ALTA/NSPS Land Title Survey

Title Information

Fidelity National Title
Title Commitment # 12980333
Effective Date: 10/20/2020

Schedule B - Section II

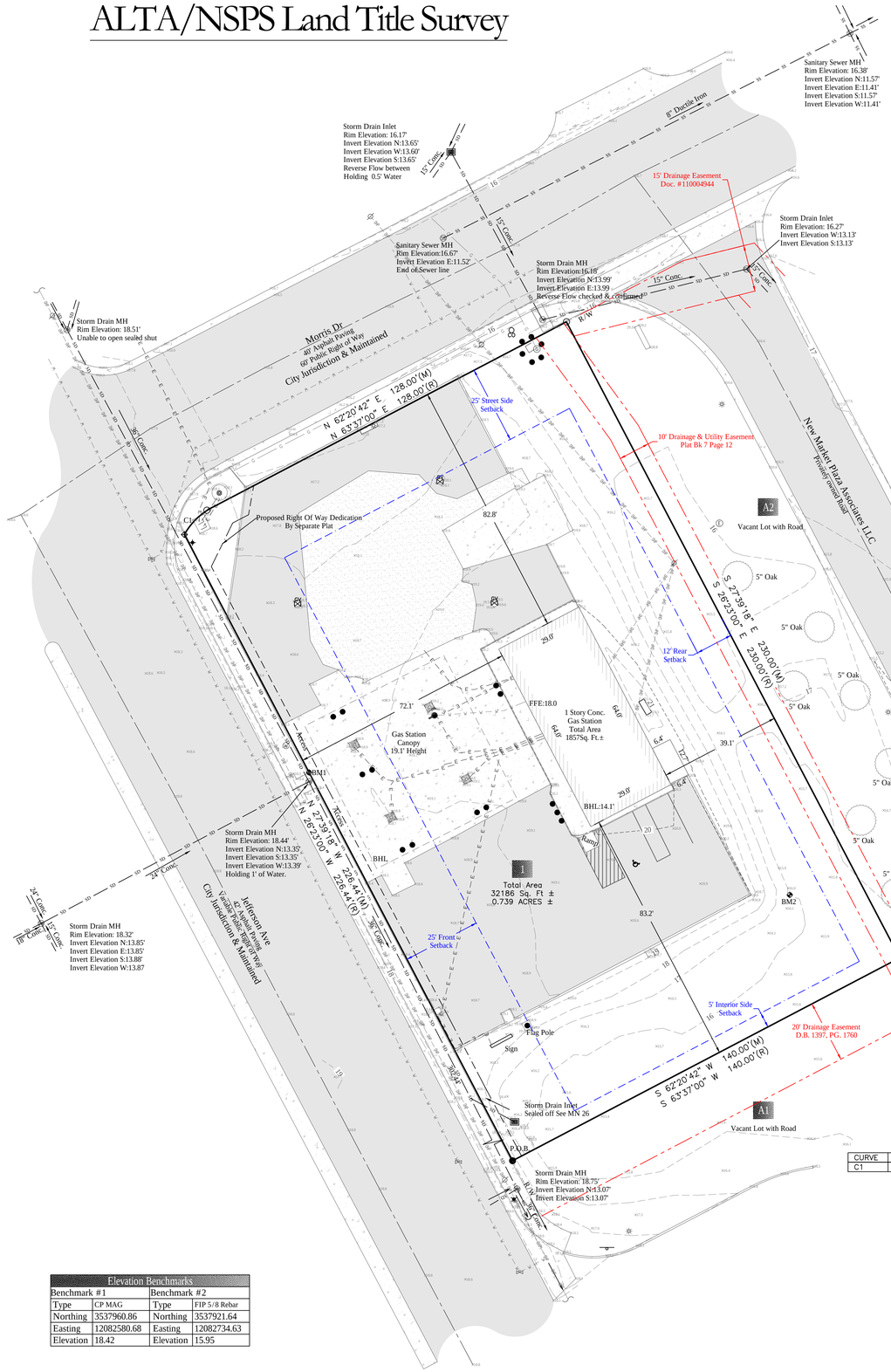
No applicable Schedule B items.

Encroachments

None Apparent at the time of the survey.

Miscellaneous Notes

1. Completed field work was 12/1/2020.
2. The Basis of Bearing for this survey is Grid North per GPS Observation Virginia State Plane, South Zone (NAD 83)
   Latitude = 37°01'17.48"
   Longitude = 76°26'42.65"
   Convergence Angle = 01°14'50"
3. Distances shown on plat are grid.
4. Combined scale factor (grid to ground) = 1.00003647678109
5. Some features on this plat may be shown out of scale for clarity.
6. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
7. Any servitudes and restrictions shown on this survey are limited to those set forth in the description furnished to surveyor, and there is no representation that all applicable servitudes and restrictions are shown hereon.
8. Names and addresses of adjoining property owners were taken from Newport News City tax cards and deeds.
9. The nearest fire hydrant is as shown on survey.
10. No surveyor or any other person other than a licensed Virginia attorney may provide legal advice concerning the status of Title to the property described in this survey ("the subject property"). The purpose of this survey, and the comments related to the Schedule B–II exceptions, is only to show the location of boundaries and physical objections in relation thereto. To the extent that the survey indicates that the legal instrument "affects" the subject property, such statement is only intended to indicate that property boundaries included in such instrument include some or all of the subject property. The surveyor does not purport to describe how such instrument affects the subject property or the enforceability or legal consequences of such instrument.
11. All bearings and distances shown hereon are measured dimensions unless otherwise noted hereon. Record dimensions, if differing from measured dimensions, will be followed by "(R#)" where the # indicates from which reference document the dimension originated.
12. Contour Interval = 1 foot
13. Total number of striped parking spaces observed at the time of the survey is 3, which includes 1 designated ADA space.
14. Surveyor notes that the property abuts the right–of–way of Morris Drive and Jefferson Avenue. Access to the right–of–way may be subject to other agreements or proper governmental approvals.
15. There was no evidence of monitor wells, or any test borings on the subject property at the time of the survey.
16. At the time of the survey, there was no observable evidence of site use as a cemetery, isolated grave site or burial grounds.
17. At the time of the survey, there was no observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
18. Elevations established with GPS static observations utilizing online positioning user service (OPUS) for post processing. (NAVD 1988 datum)
19. There was no evidence of any delineated wetland areas, per the U.S. Fish and Wildlife service National Wetlands Inventory website. No markers from a field delineation of wetlands conducted by a qualified specialist were observed during the course of the survey.
20. At the time of the survey, there were no changes in street right–of–way lines either completed or proposed, and available from controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs, per email conversation dated 12/3/2020 from Bryan Stilley–Acting assistant Director.
21. There was no observable evidence of Earth moving work, building construction or building additions within recent months.
22. The nearest intersecting street is the intersection of Jefferson Ave and Morris Dr, which is approximately 54.7' from the NW corner of the subject property.
23. Surveyor did not receive current deeds for adjoining properties from the title insurer. Surveyor obtained the deed information reflected on this survey on their own. The user of this survey should consult an attorney or title insurer to verify the current deed descriptions for adjoining properties
24. Reference documents noted hereon were obtained by the surveyor and any and all representations based thereon should be reviewed by a licenced attorney or title insurer for verification.
25. Surveyor did not receive any information from the title insurer regarding the current zoning classification of the property or any requirements related to the applicable zoning classification. Surveyor obtained the zoning information reflected on this survey on their own. The user of this survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification
26. GIS and aerial imagery indicate a grated inlet in this area, however the grate has been removed and the barrel is filled with debris. Unable to measure invert.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	22.00'	12.69'	12.52'	S 45°49'16" W

Elevation Benchmarks

Benchmark #1		Benchmark #2	
Type	CP MAG	Type	FIP 5/8 Rebar
Northing	3537960.86	Northing	3537921.64
Easting	12082580.68	Easting	12082734.63
Elevation	18.42	Elevation	15.95

Zoning Information

PROPERTY IS CURRENTLY ZONED:
C1 - Retail Commercial

ITEM	REQUIRED	OBSERVED
PERMITTED USE	Gas Station	Gas Station
MIN. LOT AREA	None	32186 Sq. Ft
MIN. LOT WIDTH	Not Specified	N/A
MAX. BLDG COVERAGE	50%	N/A
MIN. SETBACKS FRONT	25'	N/A
MIN. SETBACKS SIDE	25'	N/A
MIN. SETBACKS REAR	12'	N/A
MAX BUILDING HEIGHT	40'	N/A
PARKING REGULAR	Not Specified	N/A
PARKING HANDICAP	Not Specified	N/A
PARKING TOTAL	Not Specified	N/A

Notes:
Because there may be a need for interpretation of the applicable zoning codes, we refer you to Newport News VA for zoning laws and applicable codes.

Blew & Associates makes no warranty to the exact regulations or ordinances represented on the drawing hereon. The user of this survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification.

Property was confirmed to exist within the city limits of Newport News per Email dated [12/3/2020] with Nailah from Newport 311 - 311 Government employee. Per same Email, the Property is located within planning zone C-1.

Specific zoning information as shown hereon is as interpreted by the surveyor per Newport News, VA Code of Ordinances and should be confirmed by a licensed Virginia attorney or zoning professional in the controlling jurisdiction.

Flood Note

By graphic plotting only, this property is in Zone "X Unshaded" of the Flood Insurance Rate Map, Community Panel No. 5101030139D, which bears an effective date of 12/9/2014 and is not in a Special Flood Hazard Area

Zone Definitions According to the FEMA website.

Zone "X Unshaded" - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Schedule A Description

The Subject property is described as follows:

Property located in Newport News City County, Virginia

All that certain piece or parcel of land situate, lying and being in the City of Newport News, Virginia, fronting approximately 230 feet along the Easterly side of Jefferson Avenue and running back therefrom between parallel lines a distance of 140.00 feet, being a portion of Lots Numbered FOURTEEN (14), FIFTEEN (15) and SIXTEEN (16), in Block Numbered ONE (1), as shown on that certain map entitled, "Map of Parkview, Located in Warwick County, Near Newport News, Va., Old Dominion Land Company," dated March 25, 1937, a copy of said map being of record in the Clerk's Office of the Hustings Court of the City of Newport News, Virginia, in Plat Book 1, at pages 98 and 99, said portion of Lot Numbered FOURTEEN (14), in Block Numbered ONE (1), also being shown on that certain plat entitled, "Plat of Hilton Place in Warwick Co., Va.," dated May 27, 1948, made by J. B. Sinclair, Jr., Civil Engineer, a copy of said plat being of record in the aforesaid Clerk's Office in Plat Book 1, at page 160, said property being more particularly shown on that certain plat entitled, "Plat of Part of Lots 14, 15 & 16, Parkview, Morris Drive & Jefferson Avenue, Newport News, Virginia, for Humble Oil & Refining Company," dated February 24, 1965, made by Baldwin and Gregg, Civil Engineers and Surveyors, said property being described therefrom as follows:

Beginning at a point marked by a pin located in the Easterly line of Jefferson Avenue and marking the Southwest corner of the property hereby conveyed and the Northwest corner of the property now or formerly belonging to Newport News City School Board as shown on the aforesaid plat dated February 24, 1965, and from the point of beginning thus established, thence N. 26° 23' W. a distance of 226.44 feet to a point marked by a pin; thence along an arc to the right with a radius of 22.00 feet, a distance of 12.69 feet to a point marked by a pin; thence N. 63° 37" E. a distance of 128.00 feet to a point marked by a pin; thence S. 26° 23' E. a distance of 230.00 feet to a point marked by a pin; thence S. 63° 37' W. a distance of 140.00 feet to the point or place of beginning.

AND BEING the same property conveyed to Susan Elizabeth Williams from A. T. Williams Oil Company, a North Carolina corporation by Deed dated October 1, 1984 and recorded October 11, 1984 in Deed Book 1085, Page 337.

Tax Parcel No. 269000728

This is as described in the Title Commitment.

Utility Notes

1. The utilities shown on this drawing hereon have been located by field measurements, utility map drawings, and one-call utility locate request. Blew & Associates makes no warranty to the exact location of any underground utilities shown or not shown on this drawing. It is the responsibility of the contractor to verify any and all utilities prior to construction. Call Virginia one-call at (703) 754-2116 for field locations (request for ground markings) of underground utility lines before digging. Dig ticket number: B032202482

   Companies to Contact per One-Call Ticket:
   Cox Communication
   Dominion VA Power East Dist
   Verizon
   According to the Dig Ticket none of the listed Companies were in conflict

   811 Know what's below. Call before you dig.

2. The Utilities Shown on the Survey are taken from field observations and markings provided by the Dig ticket markings.
3. Calls were made to the City for Water and Sewer Plans but no response was received.

Utility Contacts

Communication Verizon Customer Support 1 (800)-922-0204 New York, NY	Communication Cox Customer Support 1 (800) 234-3993 Atlanta, GA
Power Dominion Energy Customer Support 1 (866)-366-4357 Richmond, VA	

Land Owners (N/F)

1 APN: 269000728
Susan Elizabeth Williams
Street Address: 6104 Jefferson Ave, VA 23605
Mailing Address: 2403 Reynolds drive
Winston-Salem NC 27104
Instrument # 0014731400
Zoning: C-1
Use: Gas Station

A1 APN: 273000312
Newmarket Outparcels LLC
Street Address: 6102 Jefferson Ave, VA 23605
Mailing Address: P O BOX 120410
Newport News VA 23612
Instrument # 0014731400
Zoning: C-1
Use: Access road

A2 APN: 269000729
Newmarket Plaza Associates LLC
Street Address: 602 Morris Dr, VA 23605
Mailing Address: 41 Old Oyster Point Road #A
Newport News VA 23602
Instrument # D110004945
Zoning: C-1
Use: Access road

DATE	REVISION	BY
9/30/2021	REVISED PER CITY COMMENT	GAC
12/16/2021	REVISED PER CITY COMMENT	GAC
1/22/2022	REVISED PER CITY COMMENT	GAC

Vicinity Map

Legend of Symbols & Abbreviations

- Found 5/8"Rebar (Unless Noted)
- Set 5/8" Rebar (Unless Noted)
- Computed Point
- Benchmark
- Power Pole
- Light Pole
- Water Valve
- Fire Hydrant
- Gas Meter
- Telephone Pedestal
- Electrical Meter
- Water Meter
- Sanitary Sewer Man Hole
- Storm Drain Man Hole
- Bollard
- Found Monument as noted
- Handicap
- Drain Inlet
- Clean Out
- Traffic Signal Post
- Pedestrian Crossing Signal Post
- Gas Valve
- Line continues (shown for direction only)
- Boundary line
- Building
- Tie line
- Asphalt
- Centerline of road (CL)
- Right-of-way (R/W)
- Setback line
- SD — Storm drain line
- SS — Sanitary Sewer line
- Tree Canopy
- Asphalt
- Gravel
- Concrete

(R) Record Dimension (N/F) Now or Formerly
(M) Measured/Calculated Dimension
(R/W) Right of Way (P.O.B.) Point of Beginning
(CL) Center line BM Benchmark

NORTH
Grid North per GPS Observation
Virginia State Plane, South Zone (NAD 83)
Scale: 1" = 20'
0 20 40 60

Surveyor's Certification

TO:Fidelity National Title; CES;

This is to certify that this map or plat 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, and includes items 1-5, 6(a), 6(b), 7(a), 7(c), 8-9, 10(a), 10(b), 11-14, 16-19, of table a thereof. the field work was completed on 12/1/2020.

DATE OF PLAT OR MAP: 12/3/2020

COMMONWEALTH OF VIRGINIA
JEROME D. BRUNNER
Reg. No. 0403003039
LAND SURVEYOR

JEROME D. BRUNNER DATE: 12/3/2020
LAND SURVEYOR NO. 0403003039
COMMONWEALTH OF VIRGINIA

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
ZH 12/3/2020	P.R.S./G.C.	BT

COUNTY & STATE:	JOB NUMBER:
Newport News, Virginia	20-6124

LOCATION:
6104 Jefferson Avenue, Newport News, Virginia 23605

FOR THE USE AND BENEFIT OF:
CES