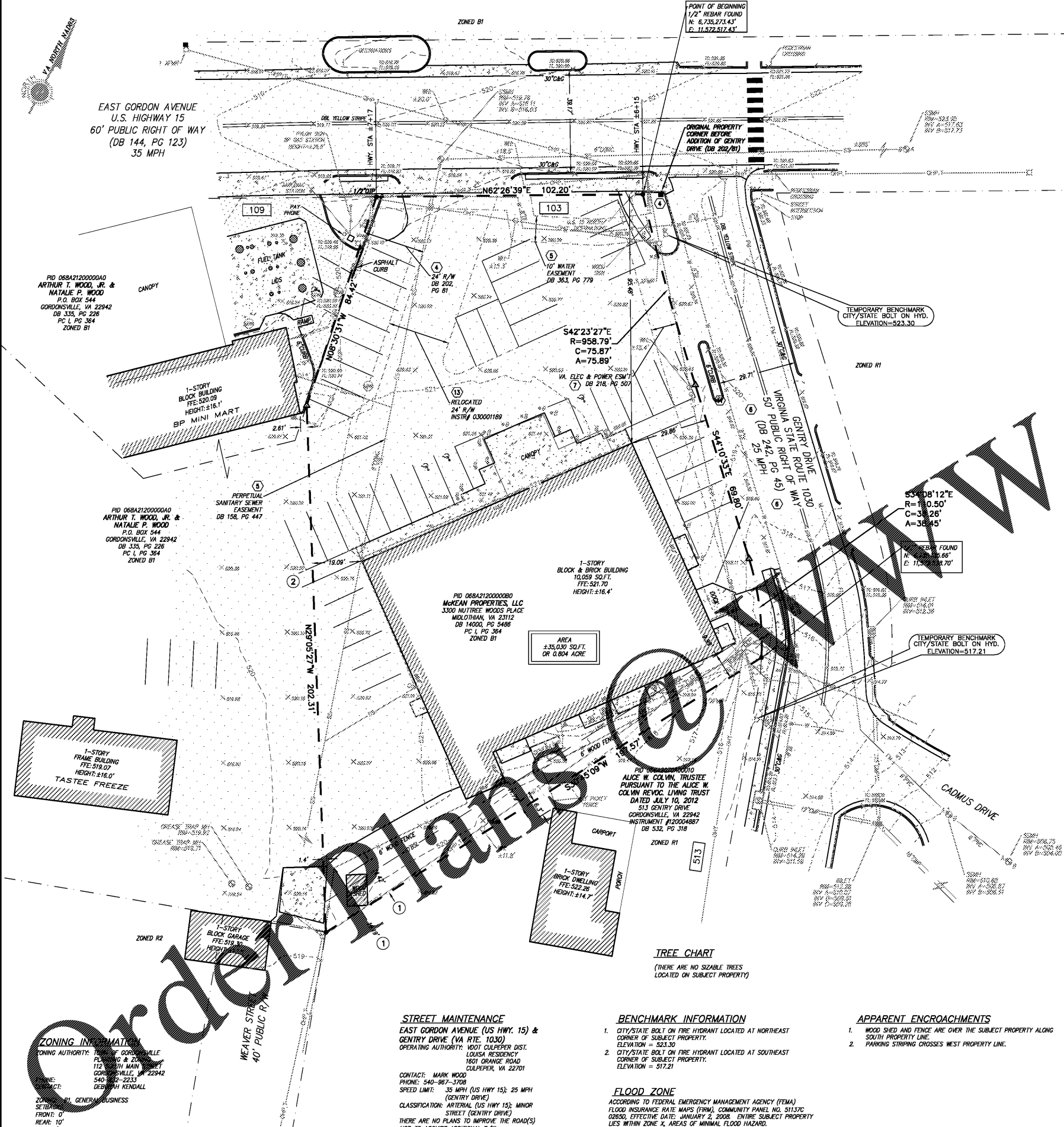


# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



**SURVEY LEGAL DESCRIPTION**  
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE TOWN OF GORDONSVILLE, ORANGE COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF EAST GORDON AVENUE (U.S. HIGHWAY 15, 60' PUBLIC R/W) AND THE SOUTHWESTERLY RIGHT OF WAY OF GENTRY DRIVE (VIRGINIA STATE ROUTE 1030, 50' PUBLIC R/W), SAID REBAR HAVING VIRGINIA STATE PLANE COORDINATES (NAD 83, NORTH ZONE) N: 6,735,273.43', E: 11,572,517.43', AND BEING THE POINT OF BEGINNING FOR THIS TRACT OF LAND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF GENTRY DRIVE ALONG A CURVE TO THE LEFT A LENGTH OF 75.89', A RADIUS OF 958.79', BEING SUBTENDED BY A CHORD BEARING S42°23'27"E A DISTANCE OF 75.89' TO A NAIL & WASHER SET; THENCE S44°10'33"E A DISTANCE OF 68.80' TO A NAIL & WASHER SET; THENCE ALONG A CURVE TO THE RIGHT A LENGTH OF 38.44', A RADIUS OF 110.50', BEING SUBTENDED BY A CHORD BEARING S34°08'12"E A DISTANCE OF 38.26' TO 1/2" REBAR FOUND, SAID REBAR HAVING VIRGINIA STATE PLANE COORDINATES (NAD 83, NORTH ZONE) N: 6,735,135.68', E: 11,572,638.70'; THENCE LEAVING SAID RIGHT OF WAY OF GENTRY DRIVE S30°45'09"W A DISTANCE OF 197.57' TO A 1/2" REBAR FOUND (SAID REBAR BEING THE NORTHERLY CORNER OF THE EASTERLY RIGHT OF WAY OF HEAVER STREET, 40' PUBLIC R/W); THENCE N29°05'27"W A DISTANCE OF 202.31' TO A NAIL & WASHER SET; THENCE N08°30'31"W A DISTANCE OF 84.42' TO A 1/2" OPEN TOP PIPE FOUND ALONG THE APPOINTMENTED RIGHT OF WAY OF EAST GORDON AVENUE; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF EAST GORDON AVENUE N22°29'59"E A DISTANCE OF 102.20' TO A 1/2" REBAR FOUND AND THE POINT OF BEGINNING.  
 SAID TRACT OF LAND CONTAINS 35,030 SQUARE FEET OR 0.804 ACRE MORE OR LESS.

**RECORD LEGAL DESCRIPTION**  
 ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE TOWN OF GORDONSVILLE, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS AND RIGHTS APPURTENANT THERETO, CONTAINING 0.824 ACRES, MORE OR LESS, SITUATE IN THE TOWN OF GORDONSVILLE, AT THE INTERSECTIONS OF HIGHWAY NUMBER 15, HIGHWAY ROUTE NUMBER 33, AND HIGHWAY ROUTE NUMBER 231, BEING A PORTION OF THE PROPERTY FORMERLY KNOWN AS 'GORDON BROS. PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS LOT B ON A PLAT OF SUBDIVISION ENTITLED 'DIVISION OF SHALER-HALLEY LOT, MADE BY L. L. CONNER, CERTIFIED SURVEYOR, AND SAID PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ORANGE COUNTY, VIRGINIA, IN DEED BOOK 202 AT PAGE 84, BEING MORE PARTICULARLY DESCRIBED AND DESCRIBED AS CONTAINING 0.824 ACRES, MORE OR LESS, ON A PLAT OF SURVEY HEREBY AND OTHERWISE L.A.S. SURVEYORS, DIVISION 5, AND RECORD PLAT CABINET I, SLOT 364.

**SCHEDULE B SECTION II**  
 CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: 24801830273  
 EFFECTIVE DATE: APRIL 5, 2018 @ 10:00 A.M.  
 1. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 202 AT PAGE 84. DOES AFFECT THE PROPERTY AND IS SHOWN HEREON.  
 2. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN EASEMENT AGREEMENT DEED BOOK 138 AT PAGE 447 AND IN DEED BOOK 363 AT PAGE 74. DOES AFFECT THE PROPERTY AND IS SHOWN HEREON.  
 3. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 243 AT PAGE 243. DOES AFFECT THE PROPERTY AS IT ESTABLISHES THE CURRENT RIGHT OF WAY OF GENTRY DRIVE, AS SHOWN HEREON.  
 4. EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 216 AT PAGE 507. DOES AFFECT THE PROPERTY AND IS SHOWN HEREON.  
 5. EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 187 AT PAGE 477. DOES NOT AFFECT THE SUBJECT PROPERTY.  
 6. EASEMENTS GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA BY INSTRUMENT RECORDED IN DEED BOOK 175 AT PAGE 71. BLANKET EASEMENT; CANNOT DETERMINE IF IT AFFECTS THE SUBJECT PROPERTY.  
 7. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 130 AT PAGE 22. AFFECTS SUBJECT PROPERTY, NO MATTERS TO PLOT.  
 8. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN AGREEMENT RECORDED IN DEED BOOK 155 AT PAGE 151. DOES NOT AFFECT SUBJECT PROPERTY.  
 9. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 259 AT PAGE 490. AFFECTS SUBJECT PROPERTY, NO MATTERS TO PLOT.  
 10. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN RELOCATION AGREEMENT RECORDED AS INSTRUMENT NO. 030001189. DOES AFFECT THE PROPERTY AND IS SHOWN HEREON.  
 11. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN ON PLAT RECORDED IN PLAT CABINET I, SLOT 364. DOES AFFECT THE PROPERTY AND IS SHOWN HEREON.

**UTILITY CONTACTS**  
**WATER**  
 OPERATING AUTHORITY: TOWN OF GORDONSVILLE  
 112 SOUTH MAIN STREET  
 GORDONSVILLE, VA 22942  
 CONTACT: VINCENT SEAL  
 PHONE: (540) 832-0877  
**SANITARY SEWER**  
 OPERATING AUTHORITY: RAPIDAN SERVICE AUTHORITY  
 11235 SPOTSWOOD TRAIL  
 RUCKERSVILLE, VA 22968  
 CONTACT: JASON COLLIER  
 PHONE: (434) 985-7811  
**POWER**  
 OPERATING AUTHORITY: DOMINION  
 7500 N. BROAD ST  
 RICHMOND, VA 23294  
 CONTACT: DANN GREENE  
 PHONE: (757) 315-8768  
**GAS**  
 OPERATING AUTHORITY: COLUMBIA GAS OF VIRGINIA  
 1809 COYOTE DRIVE  
 CHESTER, VA 23086  
 CONTACT: CUSTOMER SERVICE  
 PHONE: (800) 543-8911  
**COMMUNICATIONS**  
 OPERATING AUTHORITY: VERIZON  
 CONTACT: CUSTOMER SERVICE  
 PHONE: (888) 483-1233

**NOTES**  
 1. THE LOT IS LOCATED ON THE SOUTHEASTERN SIDE OF EAST GORDON AVENUE AND THE SOUTHWESTERN SIDE OF GENTRY DRIVE. STREET ADDRESS IS 103 EAST GORDON AVENUE. TAX PARCEL NUMBER IS 068A2120000080. SUBJECT PROPERTY IS LOCATED IN THE TOWN LIMITS OF GORDONSVILLE, VIRGINIA.  
 2. THE AREA OF THIS TRACT IS 35,030 SQUARE FEET OR 0.804 ACRE. THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.  
 3. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.  
 4. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY CENTER LINE LOCATING LLC (080-233-1364). VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO CONSTRUCTION BY CONTACTING MESS UTILITY VIRGINIA ONE-CALL 811, (800) 552-7001.  
 5. THIS SURVEY IS REFERENCED TO PLAT OF RE-DIVISION OF SHALER-HALLEY LOT, RECORDED IN DEED BOOK 202, PAGE 84. FURTHER UPDATED ON A PLAT FOR DIXIE'S FOOD MARKET, INC., RECORDED IN PLAT CABINET I, PAGE 364, ORANGE COUNTY RECORDS. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.  
 6. ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM. ONE-FOOT CONTOUR INTERVAL SHOWN.  
 7. THIS SURVEY WAS MADE WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 24801830273, DATED APRIL 5, 2018.

**LEGEND**

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EAST LINE	---
WEST LINE	---
BUILDING SETBACK LINE	---
ESCAPE EASEMENT LINE	---
EXISTING CONTOUR	---
GAS	---
WATER	---
OVERHEAD POWER LINE	---
OVERHEAD TELEPHONE LINE	---
OVERHEAD POWER & TEL	---
UNDERGROUND POWER LINE	---
UNDERGROUND TELEPHONE LINE	---
SANITARY SEWER LINE	---
FORCE MAIN	---
STORM SEWER LINE	---
1/2" REBAR FOUND (UNLESS NOTED)	---
CONCRETE MOUND FOUND	---
NAIL & DISK SET	---
SCHEDULE BI EXCEPTION	---
ENCROACHMENT	---
UTILITY POLE/UTILITY WIRE	---
LIGHT POLE	---
TELEPHONE PEDESTAL	---
WATER VALVE	---
WATER METER	---
FIRE HYDRANT	---
ELECTRIC METER	---
GAS METER	---
STORM MANHOLE	---
STORM INLET	---
SANITARY MANHOLE	---
CLEANOUT	---
BOLLARD	---
MONITORING WELL	---
SIGN	---
MAILBOX	---
FUEL TANK VENT	---
AIR CONDITIONER	---
SPOT ELEVATION	---
STREET ADDRESS	---
ASPHALT	---
CONCRETE	---

**ABBREVIATIONS:**

R/W	RIGHT OF WAY	CMP	CORRUGATED METAL PIPE
PID	PARCEL IDENTIFICATION NUMBER	XTRM	POWER TRANSFORMER
N/F	NEW OR FORMERLY	APPROX	APPROXIMATE
PG	PLAT CABINET	WH	WIRE HEIGHT
DB	DEED BOOK	OTIP	OPEN TOP PIPE
PG	PAGE	REB	REBAR
C	CHORD	C&G	CLUB & CUTTER
R	RADIUS	RTW	RETAINING WALL
A	ARC	TC/FL	TOP OF CURB/FLOWLINE
SDMH	STORM SEWER MANHOLE	FTE	FINISHED FLOOR ELEVATION
SSMH	SANITARY SEWER MANHOLE	INVT	INVERT
FMWH	FORCE MAIN MANHOLE	SO FT	SQUARE FEET
PVC	POLY VINYL CHLORIDE		

**SURVEYOR'S CERTIFICATION**  
 To O'Reilly Automotive Stores, Inc. and Chicago 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 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on April 18, 2018.  
 Date of Plat or Map: April 26, 2018  
 John M. Story, Professional Land Surveyor No. 1938  
 6/13/2018

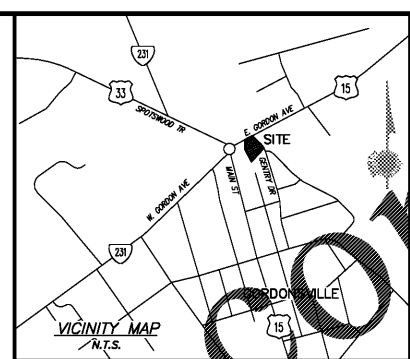
DATE: 4/26/2018  
 SCALE: 1"=20'  
 DRAWING #: NC-008-D-18  
 PROJ. #: 4539-495  
 DRWN: JH  
 CHKD: JMS

**DOMINION**  
**PARRETT & ASSOCIATES, INC.**  
 MACON • CHARLOTTE  
 9741-L SOUTHERN PINE BOULEVARD  
 CHARLOTTE, NORTH CAROLINA 28273  
 (704) 374-1955 Mobile: (704) 588-6482  
 http://www.dg-a.com

ALTA/NSPS LAND TITLE SURVEY  
 FOR  
**O'REILLY AUTOMOTIVE STORES, INC.**  
 103 EAST GORDON AVENUE  
 TOWN OF GORDONSVILLE, ORANGE COUNTY, VIRGINIA

**O'Reilly**  
 AUTO PARTS

REVISIONS	
DATE	06/13/2018
BY	JMS
DESCRIPTION	Addressed Client Comments.
DATE	06/13/2018
BY	JMS
DESCRIPTION	Addressed Client Comments.



**ZONING INFORMATION**  
 ZONING AUTHORITY: TOWN OF GORDONSVILLE  
 PLANNING & ZONING DEPARTMENT  
 112 SOUTH MAIN STREET  
 GORDONSVILLE, VA 22942  
 540-832-2233  
 DEBORAH KENDALL  
 ZONING: ZONED B1 GENERAL BUSINESS  
 SETBACKS:  
 FRONT: 0'  
 REAR: 10'  
 SIDE: 0'

**STREET MAINTENANCE**  
 EAST GORDON AVENUE (US HWY. 15) & GENTRY DRIVE (VA RTE. 1030)  
 OPERATING AUTHORITY: WOOT CLAPPER DIST. LOUISA RESIDENCY 1601 GRANITE ROAD CULPEPER, VA 22701  
 CONTACT: MARK WOOD  
 PHONE: 540-967-3708  
 SPEED LIMIT: 35 MPH (US HWY 15); 25 MPH (GENTRY DRIVE)  
 CLASSIFICATION: ARTERIAL (US HWY 15); MINOR STREET (GENTRY DRIVE)  
 THERE ARE NO PLANS TO IMPROVE THE ROAD(S) NOR TO ACQUIRE ADDITIONAL R/W.

**BENCHMARK INFORMATION**  
 1. CITY/STATE BOLT ON FIRE HYDRANT LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 523.30  
 2. CITY/STATE BOLT ON FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 517.21

**FLOOD ZONE**  
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 51137C 02650, EFFECTIVE DATE: JANUARY 2, 2008. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

**APPARENT ENCROACHMENTS**  
 1. WOOD SHED AND FENCE ARE OVER THE SUBJECT PROPERTY ALONG SOUTH PROPERTY LINE.  
 2. PARKING STRIPING CROSSES WEST PROPERTY LINE.

**TREE CHART**  
 (THERE ARE NO SIZEABLE TREES LOCATED ON SUBJECT PROPERTY)

