

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.

Potential Encroachment 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.

As-Built Survey Information

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

Vicinity Map and Legend

Located in the upper middle of the page.

GENERAL NOTES

- The bearing base for this survey originated from the Virginia State Grid North System and was obtained from control monumentation found on the south side of Route #1, as recorded in Deed Book 1544 at Page 1065.
- This property has an area of 76,874 square feet or 1.7871 acres of land.
- This property is designated by Civil 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 and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs.
- The property has access via Lee Lane and Confederate Road, which are public right's of way.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.

SCHEDULE B - TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by First Battle Insurance Company, Commitment No. 06-0-117, dated February 28, 2020.

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 plat; rights of way in Deed Book 396 at page 79 and in Deed Book 429 page 347. Do not affect property.
- Emergency Vehicle/Public Sidewalk Easement as recorded in Deed Book 1280 at page 546. Affects property, as shown on plat.
- Subject to unrecorded leases and tenements in possession thereof. Affects property, but cannot be plotted - blanket in nature.

SIGNIFICANT OBSERVATIONS

- Sidewalk protrudes 3.4 feet onto subject property.
- Overhead utility lines protrude 9.0 feet onto subject property.
- Sidewalk protrudes 3.7 feet onto subject property.
- Overhead utility lines protrude 7.1 feet onto subject property.
- Storm catch basin protrudes 1.3 feet into right-of-way.

ZONING NOTES

Zoned: CG - Commercial General Zone

Permitted Use Classification: Current site conditions observed. Local, Commercial

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.

Zoning Regulations are subject to change and interpretation, for further information contact: City of Hampton of Planning & Zoning (phone: 891-436-4777)

Contact's Name: Roger Cornwell (email: rcornwell@aol.com)

Site Restrictions:

- Minimum building setbacks: Front: 30' Side: None Rear: None
- Measured building tie distances: North: 68.3' East: 0.2' South: 19.3' West: 53.2'
- Minimum lot size: None
- Minimum lot frontage: None
- Maximum building height: 60' (max. provided: 50')
- Maximum density: None
- Maximum floor area ratio: 0.75 (Max. provided: 0.50)

Parking Tabulation:

- 97 Regular parking spaces required - 100 spaces provided.
- 5 Handicap parking space required - 6 spaces provided.
- 102 Total parking spaces required - 106 spaces provided.

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 51519 00050, which bears an effective date of 5/21/2001 and is NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-438-6020) 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
Email: mvp@mplandsurveys.com

Surveyor's Drawing No.:

2020-005
Checked by: MRW Drawn by: MRW
GRAPHIC SCALE: 1" = 30'

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
⊕ R/P R/P FOUND	⊕ CATCH BASIN
⊕ "X" MARK FOUND	⊕ HANDICAP
⊕ SIDEWALK	⊕ CENTERLINE
⊕ BRL BUILDING RESTRICTION LINE	⊕ CONCRETE
⊕ BC BACK OF CURB	⊕ RECORD
⊕ BUILDING HEIGHT LOCATION	⊕ MEASURED

VICINITY MAP

LEGAL DESCRIPTION

A Description of Lot 600 (Being a part of Lot 501 and 502) a Division of Thomas P. Longfellow's Property Deed Book 1287 Page 69 - City of Hampton, Virginia

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, 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°12'24" 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 Confederate Road, a variable width right-of-way;

Thence continuing with said right-of-way of Confederate Road, 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.

Also being described as: All that land situated in the City of Hampton, Virginia, more particularly described as follows: Lot 600, being a part of Lot 501 and 502, of the Division of Thomas P. Longfellow property, as the same appears duly dedicated, platted and recorded by Deed of Consolidation recorded in Deed Book 1287 at page 89, among the land records of the City of Hampton, Virginia.

Being the same tract of land described in a Title Report prepared by First Battle Insurance Company, Commitment No. 06-0-117, dated February 28, 2020 at 8:00am.

ALTA/NSPS LAND TITLE SURVEY

Union Mill Company
3410 Mosby Street
City of Hampton, Virginia

Surveyor's Certification

To: Union Mill Company, Second National Bank and 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 2021 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, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, and 20 of Table A thereof.

The field work was completed on March 1, 2020.

Date of Plat or Map: March 15, 2020.

Surveyor's Signature
Registered Surveyor: John Smith
Registration Number: 987654
in the State of Virginia

PROJECT NAME: UNION MILL REALTY TRUST PROJECT No.: 1002-06-0632-003
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
Email: comments@mkassociates.com
www.mkassociates.com

CURVE TABLE

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	386.26'	160.86'	81.61'	159.70'	N20°41'10"E	23°51'39"

SHEET 1 OF 1

Legal Description

Metes & Bounds legal description always located in the upper right corner.

ALTA/ACSM 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.