

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

FOUNDERS WAY
50' PUBLIC RIGHT OF WAY
(DB 1053, PG 153)

UTILITY CONTACTS
 WATER & SEWERAGE
 AUTHORITY: TOWN OF STRASBURG
 ADDRESS: P.O. BOX 351
 STRASBURG, VA 22657
 CONTACT: CHRIS REINHOLD
 PHONE # (540) 485-3008
 INTERNET/WEBSITE
 AUTHORITY: COMCAST
 ADDRESS: 400 WESTFIELD ROAD
 CHARLOTTEVILLE, VA 22901
 PHONE # (540) 924-8928
 INTERNET/WEBSITE
 AUTHORITY: SHENANDOAH TELEPHONE CO
 ADDRESS: 105 MAIN STREET
 CHARLOTTESVILLE, VA 22904
 PHONE # (540) 984-3224
 POWER
 AUTHORITY: SHENANDOAH VALLEY ELEC COOP
 ADDRESS: 147 DANIEL AVENUE
 MT. CHARLOTTESVILLE, VA 22941
 PHONE # (540) 434-2200
 GAS
 AUTHORITY: WASHINGTON GAS
 ADDRESS: 6801 INDUSTRIAL ROAD
 SPANGLERFIELD, VA 22151
 CONTACT: CRAIG RAVAL
 PHONE # (540) 974-6425

BENCHMARK INFORMATION
 1. BOLT ON FIRE HYDRANT BETWEEN CASTED "X" AND "J" SHAPED, LOCATED ALONG FOUNDERS WAY NORTHEAST OF SUBJECT PROPERTY.
 ELEVATION = 687.89
 2. BOLT ON FIRE HYDRANT BETWEEN CASTED "X" AND "J" SHAPED, LOCATED ALONG VIRGINIA STATE ROUTE 11 FROM SUBJECT PROPERTY.
 ELEVATION = 708.79

FLOOD ZONE
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5117C 0075C, EFFECTIVE DATE: JULY 18, 2003. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

TEMPORARY BENCHMARK
 BOLT ON HYDRANT
 ELEVATION=687.89

STREET INFORMATION
 US 11/VA 825/OLD VALLEY PIKE
 NOT STATIONED DISTRICT
 811 COMMERCIAL ROAD
 STANTON, VA 24401
 CONTACT: ED CARTER, INTERIM ADMINISTRATOR
 CLASSIFICATION: 45 MPH
 SPEED LIMIT: 45 MPH
 THERE ARE NO PLANS TO IMPROVE THIS SECTION OF ROAD OR ACQUIRE ADDITIONAL R/W.

ENCROACHMENTS
 1. BALLAST (GRAVEL) ENCROACHES SUBJECT PROPERTY ALONG NORTHERN LINE.
 2. UNDERGROUND TELEPHONE LINE CROSSES THE PROPERTY AT THE EAST CORNER.



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PID 016C-02-002
 DAVID T. BURR
 63 CRYSTAL RIDGE DR
 ELLINGTON, CT 06029
 DB 1748, PG 253 (PLAT)
 DB 1038, PG 175 (PLAT)
 LOT 3
 ZONED PD

PID 016C-02-003
 DAVIS S. TARR &
 LUCY CHAMBERLAND TRUST
 109 POTTERS CIRCLE
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 DB 1700, PG 24 (DEED)
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PID 016C-02-102
 AIRPORT BUSINESS CENTER, LLC
 UNITS 1 & 2
 DB 1808, PG 965 (DEED)
 DB 1276, PG 622 (PLAT)

PID 016C-02-101
 REMA REALTY GROUP, LLC
 507 FLETCHER PLACE
 ROCKVILLE, MD 20851
 DB 1700, PG 927 (DEED)
 DB 1053, PG 153-154 (PLAT)
 LOT 101
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1-STORY
 BRICK BUILDING
 6,000 SQ.FT.
 HEIGHT: 226.7'

OFFICE BUILDING

1-STORY
 BRICK BUILDING
 6,000 SQ.FT.
 HEIGHT: 226.8'

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