

## GENERAL NOTES

- The bearing base for this survey originated from Virginia State Grid (GPS Sta. 1.11/2.12).
- This property has an area of 76,974 square feet or 1.7671 acres of land.
- This property is designated by Washington County, as Tax Map Parcel 36-1-001-600.
- There was no observable evidence of cemeteries found at the time of this survey.
- In response to Table A items 16, 17, and 18 there was no observable evidence of earth moving work, building construction or additions, no changes in right-of-way lines, recent utility work, rock dump, ramp, or sanitary landfill, and no observable evidence of site use as a solid waste dump.
- The property has access via Mosby Street and Lee Lane, which are both public right-of-ways.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.

## SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a Title Report prepared by First Battle Title Insurance Company, Commitment No. 11-0-117X, dated January 4, 2011 at 8:00 a.m.  
Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Rights of way to Virginia Electric and Power Company as recorded in Deed Book 1305 at Page 106 and in Deed Book 254 at Page 442. Affects property, as shown on survey. Rights of way in Deed Book 396 at Page 79; May or may not affect property. - document, illegible, and in Deed Book 428 at Page 347; Does not affect property.
- Emergency Vehicle/Public Sidewalk Easement as recorded in Deed Book 1280 at Page 546. Affects property, as shown on survey.
- Subject to unrecorded leases and tenants in possession thereof. Benefits property, but cannot be plotted - blanket in nature.

## POTENTIAL ENCROACHMENT NOTES

- Sidewalk protrudes 3.4 feet onto subject property.
- Overhead utility lines protrude 9.0 feet onto subject property.
- Storm catch basin protrudes 1.3 feet into right-of-way.
- Building and shed protrudes over rear setback line by 10.1'.

## ZONING NOTES

Zone: CG - Commercial General District  
Permitted Use Classification: Mixed Commercial Use  
Observed Use(s): Retail and Offices

Existing site conditions appear (from outside observations) to fall within permitted uses, as listed above in the City of Hampton's Zoning Regulations Section 6-7411.1.X.  
Zoning Regulations are subject to change and interpretation; for further information contact: City of Hampton - Planning Commission (phone: 757-456-7890)  
Contact's Name: Roger X. Cornwell (email: roger@wearehampton.com)

### Site Restrictions:

- Minimum building setbacks:  
Front: 30' (min. provided: 53.2')  
Side: none (min. provided: 0.20')  
Rear: 20' (min. provided: 9.9')
  - Minimum lot size: 1 acre (min. provided: 1.7671 acres)
  - Minimum lot frontage: 200' (min. provided: 266.34')
  - Maximum building height: 50' (max. provided: 20')
  - Maximum density: none required
  - Maximum floor area ratio: 0.50 (max. provided: 0.179)
- Parking Tabulation:  
- Regular parking space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of: 10 spaces per 1000 sq. ft. of building space.  
- Handicap spaces are calculated based on ADA requirements or local requirements, whichever is greater.  
There are no local requirements for this site.  
ADA requirements: 101 to 150 regular spaces requires 5 HC spaces.

Total regular spaces required: 83 - provided: 104  
Total handicap spaces required: 5 - provided: 2  
Total combined spaces required: 88 - provided: 106

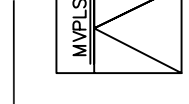
## FLOOD ZONE NOTE

By graphic plotting only, this property is in "Zone X" of the Flood Insurance Rate Map, Community Panel No. 515519, which bears an effective date of April 26, 2007 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By:

Mount Vernon Patriot Land Surveys  
75 Patriot Drive  
Alexandria, Virginia 22001  
Phone: 555-000-1111 Fax: 555-000-2222  
Email: mvg@mountvernonland.com

Surveyor's Drawing No.: 2011-001  
Surveyor's State No.: MKA Samples  
Checked by: MRM | Drawn by: MWK  
Scale: 1" = 30'

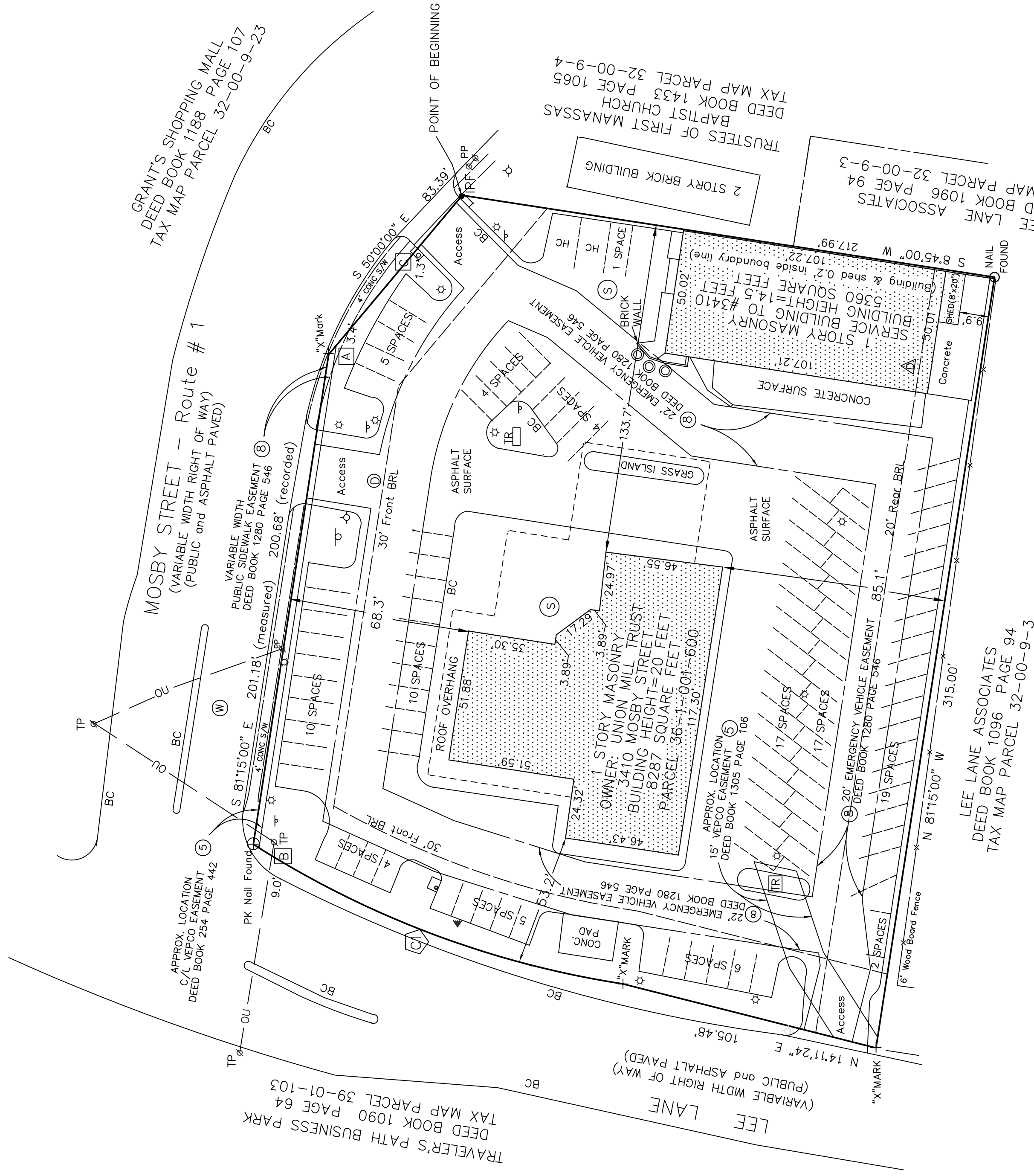
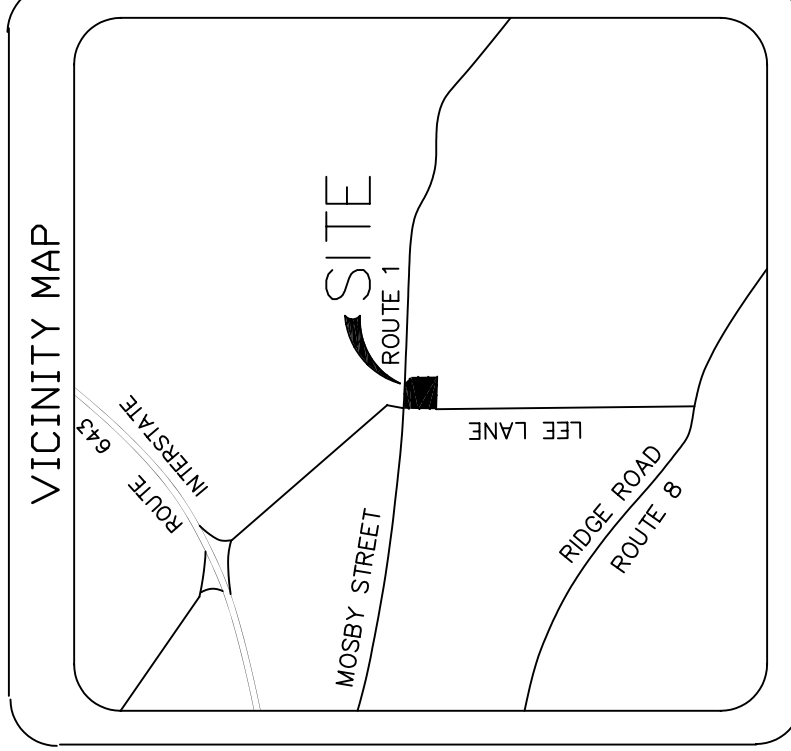


GRAPHIC SCALE: 1" = 30'

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	386.26'	160.86'	81.61'	159.70'	N 20°41'10" E	23°51'39"

### LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SIGN	⊙	SANITARY MANHOLE
⊙	GROUND LIGHT	⊙	WATER VALVE
⊙	OVERHEAD UTILITY	⊙	FENCE
⊙	POWER POLE	⊙	FIRE HYDRANT
⊙	LIGHT POLE	⊙	BOLLARD
⊙	TRAFFIC POLE	⊙	STORM MANHOLE
⊙	GAS VALVE	⊙	GW=GUY WIRE
⊙	TRANSFORMER	⊙	WATER MANHOLE
⊙	IRON PIPE FOUND	⊙	CATCH BASIN
⊙	"X" MARK FOUND	⊙	HANDICAP SPACE
⊙	SIDEWALK	⊙	HC
⊙	BUILDING RESTRICTION LINE	⊙	C/L
⊙	BACK OF CURB	⊙	CONC.



## LEGAL DESCRIPTION

Situated in the City of Hampton, County of Washington, State of Virginia and known as Lot 600, Thomas P. Longfellow's Subdivision, recorded in the land records at Deed Book 1281 Page 89.

### Surveyor's Description:

Beginning at an iron pipe found at the northwest corner of the Trustees of First Manassas Baptist Church property as recorded in Deed Book 1433 at Page 1065 among the land records of the City of Hampton, Virginia; said point being on the southerly right-of-way of Mosby Street (Route # 1), a variable width right-of-way, thence departing said Mosby Street and continuing with the westerly line of said Trustees of First Manassas Baptist Church and also continuing with the Lee Lane Associates property as recorded in Deed Book 1096 at Page 94 among said land records; thence South 8°45'00" West, 217.99 feet to a nail found at a northeast corner of the Lee Lane Associates property as recorded in Deed Book 1096 at Page 94 among said land records;

thence continuing with the northerly line of said Lee Lane Associates property North 81°15'00" West, 315.00 feet to a "X" mark found on the easterly right-of-way line of Lee Lane, a variable width right-of-way;

thence continuing with said right-of-way line of Lee Lane the following two courses and distances: North 14°11'24" East, 105.48 feet to a "X" mark found and 160.86 feet along the arc of a curve to the right, having a radius of 386.26 feet, a central angle of 23°51'39" and a chord bearing and distance of North 20°41'10" East, 159.70 feet to a PK nail found on the southern right-of-way of Mosby Street, a variable width right-of-way;

thence continuing with said right-of-way of Mosby Street South 81°15'00" East, 201.18 feet to a "X" mark found on the said southerly right-of-way of Mosby Street. 83.39 feet to the Point of Beginning.

Containing 76,974 square feet or 1.7671 acres of land, more or less.  
Being the same tract of land described in a Title Report prepared by First Battle Title Insurance Company, Commitment No. 11-0-117X, dated January 4, 2011 at 8:00 a.m.

## ALTA/ACSM LAND TITLE SURVEY

Union Mill Trust  
3410 Mosby Street  
Hampton, Virginia

### Surveyor's Certification

To: Union Mill Company, Longstreet Foundations of the United States, Second National Bank, First Battle Title Insurance Company and MKAssociates, Inc.

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(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof.

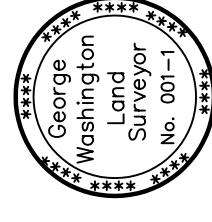
The field work was completed on February 1, 2011.

Date of Plat or Map: February 23, 2011

## MKA SAMPLE SURVEY FORMAT

*George Washington*

Surveyor's Signature  
Registered Surveyor: George Washington  
Registration Number: 0001-1  
In the State of: Virginia



PROJECT NAME: UNION MILL TRUST MKA PROJECT No.: 1002-11-0001:003  
ADDRESS: 3410 MOSBY STREET CITY: HAMPTON STATE: VIRGINIA

For Inquiries Concerning This Survey Contact **MKA**  
National Coordinators of Land Survey Services  
6593 Commerce Court - Warrenton, Virginia 20187  
Phone: (540)428-3550 Fax: (540)428-5560  
Email: comments@mkaassociates.com  
www.mkaassociates.com

