

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

BENCHMARK INFORMATION

1. FIRE HYDRANT, BOLT ABOVE CONNECTION POINT, NORTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 198.90

TEMPORARY BENCHMARK BOLT ABOVE HYD. SPOUT ELEVATION=198.90

PID 7787-97-3077 AP OUT PARCEL 1, LLC 3700 SOUTH ANNEA ALTONA, PA 18002 DB 1612, PG 458 PB 8, PG 458 ZONED B-3

LEDBETTER ROAD VIRGINIA STATE ROUTE 1261 VARIABLE PUBLIC RIGHT OF WAY

TEST HOLE DATA

TEST HOLE # APPROX. TOP OF PIPE ELEV.
2 190.3
1 190.0

POINT OF COMMENCEMENT CONC. INV. FOUND VA STATE PLANE COORDS. (NAD 83, SOUTH ZONE)
N: 3,776,988.77
E: 11,789,493.62

POINT OF BEGINNING CONC. INV. FOUND VA STATE PLANE COORDS. (NAD 83, SOUTH ZONE)
N: 3,776,856.72
E: 11,789,374.80

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING FOOTPRINT
- LANDSCAPE
- UTILITY CONDUIT
- UTILITY
- OVERHEAD POWER LINE
- OVERHEAD POWER & TEL
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- IRON PIN FOUND (SIZE AND TYPE AS NOTED)
- CONCRETE MONUMENT FOUND
- 1/2" REBAR W/ CAP SET
- MAIL FOUND
- MAIL & WASHER SET
- SCHEDULE BI EXCEPTION ENCROACHMENT
- UTILITY POLE/GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC JUNCTION BOX
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- BACKFLOW PREVENTOR
- ELECTRIC METER
- GAS METER
- STORM MANHOLE
- STORM INLET
- SANITARY MANHOLE
- CLEANOUT
- BOLLARD
- SIGN
- MAILBOX
- TREE (SEE CHART)
- SPOT ELEVATION
- GAS LINE TEST HOLE LOCATION
- STREET ADDRESS

- ABBREVIATIONS:
- R/W RIGHT OF WAY
 - PD PARCEL IDENTIFICATION NUMBER
 - N/F NORTH OF FORMERLY
 - FB FLAT BOOK
 - DB DEED BOOK
 - CMG COMBINED
 - BFP BACK FLOW PREVENTER
 - SMH STORM SEWER MANHOLE
 - SSM SANITARY SEWER MANHOLE
 - PVC POLY VINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - XTM POWER TRANSFORMER
 - APPROX APPROXIMATE
 - REB REBAR
 - CMG CURB & GUTTER
 - FFE FINISHED FLOOR ELEVATION
 - INV INVERT
 - RETW RETAINING WALL
 - TH TEST HOLE

NOTES

- THE LOT IS LOCATED ON THE NORTHWEST SIDE OF SLIDING HILL ROAD AND THE SOUTHEASTERN MOST END OF CROSSWHITS DRIVE. NO STREET ADDRESS HAS BEEN ASSIGNED TO SUBJECT PROPERTY. TAX PARCEL NUMBER IS 7787-96-1930. THIS PROPERTY IS NOT WITHIN THE CITY LIMITS OF ASHLAND, VA.
- THE AREA OF THIS TRACT IS 442,630 SQUARE FEET OR 10.079 ACRES. THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED IN REFERENCE TO UTILITY LOCATES PERFORMED BY CENTER LINE LOCATING LLC (880) 233-1364.
- THIS SURVEY IS REFERENCED TO PLAT OF SUBDIVISION FOR SLIDING HILL PLACE, SECTION 2, RECORDED IN PLAT BOOK 36, PAGE 746, HANOVER COUNTY RECORDS. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
- ELEVATIONS SHOWN ARE BASED ON THE NAD 83 DATUM. ONE-FOOT CONTOUR INTERVAL SHOWN.
- THIS SURVEY WAS MADE WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 2801630630, DATED AUGUST 5, 2016.

SURVEYOR'S CERTIFICATION

To O'Reilly Automotive Stores, Inc. and Chicago Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on September 9, 2016.

Date of Plot or Map: September 29, 2016

John M. Story VA Professional Land Surveyor No. 1938

Seal of John M. Story, Lic. No. 1938

SV1

GRAPHIC SCALE IN FEET

SURVEY LEGAL DESCRIPTION

Survey Legal Description
O'Reilly Ashland, VA (AS2)

All that tract or parcel of land, lying and being in the Ashland District of Hanover County, Virginia, containing 42,630 square feet or 0.979 acre, more or less, and being more particularly described as follows:

Commencing at a point marked by a concrete monument found at the southeast corner of a miller joining the southwest right of way line of Ledbetter Road (VA State Route 1261, variable width public R/W) and the northeast right of way line of Sliding Hill Road (VA State Route 656, variable width public R/W), said point having VA State Plane Coordinates (NAD 83, South Zone) N:3,776,988.77; E: 11,789,493.62 and being the Point of Commencement; thence along the northeast right of way line of Sliding Hill Road S43°22'58"W a distance of 181.76' to a point marked by a nail set, said point having VA State Plane Coordinates (NAD 83, South Zone) N:3,776,856.72; E: 11,789,374.80 and being the Point of Beginning; thence along the northeast right of way line of Sliding Hill Road N42°09'31"E a distance of 31.01' to a point marked by a nail set; 2) N42°09'31"E a distance of 107.01' to a point marked by a nail set; 3) N47°49'34"W a distance of 107.01' to a point marked by a nail set; 4) S42°10'16"W a distance of 226.85' to a point marked by a 1/2" rebar found on the northwest right of way line of Ledbetter Road, LLC (Deed Book 1823, page 48, Hanover County Clerk of Circuit Court's office); thence along the northeast property line of Ledbetter Road, LLC N75°22'09"W a distance of 158.87' to a point marked by a 1/2" rebar set at the intersection of the northeast property line of Ledbetter Road, LLC and southeast right of way line of Crosswhits Drive (VA State Route 1338, 50' R/W), thence along the southeast right of way line of Crosswhits Drive N42°11'10"E a distance of 315.20' to a point marked by a nail set at the west corner of Lot 1, Sliding Ridge Place, Section 1 (Deed Book 815, Page 458, Hanover County Clerk of Circuit Court's office); thence along the southwest boundary of Lot 1, Sliding Ridge Place, Section 1 S47°50'39"E a distance of 287.59' to a point marked by a nail set on the northwest right of way line of Sliding Hill Road, said point being the Point of Beginning.

RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE COUNTY OF HANOVER, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 3, CONTAINING 0.979 ACRES MORE OR LESS, IN BLOCK A, AS SHOWN ON SUBDIVISION PLAT ENTITLED "SLIDING HILL PLACE - SECTION 2", RECORDED FEBRUARY 26, 2004 IN PLAT BOOK 36 AT PAGE 746, AMONG THE LAND RECORDS OF HANOVER COUNTY, VIRGINIA.

SCHEDULE B SECTION II

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2801630630
EFFECTIVE DATE: AUGUST 5, 2016 @ 8:00 A.M.

- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 36 AT PAGE 746. AFFECTS THE PROPERTY AS SHOWN HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT, RECORDED IN DEED BOOK 789 AT PAGE 234; DEED BOOK 792 AT PAGE 829; DEED BOOK 1570 AT PAGE 754 AND DEED BOOK 2309 AT PAGE 7. EASEMENTS DESCRIBED IN 789/234 & 792/829 ARE LOCATED AWAY FROM AND DO NOT AFFECT SUBJECT PROPERTY. EASEMENTS IN 1570/754 & 2309/7 AFFECT SUBJECT PROPERTY AND ARE SHOWN HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN UTILITY SERVICE AGREEMENT, RECORDED IN DEED BOOK 1564 AT PAGE 417. AGREEMENT APPROVES WATER LINE EXTENSIONS TO SERVE ADJACENT SUBJECT PROPERTY, DOES NOT AFFECT SUBJECT PROPERTY.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN ENCROACHMENT AGREEMENT, RECORDED IN DEED BOOK 1552 AT PAGE 637, AMENDED BY ASSIGNMENT AND AMENDMENT TO ATLEE PROPERTIES, LLC LICENSE AGREEMENT WITH VIRGINIA NATURAL GAS INC. RECORDED IN DEED BOOK 1586 AT PAGE 743. AGREEMENTS ARE FOR ENCROACHMENTS ONTO NATURAL GAS EASEMENT OF ADJACENT SHEETZ PROPERTY, DOES NOT AFFECT SUBJECT PROPERTY.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS GRANTED TO BELL ATLANTIC VIRGINIA, INC. RECORDED IN DEED BOOK 1573 AT PAGE 222.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED BOOK 1586 AT PAGE 743. AGREEMENTS ARE FOR ENCROACHMENTS ONTO NATURAL GAS EASEMENT OF ADJACENT SHEETZ PROPERTY, DOES NOT AFFECT SUBJECT PROPERTY.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED BOOK 1587 AT PAGE 477. DOES AFFECT THE PROPERTY AS SHOWN HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF EASEMENTS, RECORDED IN DEED BOOK 2179 AT PAGE 392. DOES AFFECT THE PROPERTY AS SHOWN HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF ACCESS EASEMENTS, RECORDED IN DEED BOOK 2218 AT PAGE 273. DOES AFFECT THE PROPERTY AS SHOWN HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF UTILITY EASEMENTS, RECORDED IN DEED BOOK 2218 AT PAGE 275. DOES AFFECT THE PROPERTY AS SHOWN HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT, RECORDED IN DEED BOOK 2222 AT PAGE 236. DOES AFFECT THE PROPERTY AS SHOWN HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN UTILITY SERVICE AGREEMENT, RECORDED IN DEED BOOK 2245 AT PAGE 628. AGREEMENT APPROVES WATER & SEWER LINE EXTENSIONS TO SERVE ADJACENT WAFFLE HOUSE (NOW SHEETZ FROZEN YOGURT) PROPERTY, DOES NOT AFFECT SUBJECT PROPERTY.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN SUBDIVISION PERFORMANCE AGREEMENT, RECORDED IN DEED BOOK 2289 AT PAGE 153. AFFECTS SUBJECT PROPERTY, NO MATTERS TO SHOW.

UTILITY CONTACTS

- WATER & SANITARY SEWER**
AUTHORITY: COUNTY OF HANOVER, DEPT. OF PUBLIC UTILITIES
ADDRESS: 7516 COUNTY COMPLEX ROAD HANOVER, VA 23069
CONTACT: DAVID SHATTAR
PHONE #: (804) 365-6020
- INTERNET/TV PHONE**
AUTHORITY: SPRINT/COMCAST
ADDRESS: 8401 STAPLES MILL ROAD HANOVER, VA 23068
CONTACT: CUSTOMER SERVICE
PHONE #: (888) 266-2278
- POWER**
AUTHORITY: DOMINION VIRGINIA POWER
ADDRESS: 523 NORTH WASHINGTON ST. ASHLAND, VA 23005
CONTACT: CUSTOMER SERVICE
PHONE #: (888) 366-4357
- GAS**
AUTHORITY: VIRGINIA NATURAL GAS
CONTACT: CUSTOMER SERVICE
PHONE #: (804) 365-6020

STREET INFORMATION

OPERATING AUTHORITY: VDOT RICHMOND DISTRICT
ASHLAND RESIDENCY OFFICE
523 NORTH WASHINGTON ST.
ASHLAND, VA 23005

PHONE: (804) 752-5511
MARSHALL MINN, ASSISTANT RESIDENCY ADMINISTRATOR

SLIDING HILL ROAD (VA SR. 656)
SPEED LIMIT: 45 MPH
CLASSIFICATION: ARTERIAL

CROSSWHITS DRIVE (VA SR. 1338)
SPEED LIMIT: NONE POSTED
CLASSIFICATION: MINOR STREET

PER THE ASHLAND RESIDENCE OFFICE (MARSHALL MINN, ASST. RESIDENCY ADMINISTRATOR, (804) 752-5511) THERE ARE NO PLANNED IMPROVEMENTS OR R/W ACQUISITIONS FOR EITHER OF THESE STREETS.

ZONING INFORMATION

ZONING AUTHORITY: HANOVER COUNTY PLANNING DEPARTMENT
ADDRESS: 7516 COUNTY COMPLEX ROAD HANOVER, VA 23069
TELEPHONE: (804) 365-6171
CONTACT: DAVID WALONEY, ZONING DIRECTOR
ZONING: B-3, GENERAL BUSINESS

SETBACKS:
FRONT: 35' FROM CROSSWHITS DRIVE
REAR: 0' FROM B-3 PARCELS
SIDE: 0' FROM B-3 PARCELS
10' FROM A-1 PARCEL

APPARENT ENCROACHMENTS

1. VARIOUS UNDERGROUND UTILITIES ARE LOCATED OUTSIDE THE DESIGNATED EASEMENTS ON THIS PROPERTY.

TREE CHART

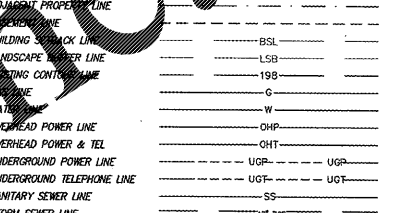
| | | | |
|---|------|----|------|
| 1 | 6"OK | 8 | 6"OK |
| 2 | 6"OK | 9 | 6"OK |
| 3 | 6"OK | 10 | 6"OK |
| 4 | 7"OK | 11 | 4"OK |
| 5 | 5"OK | 12 | 4"OK |
| 6 | 7"OK | 13 | 4"OK |
| 7 | 6"OK | | |

FLOOD ZONE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NO. 51088C 0305B, EFFECTIVE DATE: DECEMBER 2, 2008, ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

RECEIVED
JUL 31 2017
VIRGINIA SURVEYING SOCIETY

VICINITY MAP



DOMINION ASSOCIATES, INC.
MACON & CHARLOTTE
9741-L SOUTHERN PINE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273
(704) 374-1955
http://www.dg-a.com

ALTA/ACSM LAND TITLE SURVEY FOR
O'REILLY AUTOMOTIVE STORES, INC.
LOT 3, SECTION 2, SLIDING HILL PLACE
HANOVER COUNTY VIRGINIA

O'Reilly
AUTO PARTS

| DATE | REVISIONS |
|------------|---|
| 10/29/2016 | ADDED CLIENT COMMENTS |
| 11/09/2016 | ADDED CLIENT COMMENTS |
| 11/09/2016 | ADDED IMPROVEMENT REFERENCE |
| 12/02/2016 | REVISED SETBACK LINE & SHARED LEGAL DESC. |
| 02/24/2017 | ADDED TEST HOLE LOCATIONS AND DATA |
| 07/26/2017 | CORRECTED PROPERTY REFERENCES |

DATE: 9/29/16
SCALE: 1"=20'
DRAWING #: NC-025-16-D
PROJ. #: 4539-426
DRWN: JH
CHKD: JMS

SHEET 1 OF 1