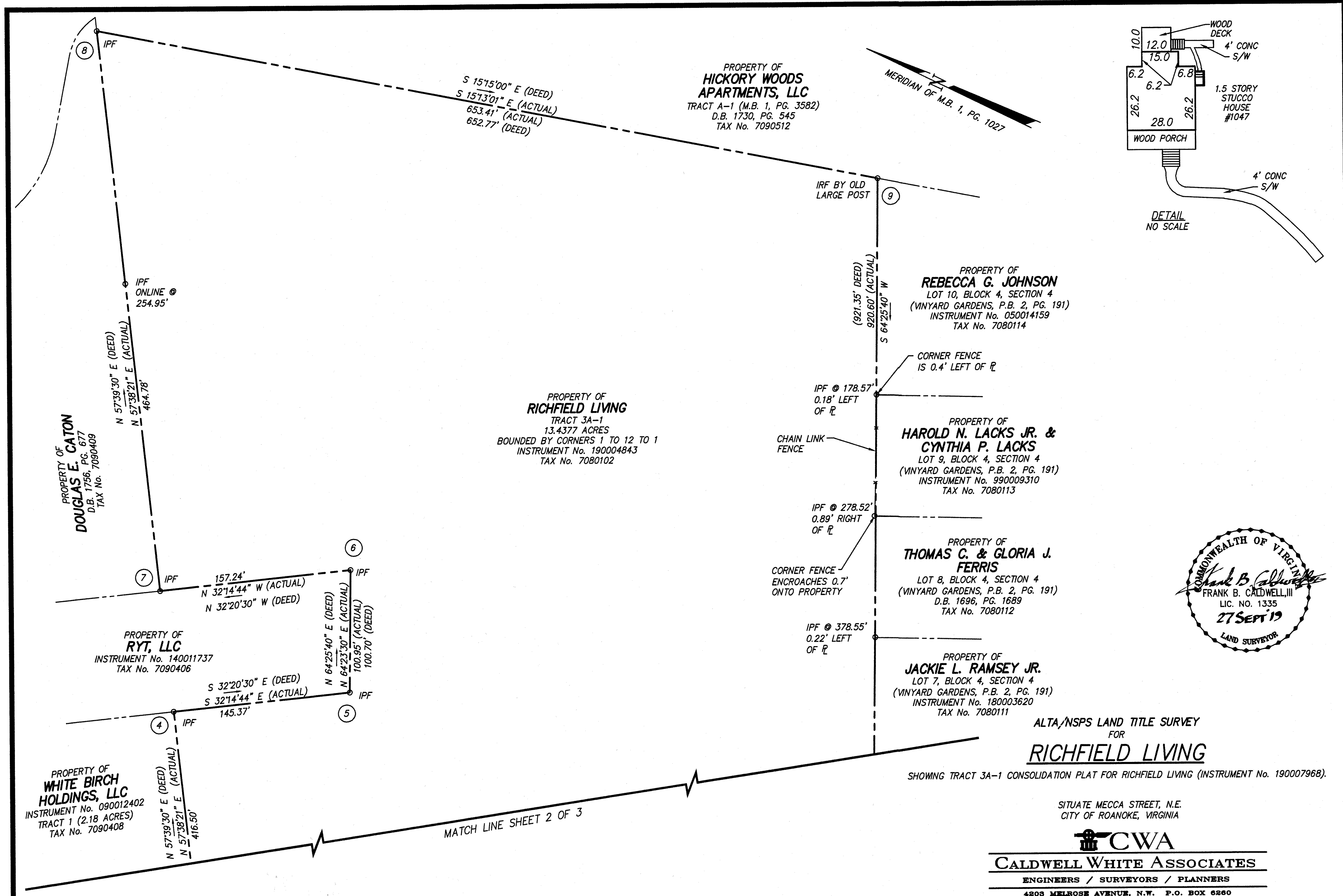
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FOR  
**RICHFIELD LIVING**  
SHOWING TRACT 3A-1 CONSOLIDATION PLAT FOR RICHFIELD LIVING (INSTRUMENT No. 190007968).

SITUATE MECCA STREET, N.E.  
CITY OF ROANOKE, VIRGINIA

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS

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ROANOKE, VIRGINIA 24017-0260  
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REVISED: SEPT. 27, 2019  
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CALC. CLH CHK'D FBC  
CLOSED: CLH

SCALE: 1"= 50'  
N.B.: CH-16  
DRAWN: CLH/JW  
W.O.: 19-0035



THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, FRANK B. CALDWELL III, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON JANUARY 23, 2019; AND THIS PLAT INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

