

TITLE COMMITMENT REVIEW

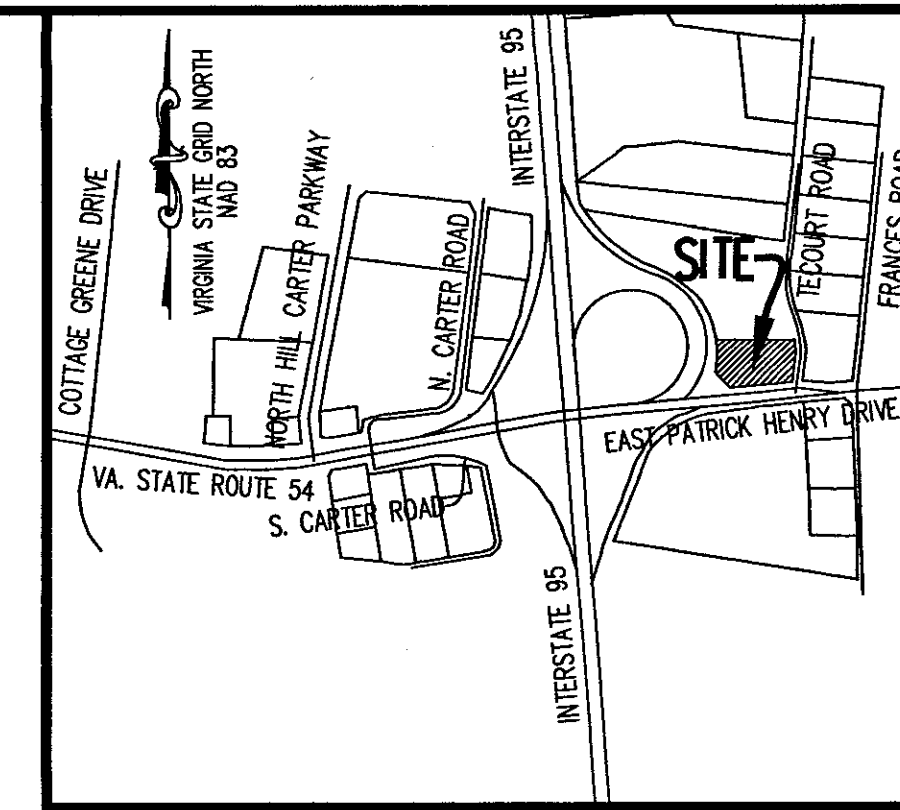
THIS PLAT HAS BEEN PREPARED IN REFERENCE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 13-1424.

ITEMS 1, 2, 4, 5, 6, ARE NOT SURVEY MATTERS AND ARE NOT ADDRESSED HEREON.

- 3. SUBJECT TO THE RIGHT OF WAY GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS, DEED BOOK 98 PAGE 228 -NOT PLOTTABLE- IN DEED BOOK 130A AT PAGE 71-NOT PLOTTABLE- IN DEED BOOK 135A AT PAGE 290 -DOES NOT AFFECT- AND IN DEED BOOK 170A AT PAGE 189 -DOES NOT AFFECT-

NOTES

- 1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED.
- 2. NO OBSERVABLE EVIDENCE OF CEMETERIES WAS NOTED ON THE SUBJECT PROPERTY.
- 3. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO EAST PATRICK HENRY ROAD A PUBLICLY DEDICATED RIGHTS-OF-WAY.
- 4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT "MISS UTILITY" 1 (800) 257-7777.
- 5. SUBJECT PROPERTY LIES IN ZONE "X" PER FIRM MAP COMMUNITY PANEL NUMBER 51085C0190B, DATED DECEMBER 02, 2008.
- 6. THE SUBJECT PROPERTY IS ZONED B-2
- 7. THE PROPERTY IS IN THE NAME OF ROSE E. MOORE



VICINITY MAP
SCALE 1"=1000'

MCPI #7880-42-1790
ASHLAND 95, LLC
DEED BOOK 2635 PAGE 155

LEGAL DESCRIPTION

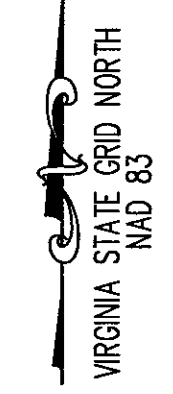
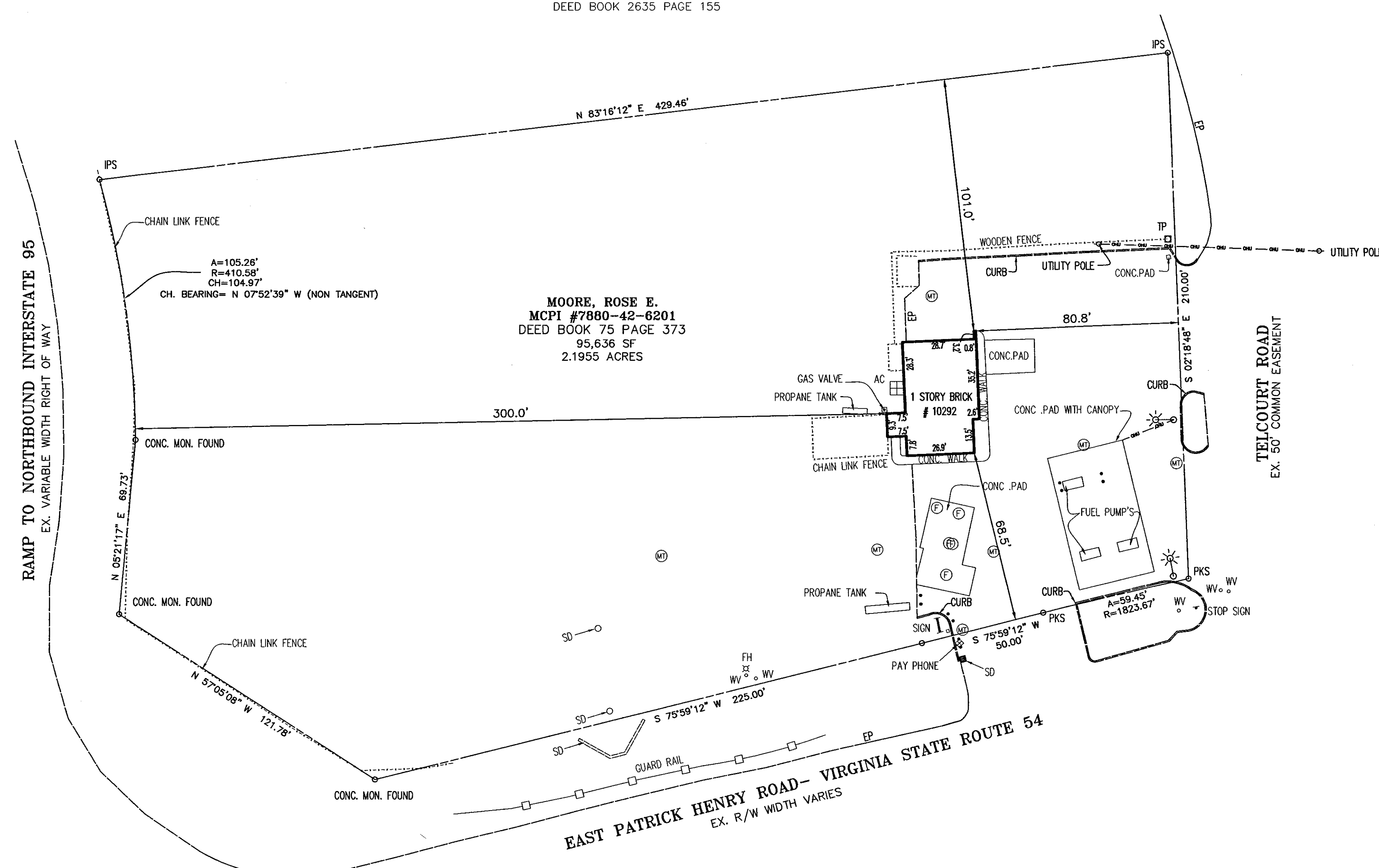
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN HANOVER COUNTY, VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PARCEL OF LAND AS SHOWN ON PLAT OF SURVEY BY FOSTER & MILLER, DATED MAY 19, 1967 ENTITLED "PLAT OF A PARCEL OF LAND ALONG THE NORTH LINE OF STATE ROUTE NO. 54, EAST OF INTERSTATE ROUTE NO. 95, ASHLAND DISTRICT, HANOVER COUNTY, VIRGINIA", RECORDED IN DEED BOOK 538 AT PAGE 714, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF STATE ROUTE 54, WHICH IS THE END OF THE LIMITED ACCESS FENCE FOR THE NORTHBOUND RAMP OF INTERSTATE 95; THENCE S. 78 DEGREES 59 MINUTES 12 SECONDS W. ALONG SAID NORTH LINE OF STATE ROUTE 54, 225.00 FEET TO A POINT; THENCE N. 57 DEGREES 05 MINUTES 08 SECONDS W. ALONG RIGHT OF WAY OF INTERSTATE 95, 121.78 FEET TO A POINT; THENCE CONTINUING ALONG SAID ROUTE 95 RIGHT OF WAY, N. 05 DEGREES 21 MINUTES 17 SECONDS E. 69.73 FEET TO A POINT, AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 401.58 FEET, AN ARC DISTANCE OF 105.26 FEET, WITH A CHORD DISTANCE OF 104.97, AND A CHORD BEARING OF N. 07 DEGREES 52 MINUTES 39 SECONDS WEST (NON TANGENT) A POINT; THENCE N. 83 DEGREES 16 MINUTES 25 SECONDS E. 429.46 FEET TO A POINT; THENCE S. 2 DEGREES 18 MINUTES 48 SECONDS EAST TO A DIATANCE OF 210.00 FEET TO A POINT ON THE NORTH LINE OF STATE ROUTE 54; THENCE ALONG SAID NORTH LINE OF ROUTE 54, WHICH IS ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1823.67 FEET, A DISTANCE OF 59.45 FEET; THENCE S. 79 DEGREES 59 MINUTES 12 SECONDS W. 50.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF LAND CONTAINING 270 SQUARE FEET, MORE OR LESS, CONVEYED TO THE COMMONWEALTH OF VIRGINIA BY DEED FROM MOBIL OIL CORPORATION RECORDED IN DEED BOOK 311 AT PAGE 302, IN THE AFORESAID CLERK'S OFFICE.

TOGETHER WITH THE RIGHTS OF OTHERS IN AND TO THE USE OF THE 50 FOOT COMMON GENERAL EASEMENT LYING TO THE EAST OF THE SUBJECT PREMISES, SAID EASEMENT BEING RESERVED AS A MEANS OF INGRESS AND EGRESS TO AND FROM A TRACT OF LAND NORTH OF THE DESCRIBED PREMISES, AS SHOWN ON PLAT RECORDED IN DEED BOOK 538 AT PAGE 714, IN THE AFORESAID CLERK'S OFFICE.

AND BEING THE SAME PROPERTY CONVEYED TO STEPHEN R. MOORE AND ROSE E. MOORE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP A AT COMMON LAW, BY DEED FROM GEORGIE L STEPHENS DATED JANUARY 9, 2002 AND RECORDED JANUARY 24, 2002 IN DEED BOOK 1784 AT PAGE 764, IN THE AFORESAID CLERK'S OFFICE. THE SAID STEPHEN RAY MOORE DIED TESTATE ON MAY 28, 2008, PER WILL BOOK 75 AT PAGE 373, THEREBY VESTING TITLE IN ROSE E. MOORE AS SURVIVING TENANT BY THE ENTIRETY.



LEGEND

- EP EDGE OF PAVEMENT
- WV WATER VALVE
- FH FIRE HYDRANT
- SD STORM SEWER STRUCTURE
- LAMP
- MONITORING WELL
- UTILITY POLE
- SIGN
- TP TEL. PEDESTAL
- FUEL TANK CAP
- BOLLARD
- OHU-OVERHEAD UTILITY WIRES
- IPS IRON PIPE SET
- PKS PK NAIL SET

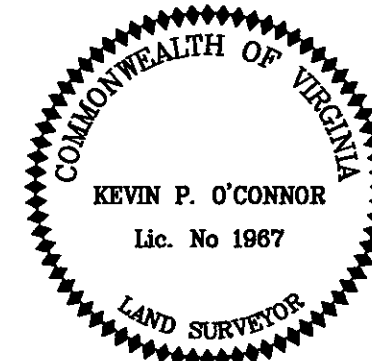
SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, HALLMARK TITLE, INC. AND THE PENCE GROUP, 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, 5, 6(A), 8, 11(c), 13 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2014.

DATE OF PLAT: FEBRUARY 20, 2014

KEVIN P. O'CONNOR, LS #19871 DATE
koconnor@urban-llc.com



ALTA / ACSM LAND TITLE SURVEY
ON THE PROPERTY OF
ROSE E. MOORE
DB.75 PG.373
BERKLEY ELECTION DISTRICT
HANOVER COUNTY, VIRGINIA
SCALE: 1" = 30' DATE: JANUARY 13, 2014

