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

1	GENERAL NOTES
Located in the upper left corner. Acreage and parcel identification is always listed.	 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 76,974 square feet or 1.7671 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	
Corresponds numerically with the Title Commitment. The exceptions	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.
are also graphically depicted on the	Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.
survey and numbered.	(5) 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. <u>Do not affect property.</u>
	8 Emergency Vehicle/Public Sidewalk Easement as recorded in Deed Book 1280 at page 546. <u>Affects property, as shown on plat</u> .
	10 Subject to unrecorded leases and tenants in possession thereof. Affects property, but cannot be plotted — blanket in nature.
	PP
	SIGNIFICANT OBSERVATIONS
	A Sidewalk protrudes 3.4 feet onto subject property. B Overhead utility lines protrude 9.0 feet onto subject property.
Potential Encroachment Notes	C Sidewalk protrudes 3.7 feet onto subject property.
Listed alphabetically below the Schedule B Title Exception Notes	 D Overhead utility lines protrude 7.1 feet onto subject property. E Storm catch basin protrudes 1.3 feet into right-of-way.
and graphically depicted on the	VARIABLE WIDTH PUBLIC SIDE
survey.	ZONING NOTES
Zoning Notos	Zoned: CG - Commercial General Zone Permitted Use Classification: Current site conditions Observed Use(s): 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 Hamilton of Planning & Zoning
Zoning Notes Depicts the current zoning,	(phone: 891-436-4777) Contact's Name: Roger Cornwell (email: rcornwell@aol.com)
setback requirements and	1. Minimum building setbacks: Front: 30'
parking tabulation.	Side: None Rear: None 2. Measured building tie distances: North: 68.3' East: 0.2' South: 19.3' West: 53.2' 3. Minimum lot size: None 4. Minimum lot frontage: None 5. Maximum building height: 60' (max. provided: 50') 6. Maximum density: None 7. Maximum floor area ratio: 0.75 (Max. provided: 0.50)
	Parking Tabulation: 97 Regular parking spaces required — 100 spaces provided. <u>5 Handicap parking space required — 6 spaces provide</u> d. 102 Total parking spaces required — 106 spaces provided.
Flood Zone Notes Located below the Zoning	By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel
Notes and shows the current flood zone information and references.	No. 515519 0005D, 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 (800-638-6620) 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 Surveyor's Drawing No.: 2020-005
Surveyors Information and	75 Patriot Drive Alexandria, Virginia 20001 Phone: 555–000–1111

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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.

