

MKAssociates' Standard Drawing Format is Always the Same for One or Hundreds of Surveys

General Notes

Located in the upper left corner. Acreage and parcel identification is always listed.

Schedule B Title Exception Notes

Corresponds numerically with the Title Commitment. The exceptions are also graphically depicted on the survey and numbered.

Significant Observation Notes

Listed alphabetically below the Schedule B Title Exception Notes and graphically depicted on the survey.

Zoning Notes

Depicts the current zoning, setback requirements and parking tabulation.

Flood Zone Notes

Located below the Zoning Notes and shows the current flood zone information and references.

Surveyors Information and Revision Box

Located in the bottom left corner.

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 First Manassas 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 and 17 there was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street, sidewalk construction or repairs.
- 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, 2016 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, Rights of way in Deed Book 396 at Page 79, and in Deed Book 429 at Page 347. **There was no observed evidence at the time of the fieldwork.**
- Emergency Vehicle/Public Sidewalk Easement as recorded in Deed Book 1280 at Page 546. **As shown on survey.**
- Subject to unrecorded leases and tenants in possession thereof. **This is a blanket easement.**

SIGNIFICANT OBSERVATIONS

- 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.

ZONING NOTES

Zoned: 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 6-741.1.X.

Zoning Regulations are subject to change and interpretation, for further information contact: City of Hampton - Planning Commission (phone:123-456-7890)
 Contact's Name: Roger X. Cornwell (email:rog@wearehampton.com)

Site Restrictions:

- Minimum building setbacks:
 Front: 30'
 Side: none
 Rear: none
- Measured building tie distances:
 North: 68.3'
 East: 0.2'
 South: 9.9'
 West: 53.2'
- 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: non 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 provided: 104
 Total handicap spaces provided: 2
 Total combined spaces 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 20001
 Phone: 555-000-1111 Fax: 555-000-2222
 Email: mvp@mplansurveys.com

Surveyor's Drawing No.: 2016-001
 Surveyor's Site Ref.: MKA Sample
 Checked by:MRM Drawn by:SMD

GRAPHIC SCALE: 1" = 30'

CURVE TABLE						
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
—OU— OVERHEAD UTILITY	—X— FENCE
○-PP POWER POLE	○ FIRE HYDRANT
○ LIGHT POLE	○ BOLLARD
⊕ TP TRAFFIC POLE	○ STORM MANHOLE
⊕ G VALVE	○ GW=GUY WIRE
□ TR TRANSFORMER	○ WATER MANHOLE
• IPF IRON PIPE FOUND	○ CATCH BASIN
• X MARK FOUND	○ HANDICAP SPACE
S/W SIDEWALK	○ HC CENTERLINE
BRL BUILDING RESTRICTION LINE	○ C/L CONC.
BC BACK OF CURB	

VICINITY MAP

Located in the upper middle of the page.

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 1287 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 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.
 thence continuing with said right-of-way of Mosby Street South 50°00'00" East, 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 by First Battle Title Insurance Company, Commitment No. 11-0-117X, dated January 4, 2016 at 8:00 a.m.

ALTA/NSPS LAND TITLE SURVEY

Union Mill Trust
 3410 Mosby Street
 City of 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 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(b)(1), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof.

The field work was completed on February 1, 2016
 Date of Plat or Map: February 23, 2016

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
ADDRESS: 3410 MOSBY STREET

MKA PROJECT No.: 1002-16-0001-003
CITY: HAMPTON STATE: VIRGINIA

For Inquiries Concerning This Survey Contact MKA
 National Coordinators of Land Survey Services
 6583 Commerce Court - Warrenton, Virginia 20187
 Phone: (540)428-3550 Fax: (540)428-3560
 Email: comments@mkaassociates.com
 www.mkaassociates.com

SHEET 1 OF 1

As-Built Survey Information

Located in the center of the drawing and includes site improvements, north arrow, and graphic scale.

Legal Description

Record legal description always located in the upper right corner.

Surveyor's Description

Metes & Bounds legal description located directly below the Record description when appropriate.

ALTA/NSPS Land Title Survey Certification

Certification language is in the lower right corner above the MKA Title Block.

MKA's Title Block, Project Number and Site Address

Located in the bottom right corner.