

SURVEY NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY _____, COMMITMENT NUMBER: VA18-3802, EFFECTIVE DATE: MAY 23, 2018 AT 8:00 A.M.
- THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE "X" AS SHOWN ON PANEL 0083G OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF VIRGINIA BEACH, COMMUNITY NO.:515531, DATED: 1-16-15. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
- NORTH MERIDIAN SHOWN HEREON IS BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83/93 HARN.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- CURRENT ZONING: I-1 (INDUSTRIAL DISTRICT);
BUILDING SETBACKS: FRONT=30', SIDE=0', REAR=0';
(ZONING INFORMATION PROVIDED TAKEN FROM CITY OF VIRGINIA BEACH, VIRGINIA ZONING ORDINANCE).
- NUMBER OF PAINTED PARKING SPOTS OBSERVED AT TIME OF SURVEY:

REGULAR SPACES = 124
HANDICAP SPACES = 2
TOTAL PARKING SPACES = 126
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PROPERTY HAS DIRECT ACCESS TO A DEDICATED PUBLIC STREET (GREENWICH ROAD) OR HIGHWAY MAINTAINED BY THE CITY OF VIRGINIA BEACH, VIRGINIA.
- CURRENT OWNER: COMMONWEALTH BUILDING COMPANY, SOURCE OF TITLE: DB 1442, PG 339.

SCHEDULE B-II, EXCEPTIONS:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET...IF ANY OBSERVED AT TIME OF SURVEY THEN SHOWN ON SURVEY.
- a. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS...NOT A SURVEY ITEM.
b. SUCH STATE OF FACTS DISCOVERABLE BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.....IF ANY OBSERVED AT TIME OF SURVEY THEN SHOWN ON SURVEY.
c. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS....NOT PLOTTABLE.
- COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, APPEARING IN THE PUBLIC RECORDS....NOT PLOTTABLE.
- EASEMENTS OR SERVITUDES, IF ANY, APPEARING IN THE PUBLIC RECORDS...IF ANY OBSERVED AT TIME OF SURVEY THEN SHOWN ON SURVEY.
- REAL ESTATE TAXES FOR 2018 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE...NOT A SURVEY ITEM.
- ASSIGNMENT OF RENTS AND PROFITS DATED MAY 30, 1971 AND RECORDED JUNE 7, 1971 ON BOOK 1209, PAGE 129...NOT A SURVEY ITEM.
- AFFIDAVIT DATED MAY 30, 1971 AND RECORDED ON APRIL 27, 1972 ON BOOK 1269, PAGE 747...NOT A SURVEY ITEM.
- AGREEMENT DATED SEPTEMBER 18, 1972 AND RECORDED OCTOBER 10, 1972 ON BOOK 1306, PAGE 61...NOT A SURVEY ITEM.
- CONSOLIDATION AND MODIFICATION AGREEMENT DATED JUNE 1, 1973 AND RECORDED JUNE 11, 1973 ON BOOK 1354, PAGE 44...NOT A SURVEY ITEM.
- RIGHT OF WAY AGREEMENT TO DOMINION POWER DATED MAY 2, 2016 AND RECORDED ON AUGUST 26, 2016 ON INSTRUMENT NUMBER 20160826000764460...SHOWN ON SURVEY.
- DEED OF EASEMENT TO COMMONWEALTH OF VIRGINIA DATED APRIL 27, 2017 AND RECORDED ON JULY 7, 2016 ON INSTRUMENT NUMBER 20160707000580620...SHOWN ON SURVEY.
- RIGHT OF WAY AGREEMENT TO DOMINION POWER DATED DECEMBER 12, 2005 AND RECORDED ON DECEMBER 27, 2005 ON INSTRUMENT NUMBER 20051227002064190...SHOWN ON SURVEY.
- RIGHT OF WAY AGREEMENT TO DOMINION POWER DATED SEPTEMBER 19, 1990 AND RECORDED ON OCTOBER 4, 1990 ON ON BOOK 2943, PAGE 0960...SHOWN ON SURVEY.
- TRANSMISSION AND DISTRIBUTION EASEMENT AGREEMENT DATED OCTOBER 22, 1987 AND RECORDED ON FEBRUARY 3, 1988 ON BOOK 2708, PAGE 0158...SHOWN ON SURVEY.
- RIGHT OF WAY TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED ON JANUARY 29, 1987 ON BOOK 2427, PAGE 2095.
- AGREEMENT BETWEEN VIRGINIA ELECTRIC AND POWER COMPANY AND COMMONWEALTH BUILDING CO. DATED DECEMBER 16, 1985 AND RECORDED ON JANUARY 29, 1986 ON BOOK 2474, PAGE 2097...EASEMENT IS NOT ON SUBJECT PARCEL.
- DEED OF EASEMENT DATED JUNE 5, 1979 AND RECORDED ON JUNE 10, 1980 ON BOOK 2015, PAGE 607...SHOWN ON SURVEY.

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE CITY OF VIRGINIA BEACH, COMMONWEALTH OF VIRGINIA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF THE NORFOLK AND SOUTHERN RAILWAY COMPANY 66-FOOT RIGHT OF WAY IN THE WESTERN SIDE OF YODER LANE EXTENDED TO THE NORTH SIDE OF THE NORFOLK AND SOUTHERN RAILWAY COMPANY 66-FOOT RIGHT OF WAY, SAID POINT BEING 1,058 FEET NORTH OF THE NORTHWEST CORNER OF PRINCESS ANNE ROAD AND YODER LANE; SAID YODER LANE BEING SHOWN ON THE PLAT ENTITLED "SURVEY OF PROPERTY OF HENRY M. AND VERENA E. YODER" AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, IN MAP BOOK 64, PAGE 11; AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE RIGHT OF WAY OF NORFOLK AND SOUTHERN RAILWAY COMPANY SOUTH 89° 51' 25" WEST 413.40 FEET TO A POINT IN THE PROPERTY LINE NOW OR FORMERLY BELONGING TO MELVIN AND KATHERINE A. YODER; THENCE TURNING AND RUNNING ALONG THE SAID DIVIDING LINE BETWEEN THIS PROPERTY AND THE PROPERTY NOW OR FORMERLY BELONGING TO MELVIN AND KATHERINE; THENCE TURNING AND RUNNING ALONG THE SAID DIVIDING LINE BETWEEN THIS PROPERTY AND THE PROPERTY NOW OR FORMERLY BELONGING TO MELVIN AND KATHERINE YODER NORTH 9° 39' 32" EAST 544.71 FEET TO A POINT IN THE SOUTHERN SIDE OF THE RIGHT OF WAY OF GREENWICH ROAD, THENCE TURNING AND RUNNING ALONG THE SOUTHERN SIDE OF THE RIGHT OF WAY OF GREENWICH ROAD NORTH 89° 51' 40" EAST 413.40 FEET TO A POINT IN THE PROPERTY LINE NOW OR FORMERLY BELONGING TO LOYD W. YODER; THENCE TURNING AND RUNNING ALONG THE SAID DIVIDING LINE BETWEEN THIS PROPERTY AND THE PROPERTY NOW OR FORMERLY BELONGING TO LOYD W. YODER SOUTH 9° 39' 32" WEST 544.68 FEET TO THE POINT OF BEGINNING. REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION TO THE PLAT ENTITLED "PART OF PROPERTY OF HENRY M. AND VERNA E. YODER, KEMPSVILLE BOROUGH, VIRGINIA BEACH, VIRGINIA, CONVEYED TO R. M. WHITE, JR. AND B. J. MGLINCHY"; DATED JUNE 3, 1971, MADE BY BALDWIN AND GREGG ENGINEERS, SURVEYORS, PLANNERS, NORFOLK, VIRGINIA, WHICH PLAT IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA.

METES AND BOUNDS DESCRIPTION AS SURVEYED:

BEGINNING AT A PIN SET ON THE SOUTH RIGHT-OF-WAY OF GREENWICH ROAD +/-1,155' FROM BUSINESS DRIVE, SAID PIN SET BEING THE POINT OF BEGINNING; THENCE ALONG GREENWICH ROAD N85°13'23"E, 81.14' TO A PIN SET; THENCE N89°49'10"E, 333.70' TO A POINT ON THE SOUTH RIGHT-OF-WAY OF GREENWICH ROAD; THENCE DEPARTING GREENWICH ROAD S9°39'14"W, 545.27' TO A PIN FOUND; THENCE S89°48'00"W, 413.53' TO A FOUND; THENCE N9°39'31"E, 538.72 TO A PIN SET ON THE SOUTH RIGHT-OF-WAY OF GREENWICH ROAD +/-1,155' FROM BUSINESS DRIVE, SAID PIN SET BEING THE POINT OF BEGINNING, PARCEL CONTAINING 221,897 SQUARE FEET OR 5.094 ACRES.

SURVEYOR'S CERTIFICATION:

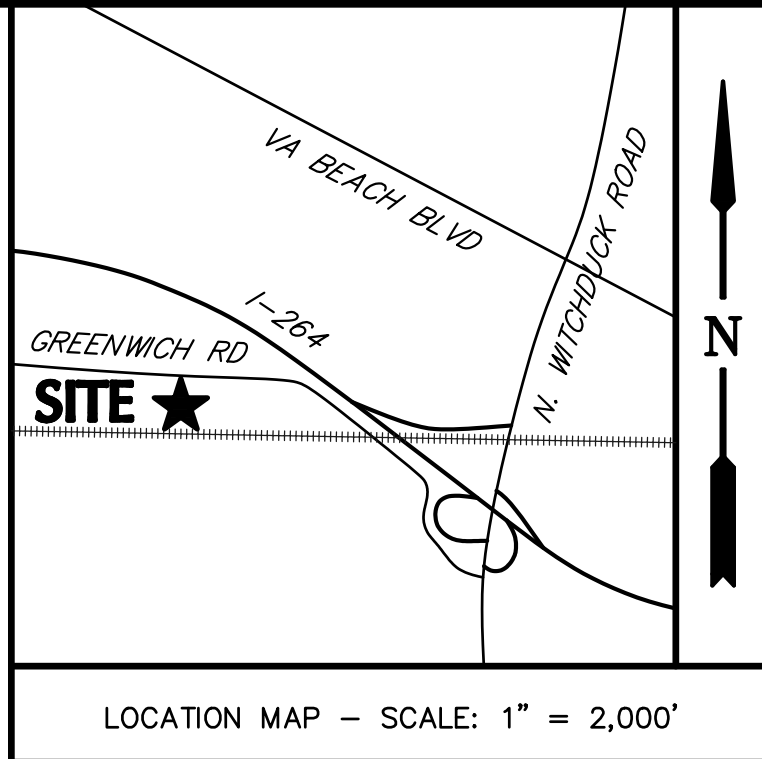
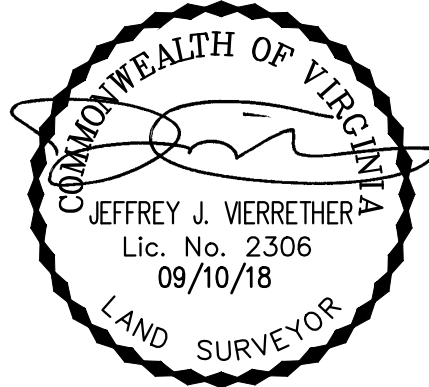
TO COMMONWEALTH BUILDING COMPANY AND

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, 6(B), 7(A), 7(C), 8, 9, 10, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 14, 2018.

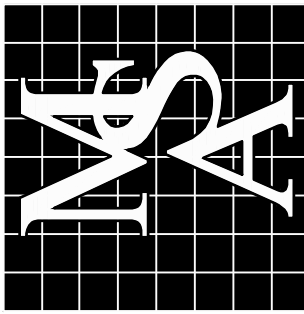
DATE OF PLAT OR MAP: SEPTEMBER 10, 2018

SIGNED BY: JEFFREY J. VIERREITHER, L.S. 2306

EMAIL: jeffv@msaonline.com



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DESIGNED	CJS	DATE	09/10/18
DRAWN	JJV		
CHECKED	JJV		
APPROVED	JJV		

REVISION	DATE	DESCRIPTION	BY	DATE

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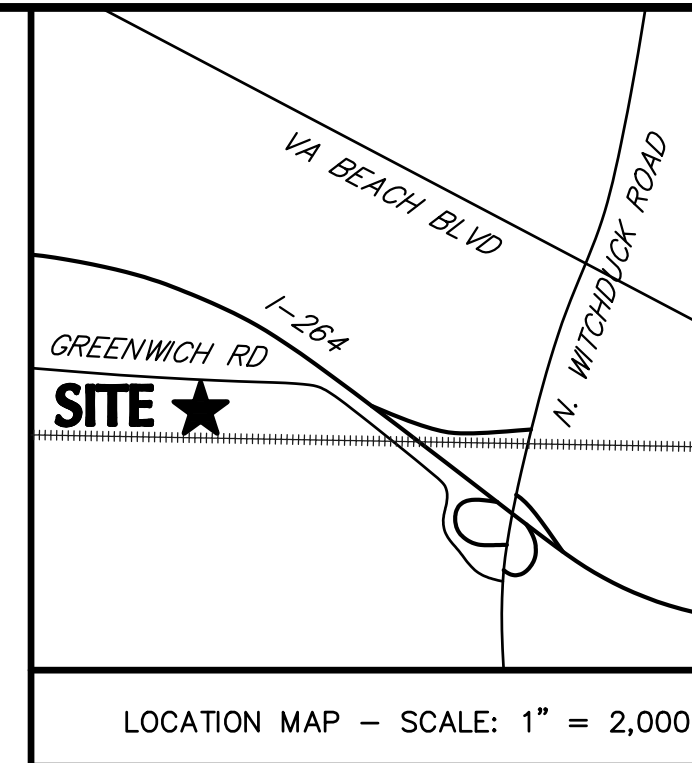
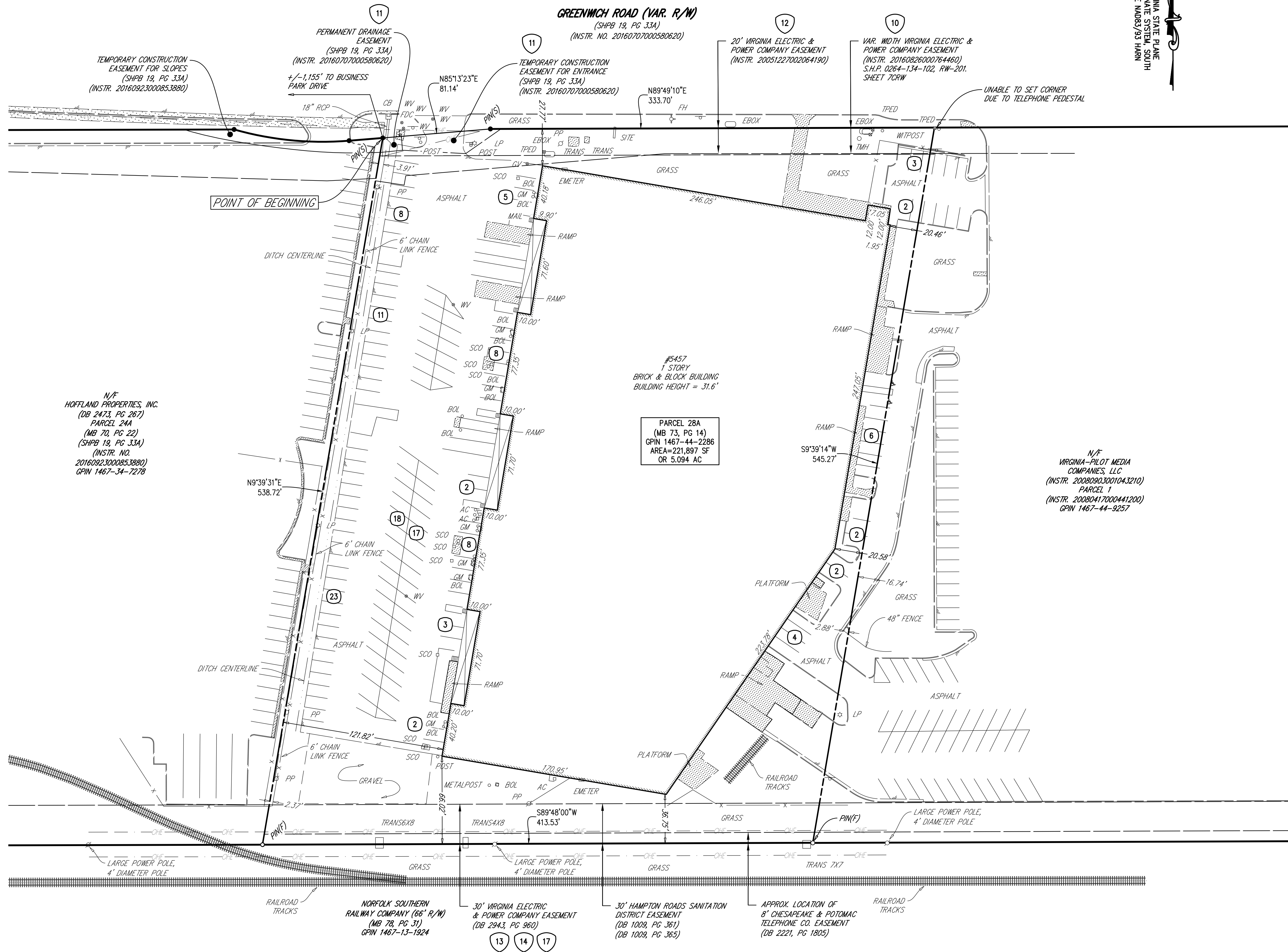
ALTA/NSPS LAND TITLE SURVEY
of
PARCEL 28A
GPN 1467-44-2286
(NB 73, PG 14)

VIRGINIA BEACHVIRGINIA

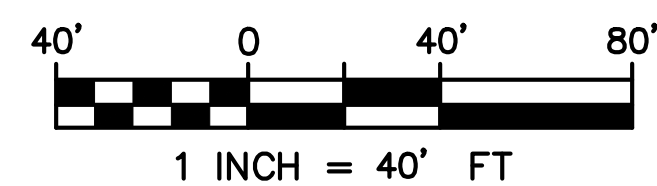
SHEET
1
1 of 2 Sheets

SCALE: 1" = 40'

PROJ. NO.: 18171



LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
○	MANHOLE
□	SANITARY CLEANOUT
⊗	VALVE
⊕	WATER METER
⊙	FIRE HYDRANT
⊗	WELL
⊗	MONITOR WELL
⊗	DROP INLET
⊗	CATCH BASIN
⊗	GAS METER
⊗	POWER POLE
⊗	LIGHT POLE
⊗	LIGHT POLE / CONCRETE BASE
⊗	PEDESTAL
⊗	CURB AND GUTTER
⊗	FENCE
⊗	PROPERTY LINE
⊗	RIGHT-OF-WAY LINE
⊗	BUILDINGS
⊗	STORM SEWER
⊗	SANITARY SEWER
⊗	WATER
⊗	ELECTRIC & TELEPHONE LINE
⊗	TRAFFIC BOX
⊗	SIGN
⊗	MAIL BOX
⊗	TREE
⊗	BUSH/HEDGE
⊗	PAVEMENT
⊗	CONCRETE
⊗	IRON PIN FOUND - PIN(F)
⊗	IRON PIN SET - PIN(S)
⊗	MONUMENT FOUND - MON(F)
⊗	MONUMENT SET - MON(S)
⊗	NUMBER OF PARKING SPACES
⊗	SCHEDULE B, EXCEPTION



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COMMONWEALTH OF VIRGINIA
JEFFREY J. VIERRETH
Lic. No. 2306
09/10/18
LAND SURVEYOR

DESIGNED	CJS	DATE	09/10/18
DRAWN	JJV		
CHECKED	JJV		
APPROVED	JJV		

ALTA/NSPS LAND TITLE SURVEY
of
PARCEL 28A
GPIN 1467-44-2286
(MB 73, PG 14)

SHEET
2
2 of 2 Sheets
SCALE: 1" = 40'
PROJ. NO.: 18171

VIRGINIA
VIRGINIA BEACH