TITLE REPORT

THIS PLAT IS PREPARED IN REFERENCE TO COMMITMENT FOR TITLE INSURANCE, FILE NO: 13-1096, REVISED 4/12/13, HAVING AN EFFECTIVE DATE OF MARCH 18, 2013, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. PER SUCH REPORT THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. HANOVER COUNTY TAXES SUBSEQUENT TO THOSE FOR THE SECOND HALF OF THE YEAR 2012, A LIEN, NOT YET DUE AND PAYABLE, AND IN ADDITION THERETO, ANY ADDITIONAL ASSESSMENT TO TAXES WHICH MAY BECOME DUE AS A RESULT OF IMPROVEMENTS CONSTRUCTED ON THE PREMISES, A LIEN NOT YET DUE AND PAYABLE.
   -NOT A SURVEY MATTER
2. TOWN OF ASHLAND TAXES SUBSEQUENT TO THOSE FOR THE YEAR 2012, A LIEN, NOT YET DUE AND PAYABLE, AND IN ADDITION THERETO, ANY ADDITIONAL ASSESSMENT TO TAXES WHICH MAY BECOME ONE AS A RESULT OF IMPROVEMENTS CONSTRUCTED ON THE PREMISES, A LIEN NOT YET DUE AND PAYABLE.
   -NOT A SURVEY MATTER
3. MATTERS OF SURVEY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 36 AT PAGE 816.
   -SHOWN ON SURVEY
4. SUBJECT TO RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES, AS NOTED IN MEMORANDUM OF ASSIGNMENT OF LEASE RECORDED IN DEED BOOK 3040 AT PAGE 3310.
   -THIS DOCUMENT DOES NOT APPEAR TO CONTAIN ANY PLOTTABLE EASEMENTS
5. UTILITY SERVICE AGREEMENT RECORDED IN DEED BOOK 2381 AT PAGE 343.
   -THIS DOCUMENT DOES NOT APPEAR TO CONTAIN ANY PLOTTABLE EASEMENTS
6. EASEMENTS GRANTED VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 83 AT PAGE 362, IN DEED BOOK 96 AT PAGE 18, IN DEED BOOK 140 AT PAGE 19, IN DEED BOOK 187-A AT PAGE 245, IN DEED BOOK 363 AT PAGE 112, AND IN DEED BOOK 2430 AT PAGE 725.
   -DEED BOOK 83, 362: NOT PLOTTABLE
   -DEED BOOK 96, PAGE 18: NOT PLOTTABLE
   -DEED BOOK 140, PAGE 19: NOT PLOTTABLE
   -DEED BOOK 187-A, PAGE 245: NOT PLOTTABLE
   -DEED BOOK 363, PAGE 112: NOT PLOTTABLE
   -DEED BOOK 2430, PAGE 725: APPROXIMATE LOCATION SHOWN ON SURVEY
7. EASEMENT AND VACATION OF EASEMENT GRANTED THE TOWN OF ASHLAND SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 2726 AT PAGE 294.
   -SHOWN ON SURVEY
8. DECLARATION OF RECIPROCAL EASEMENTS RECORDED IN DEED BOOK 2349 AT PAGE 10.
   -THE LOCATION OF WHICH CANNOT BE DETERMINED FROM THE RECORD DOCUMENT; INGRESS/EGRESS EASEMENT ALONG SOUTH CARTER ROAD IS SHOWN ON SURVEY
9. EASEMENTS GRANTED HANOVER COUNTY BY INSTRUMENTS RECORDED IN DEED BOOK 1325 AT PAGE 564, AND IN DEED BOOK 2322 AT PAGE 375.
   -DEED BOOK 1325, PAGE 564: SHOWN ON SURVEY
   -DEED BOOK 2322, PAGE 375: SHOWN ON SURVEY
10. DEED AND EASEMENTS CONVEYED TO THE TOWN OF ASHLAND BY INSTRUMENT RECORDED IN DEED BOOK 1983 AT PAGE 381.
    -SHOWN ON SURVEY
11. EASEMENTS GRANTED SPOTSYLVANIA POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 71 AT PAGE 155 AND IN DEED BOOK 80 AT PAGE 417.
    -DEED BOOK 71, PAGE 155: NOT PLOTTABLE
    -DEED BOOK 80, PAGE 417: NOT PLOTTABLE
12. EASEMENT GRANTED CHESAPEAKE AND POTOMAC TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 63 AT PAGE 146.
    -NOT PLOTTABLE
13. UTILITY AGREEMENT RECORDED IN DEED BOOK 374 AT PAGE 663.
    -NOT PLOTTABLE
14. EASEMENT GRANTED THE TOWN OF ASHLAND BY INSTRUMENT RECORDED IN DEED BOOK 194 AT PAGE 509.
    -SHOWN ON SURVEY BASED ON PLAT RECORDED IN DEED BOOK 36, PAGE 816; NO PLAT WAS ATTACHED TO THE INSTRUMENT RECORDED IN DEED BOOK 194 AT PAGE 509

NOTES

1. THE PROPERTY DELINEATED HEREON IS DESIGNATED AS HANOVER COUNTY PIN #7880-21-8077 AND AND IS CURRENTLY ZONED B-2.
2. THE PROPERTY SHOWN HEREON IS LOCATED IN A ZONE "X" DESIGNATION AREA WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP OF FAIRFAX COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 51085C0190B, EFFECTIVE DATE 12/02/2008.
3. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS 89 INCLUDING 4 DESIGNATED HANDICAP SPACES.
4. ACCESS IS PROVIDED TO AND FROM ENGLAND STREET, ROUTE #54, A PUBLIC STREET VIA SOUTH CARTER ROAD, A 60' INGRESS/EGRESS EASEMENT AND DEVEREUX DRIVE, A PUBLIC STREET.

SURVEYOR'S CERTIFICATE

TO: THE PENCE GROUP, INC.; THE COVINGTON GROUP, LTD., A NORTH CAROLINA CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; BURKE & HERBERT BANK & TRUST COMPANY AND/OR ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR:

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, 6A, 7A, 8, 9 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2013.

Chad E. J — 04-12-2013

CHAD E. JERNIGAN L.S.#2877 DATE

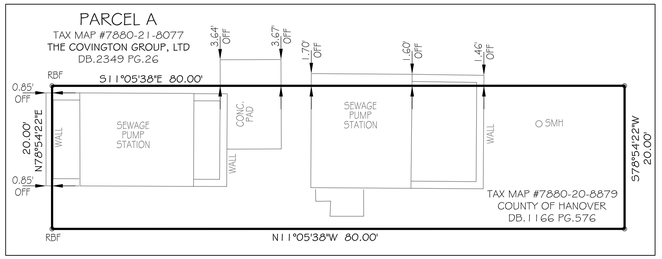
COMMONWEALTH OF VIRGINIA
CHAD E. JERNIGAN
Lic. No. 2877
LAND SURVEYOR

ZONING - B-2

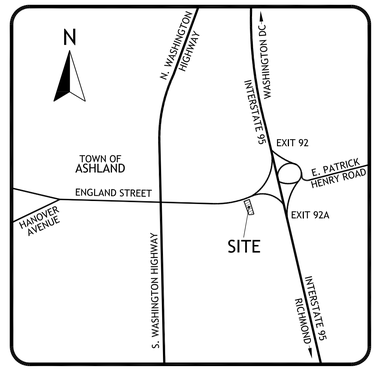
MAXIMUM BUILDING HEIGHT:
- A. PERMITTED BY RIGHT: SHALL NOT EXCEED MAY BE CONSTRUCTED TO A MAXIMUM HEIGHT OF THREE (3) STORIES OR FORTY-FIVE (45) FEET, WHICHEVER IS GREATER
- B. PERMITTED WITH A SPECIAL EXCEPTION: MAY EXCEED THE LIMITS SET FORTH IN SUBSECTION A.

MINIMUM YARD REQUIREMENTS
- FRONT YARD: 35 FEET
- SIDE YARD: 10 FEET
- REAR YARD: 25 FEET

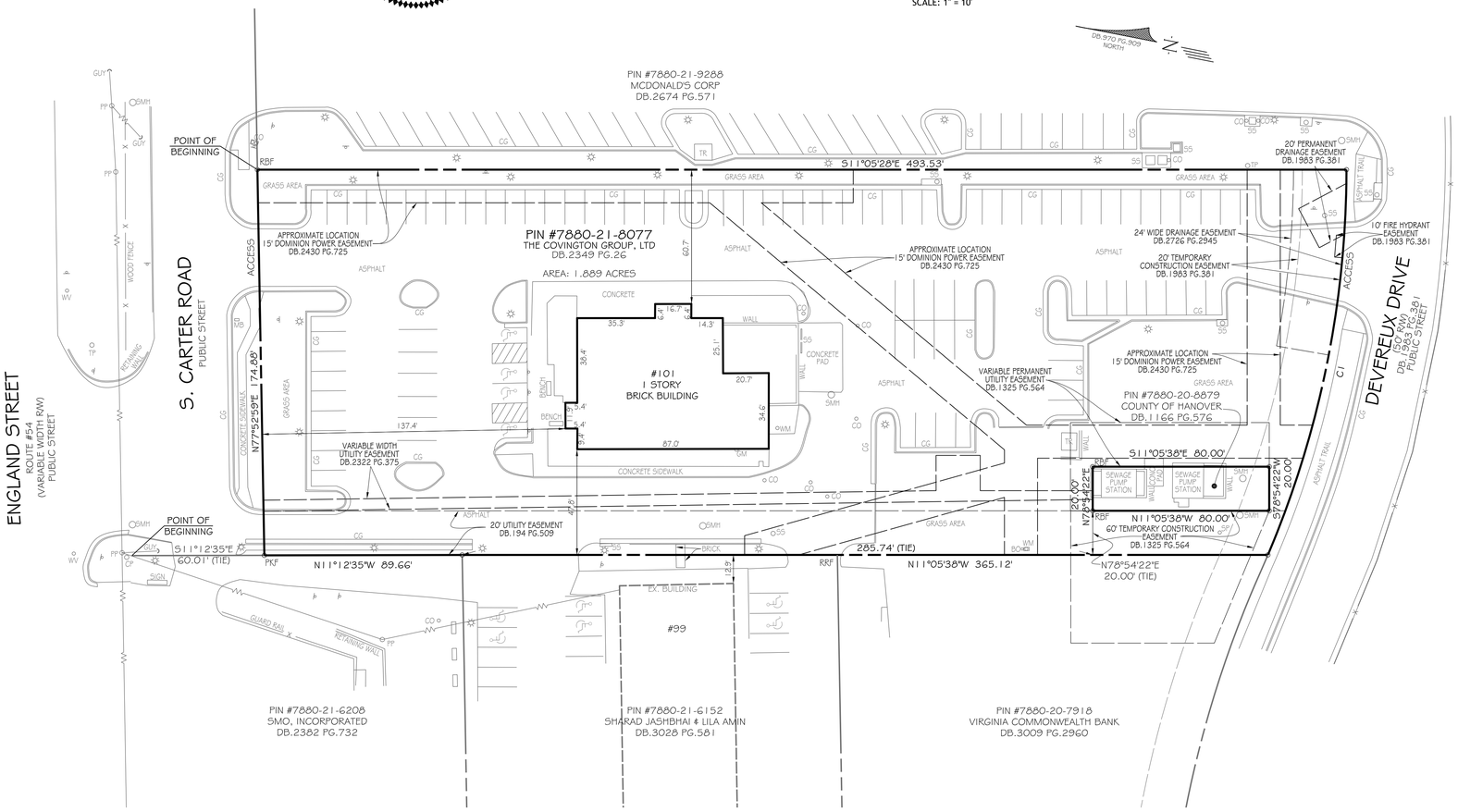
ZONING INFORMATION TAKEN FROM HANOVER COUNTY, VIRGINIA - CODE OF ORDINANCES WEBSITE
http://library.municode.com/index.aspx?clientId=10338



PUMP STATION DETAIL
SCALE: 1" = 10'



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

BO	BOLLARD
CG	CURB & GUTTER
CO	CLEANOUT
CP	CABLE TV PEDESTAL
GM	GAS METER
GUY	GUY WIRE
MB	MAIL BOX
PKF	PK NAIL FOUND
PP	POWER POLE
RBF	REBAR FOUND
RRF	RAIL ROAD SPIKE FOUND
SMH	SANITARY MANHOLE
SP	STAND PIPE
SS	STORM STRUCTURE
TR	TRANSFORMER
WM	WATER METER
WV	WATER VALVE
☼	LIGHT POLE
▾	SIGN
~W~	OVERHEAD UTILITY LINES

DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN HANOVER COUNTY, VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN ASHLAND, HANOVER COUNTY, VIRGINIA, CONSISTING OF 1.889 ACRE, MORE OR LESS, SHOWN AS PARCEL A ON PLAT BY GENE WATSON & ASSOCIATES, P.C., DATED MAY 1, 2003 AND RECORDED IN PLAT BOOK 36 AT PAGE 816, ACCORDING TO WHICH PLAT SUCH PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY LINE OF STATE ROUTE 54, 2,600 FEET EAST OF U.S. ROUTE I: THENCE LEAVING SUCH RIGHT OF WAY, S. 11 DEGREES 12 MINUTES 35 SECONDS E. 60.01 FEET TO A NAIL MARKING THE BEGINNING POINT: THENCE ALONG SOUTHERN LINE OF A 60 FOOT ACCESS EASEMENT, N. 77 DEGREES 52 MINUTES 59 SECONDS E. 174.88 FEET TO A ROD: THENCE LEAVING SUCH EASEMENT, S. 11 DEGREES 05 MINUTES 28 SECONDS E. 493.53 FEET TO A ROD IN THE NORTHERN RIGHT OF WAY LINE OF DEVEREUX DRIVE, A PUBLIC STREET AS RECORDED IN DEED BOOK 1983 AT PAGE 381: THENCE ALONG SUCH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 449.00 FEET, A DELTA OF 22 DEGREES 53 MINUTES 48 SECONDS, A LENGTH OF 179.43 FEET, A CHORD DISTANCE OF 178.24 FEET AND A CHORD BEARING OF N. 89 DEGREES 33 MINUTES 56 SECONDS W. TO A POINT; THENCE N. 11 DEGREES 05 MINUTES 38 SECONDS W. 365.12 FEET; THENCE N. II DEGREES 12 MINUTES 35 SECONDS W. 89.66 FEET TO THE BEGINNING POINT.

LESS AND EXCEPT A HANOVER COUNTY SEWERAGE PUMP STATION PARCEL DESCRIBED AS COMMENCING AT THE POINT OF BEGINNING OF PARCEL A: THENCE S. 11 DEGREES 12 MINUTES 35 SECONDS E. 89.66 FEET: THENCE S. 11 DEGREES 05 MINUTES 38 SECONDS E. 285.74 FEET TO THE BEGINNING POINT: THENCE N. 78 DEGREES 54 MINUTES 22 SECONDS E. 20.00 FEET TO A ROD SET AT THE NORTHWEST CORNER OF THE PUMP STATION PARCEL: THENCE N. 78 DEGREES 54 MINUTES 22 SECONDS E. 20.00 FEET TO A ROD: THENCE S. 11 DEGREES 05 MINUTES 38 SECONDS E. 80.00 FEET TO A POINT; THENCE S. 78 DEGREES 54 MINUTES 22 SECONDS W. 20.00 FEET TO A POINT; THENCE N. 11 DEGREES 05 MINUTES 38 SECONDS W. 80.00 FEET TO THE BEGINNING POINT, CONTAINING 0.037 OF AN ACRE.

AND BEING THE SAME PROPERTY CONVEYED TO THE COVINGTON GROUP, LTD., A NORTH CAROLINA CORPORATION, BY DEED FROM SOUTHEAST CONSULTANTS, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, DATED JUNE 24, 2004 AND RECORDED JULY 1, 2004 IN DEED BOOK 2349 AT PAGE 26, AMONG THE LAND RECORDS OF HANOVER COUNTY, VIRGINIA.

STREET ADDRESS: 101 S. CARTER ROAD, ASHLAND, VA, 23005
GPIN: 7800-21-8077

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FEET

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C1	449.00'	179.43'	22°53'48"	90.93'	178.24'	N89°33'56"W

ALTA/ACSM LAND TITLE SURVEY
OF THE PROPERTY OF
THE COVINGTON GROUP, LTD
DB. 2349 PG. 26
HANOVER COUNTY, VIRGINIA
SCALE: 1" = 30' DATE: APRIL, 2013

urban
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