

VICINITY MAP: 1" = 2460'

# Legend

\\vhb.com\gbl\proj\Richmond\34488.01 NSA EMTC South Phase\cad\sr\planset\3448801alta.dwg

O IPF	IRON PIPE FOUND		BOLLARD
O IRS	IRON ROD SET	——————————————————————————————————————	STREET SIGN
O DHF	DRILL HOLE FOUND	$\overline{\bigcirc}$	MONITORING WELL
O dhs	DRILL HOLE SET	$\bullet$	BORING LOCATION
O CSPF	CONC STEEL PIN FOUND		TEST PIT LOCATION
$\square$	STORM SEWER MANHOLE	$\bigcirc$	WELL
CD 🗌	CURB DRAIN INLET (CDI)		EDGE OF PAVEMENT
	DRAIN INLET (YDI)		CONCRETE CURB
►	FLARED END SECTION		CONCRETE CURB & GUTTER
S	SANITARY SEWER MANHOLE	тт	GUARD RAIL
(0)	SEWER CLEANOUT	O	CHAIN LINK FENCE
E	ELECTRIC MANHOLE		STORM SEWER LINE
$\bigcirc$	TELEPHONE MANHOLE	_	SANITARY SEWER LINE
W	WATER MANHOLE	—OHW · · · —	OVERHEAD WIRE
$\odot$	MANHOLE	——— E ———	UNDERGROUND ELECTRIC
۲		T	
Ō	FIRE HYDRANT	CATV	CABLE TV
WM	WATER METER	G	GAS LINE
<b>*</b> *	SIAMESE CONNECTION	W	WATER LINE
● PIV	POST INDICATOR VALVE (PIV)	.000000	STONE WALL
$\bigcirc$	GAS VALVE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	HEDGEROW
GM		50'RMA	
EB		100'RPA	
EM		——— 100'BZ ——	
·		—MLW · · · —	LIMIT MEAN LOW WATER
⊡ TPED	TELEPHONE PEDESTAL	BF1-100	LIMIT OF BANK
	CABLE TV BOX	· - <u>A</u> WF1-100	VEGETATED WETLAND BOUNDARY
岁	TRAFFIC SIGNAL	WITTIO	
S	SIGNAL BOX	2	MINOR CONTOUR
Т	TRANSFORMER PAD	10	
¢	LIGHT POLE	- 44 <sub>4</sub>	CONC. PAVEMENT
-0-	UTILITY POLE		BRICK PAVERS
	UTILITY POLE W/LIGHT		
$\smile$	GUY WIRE		
PD	PEDESTRIAN PEDESTAL		BUILDING

# Abbreviations

DATR	DEPICTED ACCORDING TO RECORD
D.B.	DEED BOOK
EB	ELECTRIC BOX
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
EB	ELECTRIC BOX
EM	ELECTRIC METER
FOHH	FIBER OPTIC HANDHOLE
FOWP	FIBER OPTIC WITNESS POST
INST	INSTRUMENT
OHW	OVERHEAD WIRE
PD	PEDESTRIAN SIGNAL POLE
S.H.P.B.	STATE HIGHWAY PLAT BOOK
ТОВ	TOP OF BANK
TPED	TELEPHONE PEDESTAL
VHH	VERIZON HANDHOLE
VPED	VERIZON PEDESTAL

# Schedule B, Part II

REFERENCE SHOULD BE MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: 21060597C COMMITMENT DATE: AUGUST 16, 2021 AT 8:00 A.M.

- 1. NOT SURVEY RELATED
- 2. NOT SURVEY RELATED
- 3. NOT SURVEY RELATED
- NOT SURVEY RELATED
- 5. DELETED
- 6. DELETED
- SURVEY
- ON SURVEY i. 15' STORM DRAINAGE EASEMENT AS SHOWN ON SURVEY j. 35' STORM DRAINAGE EASEMENT AS SHOWN ON SURVEY
- ON SURVEY n. 15' STORM DRAINAGE EASEMENT INST. #PM190000094 AS SHOWN ON SURVEY
- (RESTRICTIONS REGARDING WETLAND MITIGATION)
- 9. DELETED
- ARE NON-PLOTTABLE
- 12. DELETED
- NOT PROVIDED
- AGENTS FOR MAINTENANCE INSPECTION)
- 15. DELETED
- 16. DELETED
- 17. DELETED
- PM06000070)
- TRACTS IN INSTRUMENT NUMBER 120001073
- 20. DELETED
- (AFFECTS FORMER ASHBY PROPERTY)
- ON SURVEY (REFERENCES PM190000094)

- 28. DELETED

30. MATTERS AS SHOWN ON SURVEY DATED AUGUST 5, 2021 BY DAVID W. ANDREA: a. 15' STORM DRAINAGE EASEMENT AS SHOWN ON SURVEY

- b. PERMANENT DRAINAGE EASEMENT AS SHOWN ON SURVEY
- e. PERMANENT SIGN EASEMENT AS SHOWN ON SURVEY
- f. SLOPE AND DRAINAGE EASEMENT AS SHOWN ON SURVEY
- g. SIGHT DISTANCE EASEMENT AS SHOWN ON SURVEY h. 200' PROTECTED AREA AS SHOWN ON SURVEY
- i. TEMPORARY CONSTRUCTION EASEMENT AS SHOWN ON SURVEY j. VDOT UTILITY & DOMINION POWER EASEMENT AS SHOWN ON SURVEY
- k. VDOT UTILITY EASEMENT AS SHOWN ON SURVEY
- I. 30' VDOT DRAINAGE EASEMENT AS SHOWN ON SURVEY

7. MATTERS ON PLAT IN INSTRUMENT NUMBER PM210000076 AS FOLLOWS: a. PERMANENT DRAINAGE EASEMENTS INST. #LR180015007 AS SHOWN ON SURVEY b. TEMPORARY CONSTRUCTION EASEMENTS INST. #LR180015007 AS SHOWN ON

c. PERMANENT SIGN EASEMENT INST. #LR180015007 AS SHOWN ON SURVEY d. SLOPE & DRAINAGE EASEMENT INST. #PM080000133 AS SHOWN ON SURVEY e. 30' VDOT DRAINAGE EASEMENT PB 16, PG 215 AS SHOWN ON SURVEY f. 15' STORM DRAINAGE EASEMENT INST. #PM190000094 AS SHOWN ON SURVEY g. VDOT UTILITY EASEMENT INST. #LR180015007 AS SHOWN ON SURVEY h. VDOT UTILITY & DOMINION POWER EASEMENT INST. #LR180015007 AS SHOWN

k. 20' STORM DRAINAGE EASEMENT AS SHOWN ON SURVEY I. VARIABLE WIDTH SIGHT DISTANCE EASEMENT AS SHOWN ON SURVEY

m. PRIVATE ACCESS EASEMENT FBO PARCEL D INST. #PM190000094 AS SHOWN

8. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, LIENS, ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS IN INSTRUMENT NUMBERS LR120001074 (EASEMENT AND RECIPROCAL AGREEMENT BETWEEN COMMERCIAL AND RESIDENTIAL PARCELS. CONTAINS BLANKET SHARED UTILITY, TEMPORARY TRAFFIC, TEMPORARY LANDSCAPE AND SIGNAGE EASEMENTS) LR120001075 (200' PROTECTED AREA AS SHOWN ON SURVEY), LR130025261 (REGARDING SIGNS, LANDSCAPING AND FENCING IN PERMANENT ENTRANCE EASEMENTS), LR190015022 (COVENANTS AND BLANKET EASEMENTS BETWEEN MARKET AT EMBREY MILL, LLC AND NORTH STAFFORD ASSOCIATES LC), LR200003956 (200' PROTECTED AREA AS SHOWN ON SURVEY) AND 200015464

10. VEPCO EASEMENTS IN DEED BOOK 38, PAGE 569, DEED BOOK 62, PAGES 251 AND 362 AND DEED BOOK 76, PAGE 388 ARE NON-PLOTTABLE

11. CENTRAL MUTUAL TELEPHONE EASEMENT IN DEED BOOK 80, PAGES 308 AND 336

13. EASEMENT IN DEED BOOK 848, PAGE 48 IS NON-PLOTTABLE. REFERENCED PLAT

14. MAINTENANCE AGREEMENT IN INSTRUMENT NUMBER 060003803 (CONVEYS BLANKET EASEMENT FOR INGRESS AND EGRESS FOR STAFFORD COUNTY AND ITS

18. DEED OF SUBDIVISION IN INSTRUMENT NUMBER 060010917 (REFERENCES

19. PROFFER ALLOCATION AGREEMENT BETWEEN RESIDENTIAL AND COMMERCIAL

21. COMMONWEALTH OF VIRGINIA EASEMENTS IN INSTRUMENT NUMBER 180008875 AND 180008876 AS SHOWN ON SURVEY (AFFECTS FORMER ASHBY PROPERTY) 22. VEPCO EASEMENT IN INSTRUMENT NUMBER 180011456 AS SHOWN ON SURVEY

23. VDOT EASEMENT IN INSTRUMENT NUMBER 180015007 AS SHOWN ON SURVEY 24. STAFFORD COUNTY EASEMENT IN INSTRUMENT NUMBER 190014517 AS SHOWN

25. VDOT EASEMENT IN INSTRUMENT NUMBER 190021264 AS SHOWN ON SURVEY 26. MAINTENANCE AGREEMENT IN INSTRUMENT NUMBER 200004158 (CONVEYS BLANKET EASEMENT FOR INGRESS AND EGRESS FOR STAFFORD COUNTY AND ITS AGENTS FOR MAINTENANCE INSPECTION)

27. EASEMENTS IN INSTRUMENT NUMBER 210026357 AS SHOWN ON SURVEY

29. EASEMENTS IN INSTRUMENT NUMBER 210028411 AS SHOWN ON SURVEY

- c. 35' STORM DRAINAGE EASEMENT AS SHOWN ON SURVEY
- d. 20' STORM DRAINAGE EASEMENT AS SHOWN ON SURVEY

#### Surveyor's Certificate

TO NORTH STAFFORD ASSOCIATES, L.C. UNITED BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR FIDELITY NATIONAL TITLE INSURANCE COMPANY

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(a), 6(b), 8, 9 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 13, 2021.

DATE OF PLAT OR MAP: AUGUST 25, 2021

Dail W. Ochea	8/25/2
DAVID W. ANDREA REGISTRATION NUMBER 2215	DATE

# Legal Description

ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEING IN ROCK HILL MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, MORE PARTICULARLY DESCRIBED AS PARCEL B REVISED, AS THE SAME IS IDENTIFIED AND DESCRIBED IN THAT CERTAIN DEED OF BOUNDARY LINE ADJUSTMENT, DEDICATION, EASEMENT AND SUBORDINATION DATED JULY 19, 2021, RECORDED AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA, AS INSTRUMENT NO. 210026357, AND PLAT REFERENCED THEREIN, RECORDED AMONG SAID LAND RECORDS AS PM210000076, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF COURTHOUSE ROAD - ROUTE 630, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND THE WESTERLY RIGHT OF WAY OF AUSTIN RIDGE DRIVE, 90 FOOT AND VARIABLE WIDTH PUBLIC RIGHT OF WAY.

THENCE, WITH THE NORTHERLY RIGHT OF WAY OF COURTHOUSE ROAD - ROUTE 630, THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4937.68 FEET, AN

ARC OF 320.46 FEET, THE CHORD OF SAID ARC RUNNING N57°37'18"W 320.40 FEET TO A POINT ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2072.88 FEET, AN

ARC OF 557.03 FEET, THE CHORD OF SAID ARC RUNNING N64°04'58"W 555.35 FEET TO A POINT.

N71°09'35"W 260.52 FEET TO A POINT N29°10'52"E 130.22 FEET TO A POINT

N71°26'45"W 126.02 FEET TO A POINT BEING A SOUTHEASTERLY PROPERTY CORNER OF PARCEL RESIDUE D OF THE NOW OR FORMERLY MARKET AT EMBREY MILL, LLC PROPERTY

THENCE, DEPARTING NORTHERLY RIGHT OF WAY OF COURTHOUSE ROAD - ROUTE 630 AND WITH THE PROPERTY LINES OF PARCEL RESIDUE D OF THE NOW OR FORMERLY MARKET AT EMBREY MILL, LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES: N18°33'15"E 112.33 FEET TO A POINT

ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 595.50 FEET, AN ARC OF 209.40 FEET, THE CHORD OF SAID ARC RUNNING N28°37'41"E 208.33 FEET TO A POINT

N38°42'07"E 67.08 FEET TO A POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF SUNFLOWER DRIVE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY

THENCE, WITH THE SOUTHERLY RIGHT OF WY OF SUNFLOWER DRIVE, THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 826.00 FEET, AN ARC OF 925.07 FEET, THE CHORD OF SAID ARC RUNNING S76°44'35"E 877.48 FEET TO A POINT

N71°10'23"E 50.91 FEET TO A POINT ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN ARC OF 333.44 FEET, THE CHORD OF SAID ARC RUNNING S88°30'09"E 326.50 FEET TO A POINT

S68°10'41"E 325.66 FEET TO A POINT ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC OF 30.98 FEET, THE CHORD OF SAID ARC RUNNING S23°47'53"E 27.98 FEET TO A POINT BEING ON THE WESTERLY RIGHT OF WAY OF AUSTIN RIDGE DRIVE

THENCE, WITH THE WESTERLY RIGHT OF WAY OF AUSTIN RIDGE DRIVE, THE FOLLOWING

COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 608.50 FEET, AN ARC OF 238.49 FEET, THE CHORD OF SAID ARC RUNNING S31°48'35"W 236.96 FEET TO A POINT

S43°02'12"W 189.99 FEET TO A POINT

S46°28'13"W 200.36 FEET TO A POINT S43°02'12"W 235.32 FEET TO A POINT

S87°33'09"W 86.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 883,230 SQUARE FEET OR 20.2762 ACRES OF LAND

FOR INFORMATIONAL PURPOSES ONLY

TAX MAP PARCEL 29-70K

General Notes

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY BY VHB, INC. AND FROM DEEDS AND PLANS OF RECORD



2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB IN JUNE/JULY 2021

3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, DESIGNATIONS MARKED BY OTHERS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO STAFFORD COUNTY GEODETIC SURVEY MONUMENT NUMBER JN101094 (NSHS AZ), NUMBER JN101094 (RODNEY AZ) AND NUMBER JN101094 (COLONIAL)

5. THIS PROPERTY IS IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR STAFFORD COUNTY, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510154 0141E, DATED FEBRUARY 4, 2005

6. OWNER: NORTH STAFFORD ASSOCIATES LC

7. THE PROPERTY SHOWN HEREON IS LISTED AS TAX MAP NUMBER 29-70K AMONG THE RECORDS OF THE STAFFORD COUNTY, VIRGINIA REAL ESTATE ASSESSMENT OFFICE

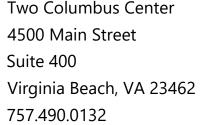
8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 21060597C WITH A COMMITMENT DATE OF AUGUST 16, 2021 AT 8:00 A.M.

9. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION.

10. THE SUBJECT PROPERTY IS CURRENTLY ZONED PD-2 (PLANNED DEVELOPMENT-2 DISTRICT)

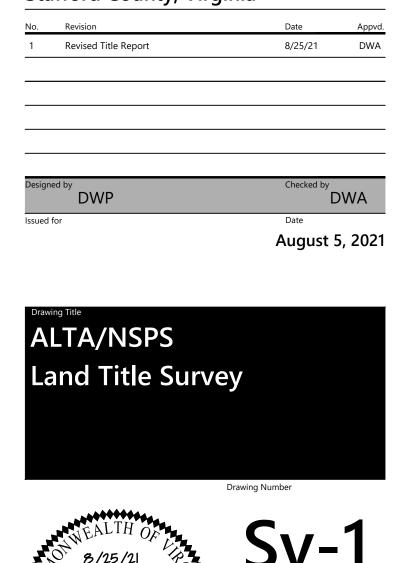
11. PROPERTY OWNERS ARE RESPONSIBLE FOR PRESERVING DRAINAGE EASEMENTS ON/ACROSS THEIR PROPERTY. SUCH EASEMENTS SERVING ROADWAYS MAINTAINED BY VDOT WILL BE MAINTAINED BY VDOT ONLY AS REQUIRED TO PROTECT THE ROADWAY FROM DAMAGE OR FLOODING.

12. ALL SIGHT DISTANCE EASEMENTS SHOWN HEREON SHALL BE KEPT FREE AND CLEAR OF ALL OBSTRUCTIONS SUCH AS STRUCTURES, FENCES, TREES, ETC. THAT WILL IMPEDE THE DRIVERS LINE OF SIGHT WITHIN THE SIGHT DISTANCE EASEMENT.



# Parcel B Revised

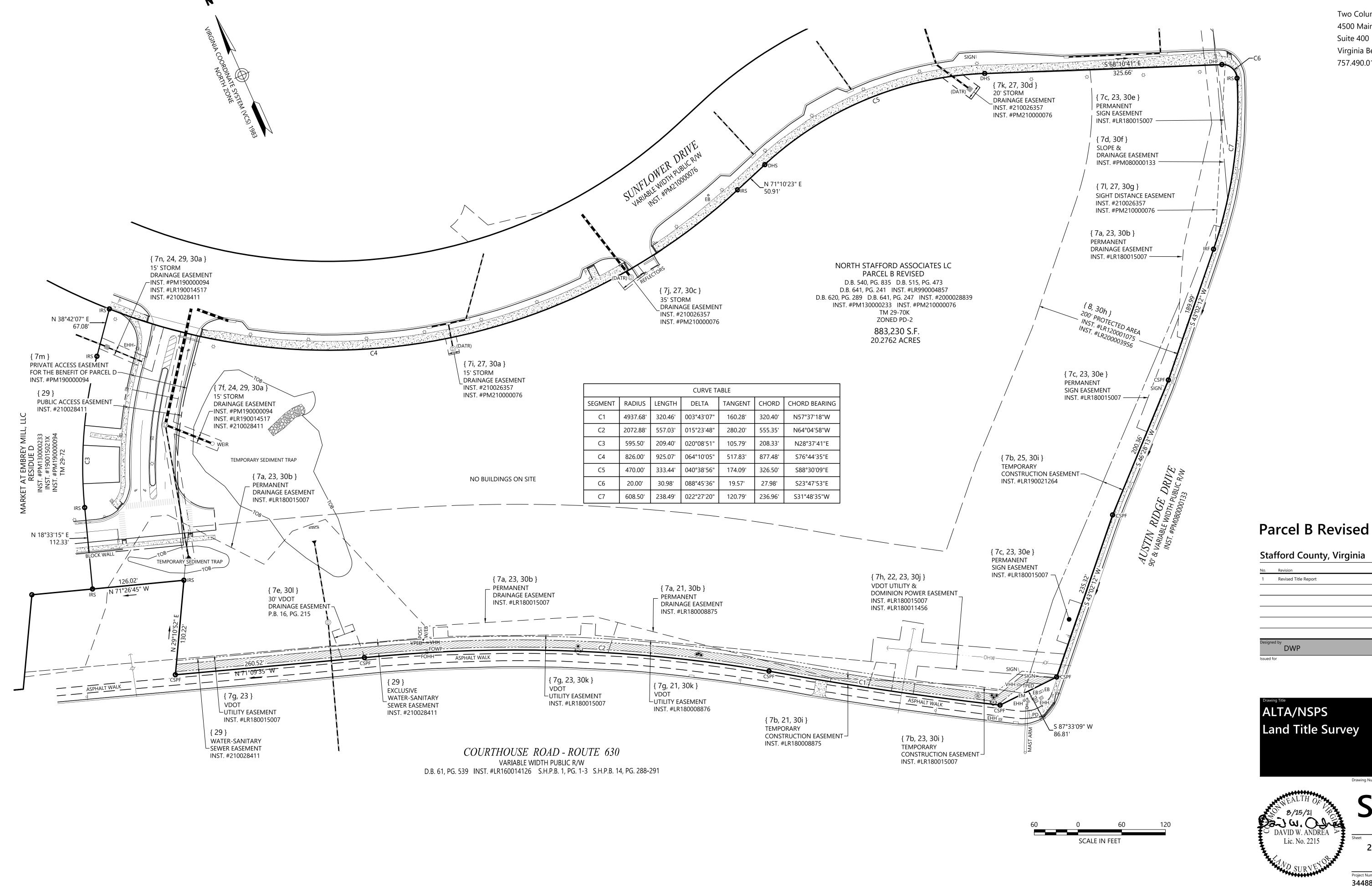
# Stafford County, Virginia



المحكمة المعلمة

DAVID W. ANDREA Lic. No. 2215









Two Columbus Center 4500 Main Street Suite 400 Virginia Beach, VA 23462 757.490.0132

8/25/21

Checked by DWA

August 5, 2021

Drawing Number

2

Project Number **34488.01** 

Sv-2

2

DWA