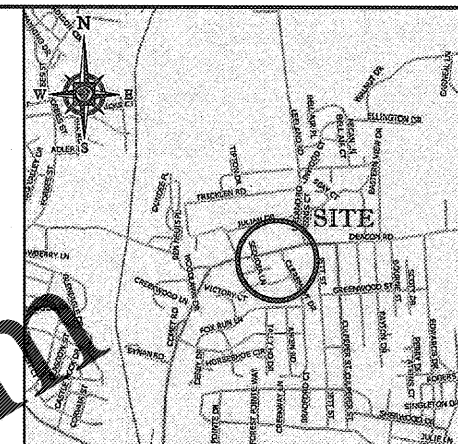


- NOTES:
1. THE SUBJECT PARCEL IS T.M. 84-121-D, WOODLAWN VILLAGE SHOPPING CENTER AS RECORDED IN INSTRUMENT NO. 040000064 AND BEING THE LANDS OF JEFFERSON S. HOGFARD AND INSUN S. HOGFARD AS RECORDED IN INSTRUMENT NO. 020013036, ALL AMONG THE LANDS RECORDED OF STAFFORD COUNTY, VIRGINIA AND HAVING A PID OF 54 1210 PER THE DEPARTMENT OF ASSESSMENTS.
 2. AREA = 43,176 SQUARE FEET OR 0.991(A) 0.992(A) ACRES
 3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 4. THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 6, 2018 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
 5. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2480183030, WITH AN EFFECTIVE DATE OF JANUARY 18, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION I:
 6. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN SPECIAL WARRANTY DEED BY AND BETWEEN SUNTRUST BANK ET AL AND JEFFERSON S. HOGFARD AND INSUN S. HOGFARD RECORDED AS INSTRUMENT NO. 020013036; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE, VESTING DEED.
 7. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF DEDICATION AND EASEMENT BY AND BETWEEN JEFFERSON S. HOGFARD AND INSUN S. HOGFARD RECORDED AS INSTRUMENT NO. 020013036; AFFECTS THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.
 8. ALL MATTERS SHOWN ON PLAT RECORDED AS INSTRUMENT NO. PM40000064; AFFECTS THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN, HOWEVER EASEMENTS HAVE BEEN DEDICATED IN INSTRUMENT NO. 040011709.
 9. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 13 AT PAGE 40; AFFECTS THE SUBJECT PROPERTY, APPROXIMATE LOCATION OF EASEMENTS SHOWN, (SAME AS EXCEPTION 27)
 10. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN CERTIFICATE OF TAKE BY THE COMMONWEALTH TRANSPORTATION COMMISSIONER OF VIRGINIA RECORDED AS INSTRUMENT NO. 020012153; AS AFFECTED BY ORDER RECORDED IN INSTRUMENT NO. 030017199; AFFECTS THE SUBJECT PROPERTY, CREATES RIGHT OF WAY ALONG DEACON ROAD, PLOTTABLE ITEMS SHOWN.
 11. TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND COVENANTS CONTAINED IN DECLARATION OF EASEMENT BY FREDERICKSBURG ASSOCIATES RECORDED IN DEED BOOK 530 AT PAGE 11; AFFECTS AND BENEFITS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE. DOCUMENT PROVIDES ACCESS TO DEACON ROAD AND CLEMONT DRIVE OVER THE ENTRANCEWAYS, DRIVEWAYS, SIDEWALKS AND PAVED SURFACES LOCATED IN THE SHOPPING CENTER.
 12. INTENTIONALLY DELETED.
 13. TERMS, PROVISIONS, CONDITIONS, EASEMENTS, RESTRICTIONS AND COVENANTS CONTAINED IN THE RESTRICTIONS RECORDED IN DEED BOOK 805 AT PAGE 115; AFFECTS THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.
 14. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT BY AND BETWEEN J.T. HART AND JEANNETTE HART AND VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 29 AT PAGE 28; NO LONGER AFFECTS THE SUBJECT PROPERTY, EASEMENT LIES WITHIN THE RIGHT OF WAY OF DEACON ROAD.
 15. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT BY AND BETWEEN J.T. HART AND JEANNETTE HART AND VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 29 AT PAGE 29; DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENT LIES TO THE WEST.
 16. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT BY AND BETWEEN GERALD R. SULLIVAN AND GRACE H. SULLIVAN AND VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 134 AT PAGE 307; DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENT LIES TO THE WEST.
 17. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT BY AND BETWEEN FREDERICKSBURG ASSOCIATES ET AL AND VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 508 AT PAGE 189; NO LONGER AFFECTS THE SUBJECT PROPERTY, EASEMENT LIES WITHIN THE RIGHT OF WAY OF DEACON ROAD.
 18. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT BY AND BETWEEN FREDERICKSBURG ASSOCIATES ET AL AND VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 508 AT PAGE 487; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS PARCELS TO THE SOUTH AND WEST.
 19. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT BY AND BETWEEN FREDERICKSBURG ASSOCIATES ET AL AND VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 508 AT PAGE 487; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS PARCELS TO THE SOUTH AND WEST.
 20. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED BY AND BETWEEN JOHN T. HART ET AL AND J.W.B. SULLIVAN RECORDED IN DEED BOOK 34 AT PAGE 101; DOES NOT AFFECT THE SUBJECT PROPERTY, PROPERTY HAS BEEN SUBDIVIDED.
 21. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED BY AND BETWEEN J.W.B. SMITH AND GEORGE F. DICKINSON RECORDED IN DEED BOOK 44 AT PAGE 207; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS LANDS TO THE EAST.
 22. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED BY AND BETWEEN GERALD R. SULLIVAN AND GRACE H. SULLIVAN AND FREDERICKSBURG ASSOCIATES RECORDED IN DEED BOOK 490 AT PAGE 228; DOES NOT AFFECT THE SUBJECT PROPERTY, PROPERTY HAS BEEN SUBDIVIDED, THERE ARE NO TERMS, PROVISIONS, CONDITIONS AND EASEMENTS LISTED OR SHOWN IN THE DOCUMENT.
 23. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED BY AND BETWEEN HORE SMITH ET AL AND THE COMMONWEALTH OF VIRGINIA RECORDED IN DEED BOOK 127 AT PAGE 338; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS LANDS TO THE WEST.
 24. ALL MATTERS SHOWN ON PLAT RECORDED IN HIGHWAY PLAT BOOK 2 AT PAGE 19; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS LANDS TO THE EAST.
 25. RIGHT OF WAY(S) GRANTED TO THE CHEESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 171 AT PAGE 158; DO NOT AFFECT THE SUBJECT PROPERTY, EASEMENT IS LOCATED TO THE WEST.
 26. RIGHT OF WAY(S) GRANTED TO THE CHEESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 501 AT PAGE 332; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.
 27. RIGHT OF WAY(S) GRANTED TO THE CHEESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 501 AT PAGE 338; NO LONGER AFFECTS THE SUBJECT PROPERTY, EASEMENT LIES WITHIN THE RIGHT OF WAY OF DEACON ROAD.
 28. RIGHT OF WAY(S) GRANTED TO THE CHEESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 501 AT PAGE 338; DO NOT AFFECT THE SUBJECT PROPERTY, EASEMENTS ARE LOCATED TO THE EAST AND WEST.
 29. INTENTIONALLY DELETED.
 30. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 14 AT PAGE 101; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS PARCELS TO THE SOUTH AND WEST.
 31. TERMS, PROVISIONS, CONDITIONS, EASEMENTS, RESTRICTIONS AND COVENANTS CONTAINED IN DEED; GRANT OF OPTION; AND DECLARATION OF RESTRICTIONS BY AND BETWEEN FREDERICKSBURG ASSOCIATES ET AL RECORDED IN DEED BOOK 541 AT PAGE 182; AS AFFECTED BY WAIVER OF OPTION RIGHT RECORDED IN DEED BOOK 805 AT PAGE 126; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.
 32. INTENTIONALLY DELETED.
 33. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN QUITCLAIM DEED BY AND BETWEEN COMMONWEALTH OF VIRGINIA AND VIRGINIA ELECTRIC AND POWER COMPANY RECORDED AS INSTRUMENT NO. 140018776; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.
 34. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN QUITCLAIM DEED BY AND BETWEEN COMMONWEALTH OF VIRGINIA AND VIRGINIA ELECTRIC AND POWER COMPANY RECORDED AS INSTRUMENT NO. 140018776; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.



LOCATION MAP
COPYRIGHT 2013
DELOMRE STREET ATLAS USA 2013
SCALE: 1"=2000'

14. ZONING: B2
- BUILDING SETBACKS
FRONT 40'
SIDE 0'
REAR 25'
- ALL ZONING INFORMATION IS PER STAFFORD COUNTY ORDINANCE AND CONVERSATION WITH JOE VALOTTA, PLANNING AND ZONING, ZONING TECHNICIAN II (540) 558-5588 AND MUST BE AND SO BE RELIED UPON SAME, TO CONFIRM THE INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACKS AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FIGURES RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

- REFERENCES:
1. MAP ENTITLED "SITE PLAN, FOOD LION AT WOODLAWN VILLAGE SHOPPING CENTER, FALMOUTH MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA", DATED NOVEMBER 24, 1995 AND PREPARED BY POLINS, WEYANT, & HAMM, INC., WOODBRIDGE, VA.

TITLE DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE COUNTY OF STAFFORD, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE SOUTH LINE OF DEACON ROAD (ROUTE 607), SAID POINT BEING THE NORTHWEST CORNER OF NOW OR FORMERLY MID ATLANTIC CENTERS I.P. AND ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH DEACON ROAD N 83 DEGREES 46' 27" E, 151.45 FEET TO AN IRON PIPE SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 28 FEET, AN ARC LENGTH OF 34.12 FEET, AND A CHORD BEARING AND DISTANCE OF S 82 DEGREES 32' 54" E, 34.53 FEET TO AN IRON PIPE SET IN THE EAST LINE OF CLERMONT DRIVE; THENCE WITH CLERMONT DRIVE S 08 DEGREES 32' 19" E, 155.88 FEET TO AN IRON PIPE SET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 92.15 FEET, AN ARC LENGTH OF 85.84 FEET AND A CHORD BEARING AND DISTANCE OF S 11 DEGREES 31' 28" E, 85.81 FEET TO A NAIL FOUND IN THE PAVEMENT AT A COMMON CORNER WITH MID-ATLANTIC CENTERS, I.P.; THENCE WITH MID-ATLANTIC CENTERS, I.P. S 83 DEGREES 46' 27" W, 197.97 FEET TO A TACK IN LEAD HUB FOUND; THENCE N 08 DEGREES 13' 33" W, 285.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 49,873 SQUARE FEET OR 1.1403 ACRES OF LAND MORE OR LESS.

LESS AND EXCEPT THE LAND AND EASEMENTS TAKEN BY THE COMMONWEALTH TRANSPORTATION COMMISSIONER OF VIRGINIA PURSUANT TO THAT CERTAIN CERTIFICATE OF TAKE NO. C-20228 DATED APRIL 17, 2008 AND RECORDED MAY 2, 2008 AS INSTRUMENT NO. 030001799 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA PRIOR TO THE DATE HEREOF, IN CONNECTION WITH THE CONSTRUCTION, RECONSTRUCTION, ALTERATION, MAINTENANCE AND REPAIR OF STATE SECONDARY SYSTEM ROUTE 607 AND FOR ALL OTHER PURPOSES INCIDENTAL THERETO, IDENTIFIED AS PROJECT 0607-068-223-C502, AS MORE PARTICULARLY DESCRIBED HEREIN.

SURVEYED DESCRIPTION

BEING THE PROPERTY ACQUIRED BY JEFFERSON S. HOGFARD AND INSUN S. HOGFARD FROM SUNTRUST BANK, A GEORGIA BANKING CORPORATION (SUCCESSOR BY MERGER TO CRESTAR BANK, A VIRGINIA BANKING CORPORATION) BY DEED DATED MAY 8, 2002 AS RECORDED IN INSTRUMENT NO. 020013036, ALSO BEING T.M. 84-121-D, WOODLAWN VILLAGE SHOPPING CENTER AS RECORDED IN INSTRUMENT NO. 040000064, ALL AMONG THE LANDS RECORDED OF STAFFORD COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LIMITS OF DEACON ROAD -VA RTE. 607 (VARIABLE WIDTH RIGHT-OF-WAY), WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF CLERMONT DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 16° 28' 10" EAST, 121.42 FEET, THENCE;
2. 85.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 82.13 FEET, A CENTRAL ANGLE OF 00° 19' 01", AND A CHORD BEARING AND DISTANCE OF SOUTH 19° 07' 40" EAST, 85.82 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LIMITS, WITH THE DIVISION LINE BETWEEN T.M. 84-121-D, WOODLAWN VILLAGE SHOPPING CENTER (INSTRUMENT NO. 040000064) ON THE NORTH, AND PARCEL E, WOODLAWN VILLAGE SHOPPING CENTER (PLAT BOOK 14 PAGE 101) ON THE SOUTH, THENCE WITH SAID DIVISION LINE, THE FOLLOWING TWO COURSES AND DISTANCES:
3. SOUTH 76° 10' 32" WEST, 197.57 FEET ALONG A NON-TANGENTIAL LINE, THENCE;
4. CONTINUING, NORTH 13° 49' 28" WEST, 229.95 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE SAID SOUTHERLY RIGHT-OF-WAY LIMITS OF DEACON ROAD, THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING TWO COURSES AND DISTANCES:
5. NORTH 75° 27' 49" EAST, 148.39 FEET, THENCE;
6. CONTINUING, SOUTH 68° 44' 26" EAST, 43.88 FEET TO THE PLACE OF BEGINNING.

CONTAINING 43,176 SQUARE FEET OR 0.991 ACRES

THIS DESCRIPTION IS WRITTEN BASED ON A CURRENT FIELD SURVEY AND HIGHWAY DEDICATION.

BEING THE SAME PROPERTY AS DESCRIBED IN A FIELD COMMITMENT REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2480183030, WITH AN EFFECTIVE DATE OF JANUARY 18, 2018 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

2	REVISED TO ADD TREES ALONG CLERMONT DRIVE	S.U.	04/17/18
1	REVISED PER ATTORNEY COMMENTS	S.U.	03/12/18
No.	DESCRIPTION OF REVISION	BY:	DATE

ALTA/NPS LAND TITLE SURVEY



DEACON ROAD AND CLERMONT DRIVE
LEELAND MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

FILE NO. SR185502

DATE 02/21/18

FIELD DATE 02/09/18

CREW CHIEF J.C. S.U.

DRAWN J.B.

REVIEWED J.B.

APPROVED R.T.

SCALE 1"=20'

BOHLER ENGINEERING
2838 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
703.761.5000 • 703.761.5001 FAX
www.bohler-engineering.com

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UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-552-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): A80301143-04A.

LEGEND

X 124.45	EXISTING CONTOUR	— W —	OVERHEAD WIRES	⊕	WATER METER	⬆	BENCHMARK	RCP	REINFORCED CONCRETE PIPE
X TC 123.45	EXIST. TOP OF CURB ELEVATION	— U —	APPROX. LOC. UNDERGROUND WATER LINE PER REF. 1	⊙	SIGN	⬆	GUY WIRE	UP	UTILITY POLE
X G 122.25	EXIST. GUTTER ELEVATION	⊙	UTILITY POLE	⊙	HYDRANT	⊙	TREE (SIZE AS NOTED)	INST.	INSTRUMENT
X EP 122.25	EXIST. EDGE OF PAVEMENT ELEVATION	⊙	SANITARY MANHOLE	⊙	AREA LIGHT	⊙	PROP. CORNER TO BE SET	NO.	PARCEL IDENTIFICATION
	WATER VALVE	⊙	STORM DRAIN MANHOLE	⊙	PAINTED ARROWS	(M)	MEASURED	ELEV.	ELEVATION
		⊙	TITLE REPORT EXCEPTION	⊙		(R)	RECORD		
		⊙		⊙		(P.O.B.)	POINT OF BEGINNING		