

VICINITY MAP SCALE: 1"= 2000'

LEGAL DESCRIPTION -- PARCEL 1
LOT 135, YORKTOWN

BEGINNING A POINT WHERE THE WESTERLY RIGHT OF WAY OF WATER STREET INTERSECTS THE NORTH WESTERLY RIGHT OF WAY OF CHURCH STREET; THENCE, FROM THE POINT OF BEGINNING THUS ESTABLISHED, ALONG THE RIGHT OF WAY OF CHURCH STREET, S-34-12-29-W, A DISTANCE OF 49.38', TO A POINT; THENCE ALONG THE COMMON LINE WITH LOT 136, N-50-47-31-W, A DISTANCE OF 132.00' TO A POINT; THENCE, ALONG THE COMMON LINE WITH LOT 137, N-34-12-29-E, 89.89', TO A POINT ON THE RIGHT OF WAY OF WATER STREET; THENCE ALONG THE RIGHT OF WAY OF WATER STREET S-34-12-35-E, 141.41', TO THE POINT OF BEGINNING, CONTAINING 9,157 S.F.

LEGAL DESCRIPTION -- PARCEL 2
LOT 136, YORKTOWN

BEGINNING A POINT WHERE THE WESTERLY RIGHT OF WAY OF WATER STREET INTERSECTS THE NORTH WESTERLY RIGHT OF WAY OF CHURCH STREET; THENCE ALONG THE RIGHT OF WAY OF CHURCH STREET S-34-12-29-W, A DISTANCE OF 49.38' TO THE NORTHEAST CORNER OF LOT 136. THENCE FROM THE POINT OF BEGINNING THUS ESTABLISHED, CONTINUING ALONG THE RIGHT OF WAY OF CHURCH STREET S-34-12-29-W, A DISTANCE OF 165.00' TO AN IRON ROD FOUND; THENCE, ALONG THE COMMON PROPERTY LINE WITH OPPENHUIZEN, N-50-47-31-W, 132.00' TO AN IRON ROD FOUND; THENCE ALONG THE COMMON LINE WITH LOT 138, N-34-12-29-E, A DISTANCE OF 165.00'; THENCE ALONG THE COMMON LOT LINE WITH LOT 135, S-50-47-31-E, A DISTANCE OF 132.00' TO THE POINT OF BEGINNING, CONTAINING 21,697 S.F.

LEGAL DESCRIPTION -- PARCEL 3
PART OF LOT 137, YORKTOWN

BEGINNING A POINT WHERE THE WESTERLY RIGHT OF WAY OF WATER STREET INTERSECTS THE NORTH WESTERLY RIGHT OF WAY OF CHURCH STREET; THENCE ALONG THE RIGHT OF WAY OF WATER STREET N-34-12-35-W, A DISTANCE OF 141.41', TO A POINT. THENCE FROM THE POINT OF BEGINNING THUS ESTABLISHED, ALONG THE COMMON LINE WITH LOT 137, S-34-12-29-W, 89.89' TO A POINT ; THENCE, ALONG THE COMMON LINE WITH LOT 138, N-50-47-31-W, A DISTANCE OF 132.00' TO A POINT ON THE RIGHT OF WAY OF BALLARD STREET; THENCE ALONG THE RIGHT OF WAY OF BALLARD STREET N-34-12-29-E, A DISTANCE OF 3.01', TO AN IRON ROD SET; THENCE CONTINUING ALONG SAID RIGHT OF WAY N-37-54-05-E, A DISTANCE OF 97.01' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 20' AND AN ARC LENGTH OF 37.68' TO A POINT OF TANGENCY ON THE RIGHT OF WAY OF WATER STREET; THENCE ALONG THE RIGHT OF WAY OF WATER STREET S-34-12-35-E, A DISTANCE OF 105.30' TO THE POINT OF BEGINNING, CONTAINING 13,801 S.F. AND BEING LOT 137, LESS HIGHWAY TAKINGS (D.B. 297, PG. 729 & D.B. 988, PG. 431)

LEGAL DESCRIPTION -- PARCEL 4
LOT 138, YORKTOWN

BEGINNING A POINT WHERE THE WESTERLY RIGHT OF WAY OF WATER STREET INTERSECTS THE NORTH WESTERLY RIGHT OF WAY OF CHURCH STREET; THENCE ALONG THE RIGHT OF WAY OF CHURCH STREET S-34-12-29-W, A DISTANCE OF 214.38' TO AN IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF LOT 136; THENCE ALONG THE COMMON PROPERTY LINE WITH OPPENHUIZEN, N-50-47-31-W, 132.00' TO AN IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF LOT 138. THENCE FROM THE POINT OF BEGINNING THUS ESTABLISHED; ALONG THE COMMON LINE WITH THE COUNTY OF YORK, N-50-47-31-W, A DISTANCE OF 132.00', TO AN IRON ROD SET, ON THE EASTERLY RIGHT OF WAY OF BALLARD STREET; THENCE ALONG THE RIGHT OF WAY OF BALLARD STREET, N-34-12-29-E, A DISTANCE OF 165.00' TO A POINT; THENCE, ALONG THE COMMON LINE WITH LOT 137, S-50-47-31-E, A DISTANCE OF 132.00' TO A POINT ; THENCE, S-34-12-29-W, A DISTANCE OF 165.00' TO THE POINT OF BEGINNING, CONTAINING 21,697 S.F.

ZONING:

SITE IS ZONED YVA (YORKTOWN VILLAGE ACTIVITY)

PARCEL INFORMATION:

PARCEL 1 : LOT 135, GPIN : P12d-2993-1026
PARCEL 2 : LOT 136, GPIN : P12d-2931-0924
PARCEL 3 : LOT 137, GPIN : P12d-2828-1007
PARCEL 4 : LOT 138, GPIN : P12d-2903-1124

RESOURCE NOTES::

1. PROPERTY IS LOCATED IN FEMA ZONES X (AREA OF MINIMAL FLOODING) AND ZONE AE (BFE 8) ON MAP 51199C 107 D, DATED JANUARY 16, 2015.
2. THERE ARE NO VISIBLE TIDAL OR NON-TIDAL WETLANDS ON THIS PROPERTY
3. THIS PROPERTY IS LOCATED WITHIN A CHESPEAKE BAY RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA.

SPECIAL EXCEPTIONS TO COMMITMENT DATED NOVEMBER 2, 2020

3. 5' YORK COUNTY UTILITY EASEMENT - D.B. 988, PAGE 422-431 SHOWN ON SURVEY
4. 10' DOMINION ENERGY EASEMENT (VEPCO) - D.B. 290, PAGE 297-298 SHOWN ON SURVEY
5. 10' DOMINION ENERGY EASEMENT (VEPCO) - D.B. 316, PAGE 166-168 SHOWN ON SURVEY
6. 10' DOMINION ENERGY EASEMENT (VEPCO) - D.B. 334, PAGE 227-228 SHOWN ON SURVEY

PLAT REFERENCES:

P.B. 8, PAGES 469A & 469B (YORKTOWN)
D.B. 988, PAGE 431
SHPB 4, PAGE 321

SOURCE DEED:

INSTRUMENT NO. 080011176 - PAUL W. CROCKETT, JR. TRUSTEE OF THE PAUL W. CROCKETT, JR. TRUST U/T/D MAY 31, 2001 TO CROCKETT ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

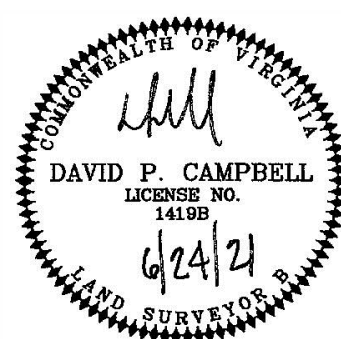
THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY AS REFERRED TO IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT.

TO 508 WATER STREET, LLC A VIRGINIA LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND COOPERATIVE TITLE AND SETTLEMENT, LLC :

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 1,3,6 (a & b), 8,11,13,14,17,18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2020.

DATE OF PLAT : DECEMBER 13, 2020

LAND SURVEYOR : DAVID P. CAMPBELL, VIRGINIA LICENSE 1419B



ALTA/NSPS LAND TITLE SURVEY
OF THE PROPERTY OF CROCKETT ENTERPRISES, LLC
A VIRGINIA LIMITED LIABILITY COMPANY,
AND BEING PARCELS 135, 136, 137 & 138
#508 WATER STREET
TO BE CONVEYED TO 508 WATER STREET, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855, YORKTOWN, VA. 23692
(757) 890-0837
EMAIL: dpccsls@juno.com

DATE: DECEMBER 13, 2020 SCALE: 1"=30'

SHEET 1 OF 2