

## Notes Corresponding to Schedule B

4. Terms, provisions, conditions and easements set forth in that certain Deed of Easement recorded as Instrument No. 090000081, - PLOTTED ON SURVEY.
5. Terms, provisions, conditions and easements set forth in that certain Deed of Easement and Deed of Vacation recorded as Instrument No. 090002157, - PLOTTED ON SURVEY.
6. All matters shown on Plat recorded as Plat No. 090002156, - PLOTTED ON SURVEY.
7. Terms, provisions, conditions and easements set forth in that certain Declaration of Easement recorded in Deed Book 577 at page 685, - NOT PLOTTED ON SURVEY, BLANKET IN NATURE; modified by Modification of Declaration of Easements recorded in Deed Book 781 at page 369, - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.
8. Terms, provisions, conditions and easements set forth in that certain Deed of Subdivision recorded in Deed Book 577 at page 687, - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.
9. Terms, provisions, conditions and easements set forth in that certain Deed of Easement recorded in Deed Book 577 at page 677, - PLOTTED ON SURVEY.
10. Terms, provisions, conditions and easements set forth in that certain Deed of Easement recorded in Deed Book 453 at page 215, - PLOTTED ON SURVEY.
11. Terms, provisions, conditions and easements set forth in that certain Deed of Easement recorded in Deed Book 324 at page 408, - PLOTTED ON SURVEY.
12. Terms, provisions, conditions and easements set forth in that certain Boundary Line Agreement recorded in Deed Book 180 at page 344; and all matters shown on plat attached thereto, - NOT PLOTTED ON SURVEY, UNABLE TO DETERMINE EXACT LOCATION FROM DESCRIPTION IN DOCUMENT.
13. Terms, provisions, conditions and easements set forth in that certain Deed recorded in Deed Book 127 at page 562, - NOT PLOTTED ON SURVEY, PLAN REFERENCED IN DOCUMENT, NOT PROVIDED; re-recorded in Deed Book 128 at page 296, - NOT PLOTTED ON SURVEY, PLAN REFERENCED IN DOCUMENT, NOT PROVIDED; - NOT PLOTTED ON SURVEY, PLAN REFERENCED IN DOCUMENT, NOT PROVIDED.
14. All matters as shown on Plat recorded in Plat Book 2 at page 10, - NOT PLOTTED ON SURVEY, DOCUMENT MOSTLY ILLEGIBLE.
15. Easements granted to Virginia Electric and Power Company recorded in Deed Book 127 at page 321, - NOT PLOTTED ON SURVEY, IT IS NOT ON, OR DOES NOT TOUCH, SUBJECT PROPERTY.
16. Terms, provisions, conditions and easements set forth in that certain Deed recorded in Deed Book 92 at page 19, - NOT PLOTTED ON SURVEY, PLAN REFERENCED IN DOCUMENT, NOT PROVIDED.
17. Terms, provisions, conditions and easements set forth in that certain Deed recorded in Deed Book 74 at page 146, - NOT PLOTTED ON SURVEY, PLAN REFERENCED IN DOCUMENT, NOT PROVIDED.
18. Easements granted to Virginia Public Service Company recorded in Deed Book 56 at page 392, - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.

## Utility Notes

ONE CALL TICKET NUMBER A118801004-00A CALL DATE JULY 07, 2021.

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

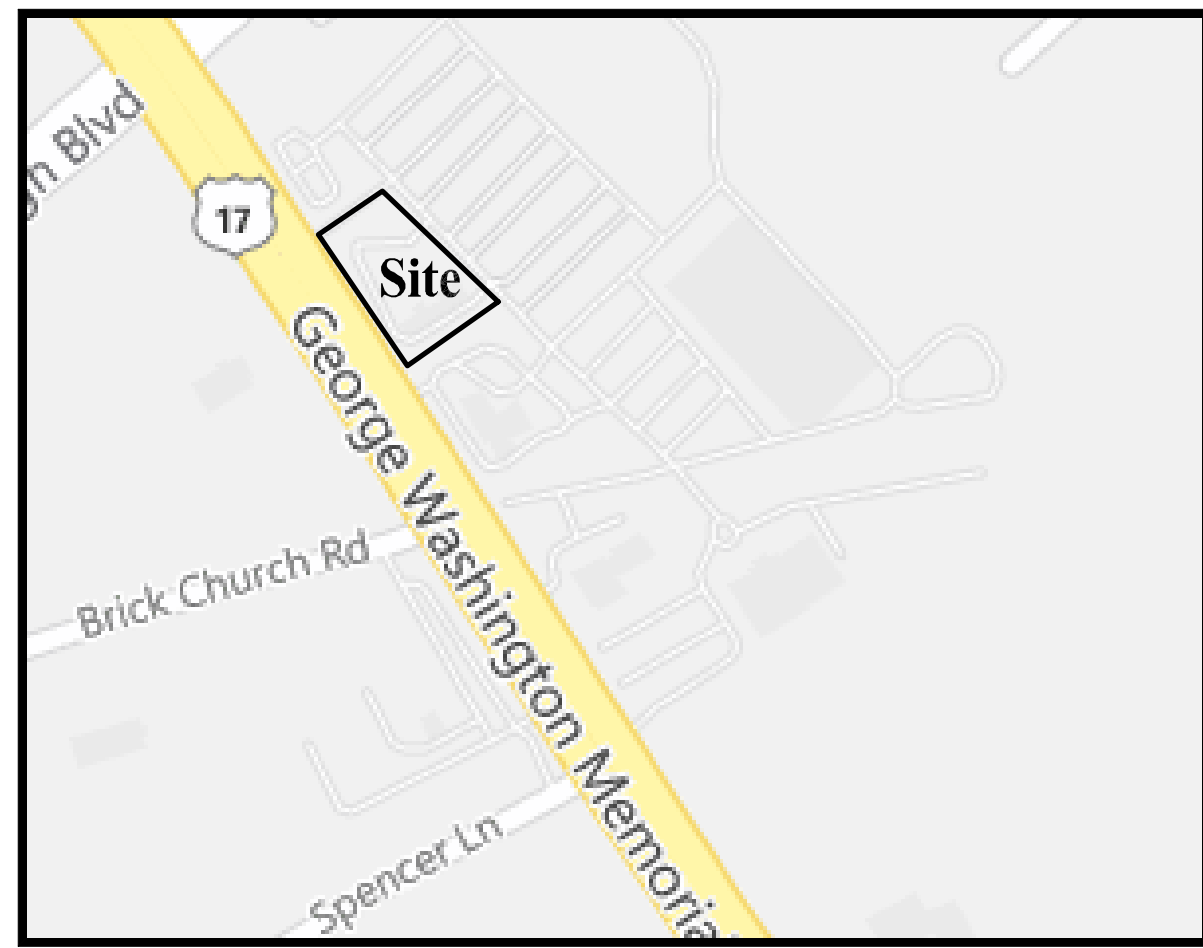
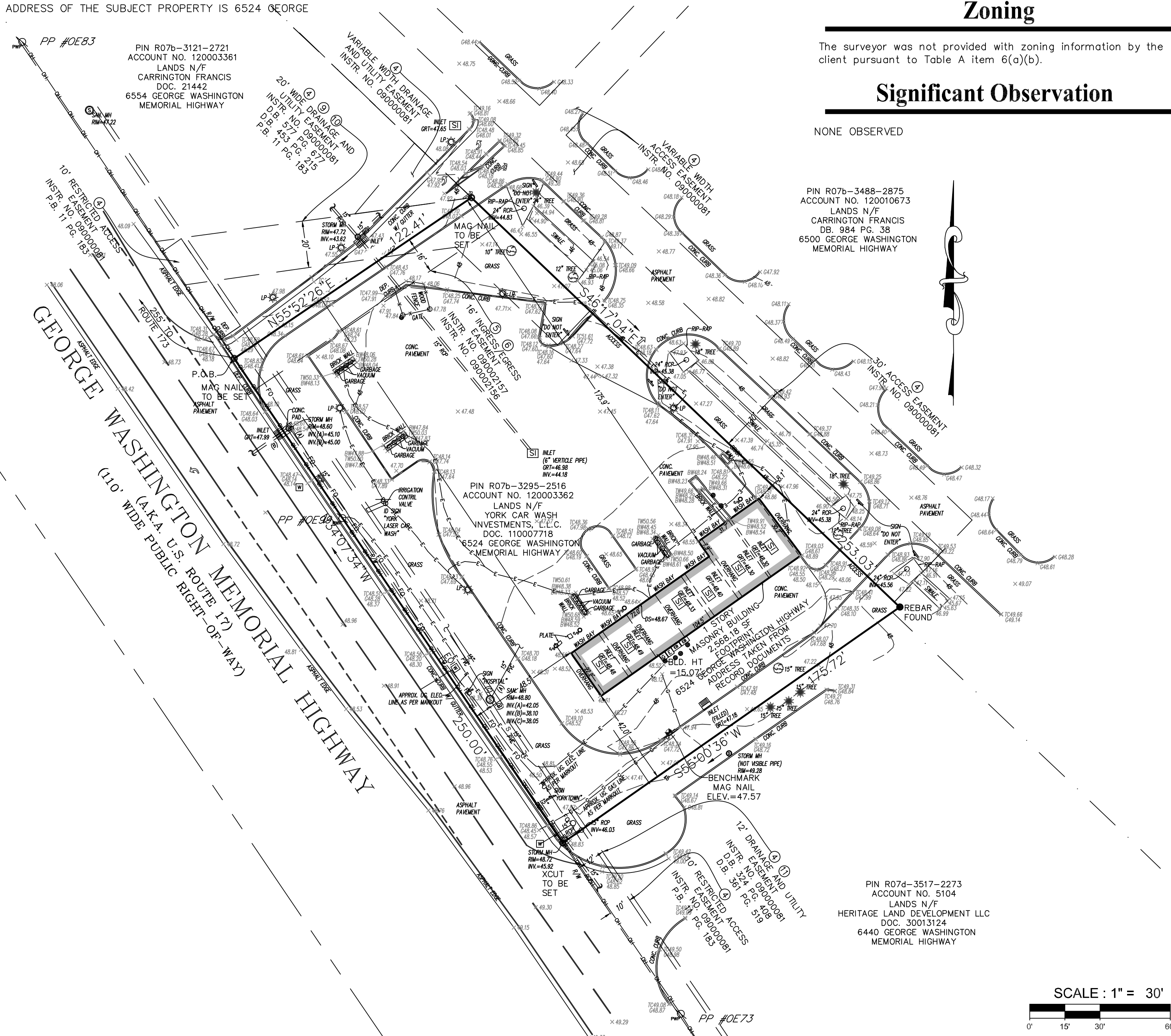
DOMINION ENERGY INC	(804)286-1721
LEVEL 3 COMMUNICATIONS	(877)366-8344
METRO FIBER NETWORKS INC	(757)876-9637
NEWPORT NEWS WATERWORKS	(757)234-4892
VIRGINIA NATURAL GAS	(757)951-7211
VERIZON	(757)315-8119
YORK COUNTY UTILITIES	(757)504-8536

## Flood Note

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510182 0136 D, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 16, 2015 AND IS/S IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## Miscellaneous Notes

1. PROPERTY IS KNOWN AS PIN R07b-3295-2516 IN GRAFTON DISTRICT, COUNTY OF YORK, VIRGINIA.
2. LOT AREA = 37,102 S.F. OR 0.8517 AC.
3. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND PLANS PROVIDED BY A PRIVATE UTILITY MARKOUT COMPANY. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
4. AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OBSERVED THAT INDICATED THIS SITE WAS A CEMETERY OR BURIAL GROUND.
5. THE SURVEYOR OBSERVED NO GAPS, GORES, OR STRIPS ALONG COMMON BOUNDARY LINES.
6. BASIS OF BEARING IS DEED 110007718
7. PARKING PROVIDED  
-REGULAR = 0 SPACES  
-HANDICAP = 0 SPACES  
TOTAL SPACES PROVIDED = 0
8. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO GEORGE WASHINGTON MEMORIAL HIGHWAY.
9. THE ADDRESS OF THE SUBJECT PROPERTY IS 6524 GEORGE WASHINGTON MEMORIAL HIGHWAY
10. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
11. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 11a, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND PLANS AND/OR REPORTS PROVIDED BY THE CLIENT.
12. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
13. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
14. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.



## Vicinity Map

## Zoning

The surveyor was not provided with zoning information by the client pursuant to Table A item 6(a)(b).

## Significant Observation

NONE OBSERVED

PIN R07b-3488-2875  
ACCOUNT NO. 120010673  
LANDS N/F  
CARRINGTON FRANCIS  
DB. 984 PG. 38  
6500 GEORGE WASHINGTON  
MEMORIAL HIGHWAY

PIN R07d-3517-2273  
ACCOUNT NO. 5104  
LANDS N/F  
HERITAGE LAND DEVELOPMENT LLC  
DOC. 30013124  
6440 GEORGE WASHINGTON  
MEMORIAL HIGHWAY

SCALE: 1" = 30'

## Record Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATE IN THE COUNTY OF YORK, STATE OF VIRGINIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a pin on the eastern right-of-way of U.S. Route 17 (George Washington Memorial Highway) said point being 255.02 feet south of the southeast intersection of State Route 173 and U.S. Route 17 and running N 55 degrees 52' 26" E 122.41 feet to a pin; thence S 46 degrees 17' 04" E 253.03 feet to a pipe; thence S 55 degrees 00' 36" W 175.72 feet to a pipe on the eastern right-of-way of U.S. Route 17 N 34 degrees 07' 34" W 250.00 feet to a pin, the point of beginning. Said parcel being identified as parcel 2 containing 0.852 acres as shown on that certain plat titled: Subdivision of the property of J. Michael Burke and Betty L. Burke and Charles E. Turnelle, Jr., and Jane Turnelle prepared by the Sirine Group, Ltd., November 1, 1989 and of record in the Clerk's Office of the Circuit Court for the County of York in Plat Book 11 at page 183.

GPIN: R07B-3295-2516

CONTAINING 37,102 S.F., 0.8517 ACRES.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 202100930VA WITH AN EFFECTIVE DATE OF JULY 19, 2021 @ 08:00 AM.

## Legend of Symbols & Abbreviations

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

● MONUMENT FOUND	▲ SPOT LIGHT	⊙ WATER MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⊙ WATER VALVE
⊕ BENCHMARK TOPO	— GUY WIRE	⊙ WATER METER
(R) RECORD DATA	☀ LIGHT POLE	⊙ HYDRANT / FDC
(S) SURVEYED DATA	☀ STREET LIGHT POLE	⊙ GAS MANHOLE
R/W RIGHT OF WAY	⊠ ELEC. TRANSFORMER	⊙ GAS VALVE
SBLL SET BACK LINE	⊠ AIR CONDITIONER	⊠ GAS METER
RCP REINFORCED CONC PIPE	⊠ ELEC. MANHOLE	⊠ UNDERGROUND GAS MARKER
CMP CORRUGATED METAL PIPE	⊠ ELECTRIC METER	⊠ TELEPHONE MANHOLE
PVC PLASTIC PIPE	⊠ CABLE BOX	⊠ PAY PHONE
HDPE HIGH DENSITY POLYETHYLENE PIPE	⊠ UNDERGROUND CABLE MARKER	⊠ TELEPHONE BOX
CIP CAST IRON PIPE	⊠ TRAFFIC POLES	⊠ UNDERGROUND TELEPHONE MARKER
DIP DUCTILE IRON PIPE	⊠ TRAFFIC SIGNAL	⊠ TRAFFIC MANHOLE
L/S LANDSCAPING	⊠ TRAFFIC SIGNAL BOX	⊠ BOLLARD
☀ DECIDUOUS TREE	⊠ SEWER MANHOLE	⊠ BORE HOLE
☀ EVERGREEN TREE	⊠ CLEAN OUT	⊠ MONITORING WELL
— X — FENCELINE	⊠ CABLE TELEVISION LINE	⊠ MAIL BOX
— C — CABLE TELEVISION LINE	⊠ STORM DRAIN MANHOLE	⊠ SIGN
— E — ELECTRICAL LINE	⊠ STORM INLET	⊠ METAL TANK COVER
— G — GAS LINE	⊠ CURB INLET	⊠ AIR COMPRESSOR
— T — TELEPHONE LINE	⊠ ROUND STORM INLET	⊠ ADA PARKING
— W — WATER LINE	⊠ UNKNOWN MANHOLE	
— OH — OVERHEAD ELECTRIC WIRE	⊠ U.G. UNDER GROUND	

## ALTA/NSPS Land Title Survey

### for York Car Wash

Project #21-7638-001  
6524 George Washington Memorial Highway  
Yorktown, Va 23692

County of York  
Surveyor Certification

To: Chicago Title Insurance Company; and CREsurveys, LTD.

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, 5, 6a, 6b, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 19 & 20 of Table A thereof.

The field work was completed on 08/05/2021.

Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor #403 002186  
In the State of Virginia  
Date of Survey: August 05, 2021  
Date of Last Revision: August 05, 2021

Survey Performed By:  
**First Order, LLC**  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone (610) 365-2907  
Fax (610) 365-2958  
Email: jshoemaker@firstorderllc.net  
Project No. R210108-1

Sheet 1 of 1

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS  
EMAIL: INFO@CRESURVEYS.COM  
PHONE: (330) 777-0502  
24 N. High Street, Suite 103, Akron, OH 44308

(330) 777-0502

**cre**  
surveys