

VICINITY MAP
SCALE: 1"=2000'

YORK COUNTY GEODETIC CONTROL MONUMENT:

048 - A 3-1/4" DISK, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 048," THE DISK IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE #1015 (LEIGH ROAD) AND WHITT COURT, 19.5' SOUTH OF THE SOUTHERN CORNER OF A 36" CHAIN LINK FENCE, 23.8' EAST OF THE EDGE OF PAVEMENT OF ROUTE #1015. COORDINATES-U.S. SURVEY FEET- X=12058738.398 Y=3612752.220 ELEV.=50.72'

REF: DB 72 PG 84 VIRGINIA ELECTRIC & POWER CO. EASEMENT, (PARCEL A-1 & A-2)
DB 72 PG 83 VIRGINIA ELECTRIC & POWER CO. EASEMENT, (PARCEL A)
DB 72 PG 132 VIRGINIA ELECTRIC & POWER CO. EASEMENT, (PARCEL A)
DB 98 PG 78 VIRGINIA ELECTRIC & POWER CO. EASEMENT, (JAMES ROBINSON PARCEL)
DB 161 PG 713 EASEMENT & RIGHT-OF-WAY, (TO L. CARTER & L. JOHNSON, GILES LANE)
DB 380 PG 705 RIGHT-OF-WAY DEDICATION (W.H. ROBINSON TRACT, LOT 3 & LOT 4)

INSTR. #070002342
INSTR. #130010422

INSTR. #130021868, INSTR. #130024060
INSTR. #130024061, INSTR. #130024062
INSTR. #130024395, INSTR. #130024396
INSTR. #140000312, INSTR. #140006025

INSTR. #140004788, INSTR. #140004789

INSTR. #140019216, 13.13' x 390' PARCEL TO T.W. MUSE, III, TRUSTEE, (GILES LANE)

INSTR. #160002620, PROPERTY LINE VACATION (PARCEL A & PARCEL B)

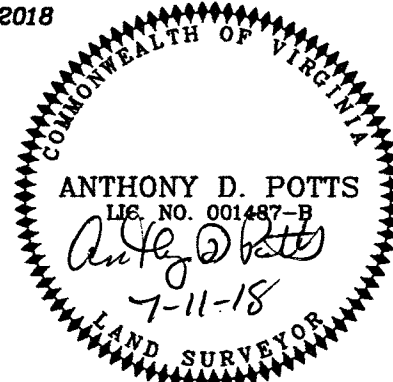
INSTR. #180001746 RIGHT-OF-WAY & EASEMENT DEDICATION
INSTR. #180011507 DOMINION ENERGY EASEMENT

SURVEYOR'S CERTIFICATE

TO: AMERICAN BATTLEFIELD TRUST, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

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, 2, 4, 6A, 7A, 7B, 11, 13, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2018

Anthony D. Potts
ANTHONY D. POTTS
LICENSE No. 1487-B VA.
MARCH 24, 2018



NOTES:

1. THE SURVEY WAS MADE ON THE GROUND ON MARCH 24, 2018 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL VISIBLE ABOVE-GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
2. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCRUACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTIES UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (b) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
4. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY AND SERVITUDE AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE POLICY No. 091054104, AND No. 091054104-1, DATED FEBRUARY 13, 2018, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT.
5. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTIES DO NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
6. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE W.H. ROBINSON SUBDIVISION DOES NOT MATHEMATICALLY CLOSE.
7. THIS PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED) (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD), AND ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON COMMUNITY PANEL NO. 510182 0107 D & 0109 D, DATED JANUARY 16, 2015 (INDEX DATED JANUARY 16, 2015) MAP NO. 51199C0107D AND 51199C0109D
8. ALL EASEMENTS MAY NOT BE SHOWN

TITLE SOURCE

TAX MAP #18-00-00-017, PARCEL A
GPIN 011D-2646-0067

THIS PROPERTY IS IN THE NAME OF BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM HAMPTON ROADS DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, GEORGE E. FISCELLA TRUST, EDWARD G. FISCELLA TRUST, AND G&E LAND HOLDINGS, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 9, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JUNE 11, 2015 AS INSTRUMENT NO. 150009857, AND FROM THEODORE L. WILLIAM BY DEED DATED DECEMBER 13, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024399, AND FROM THOMAS WILMORE MUSE, III, INDIVIDUALLY AND THOMAS WILMORE MUSE, III, TRUSTEE OF THE THOMAS WILMORE MUSE, III, REVOCABLE LIVING TRUST BY DEED DATED DECEMBER 13, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024399, AND FROM THOMAS WILMORE MUSE, III, INDIVIDUALLY AND THOMAS WILMORE MUSE, III, TRUSTEE OF THE THOMAS WILMORE MUSE, III, REVOCABLE LIVING TRUST BY DEED DATED DECEMBER 13, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024399, AND FROM LILLIAN MAE LEWIS, BARBARA O. WATFORD, WILSON FREEMAN LEWIS, RONALD E. MUSE, AND THEODORE L. WILLIAMS BY DEED DATED OCTOBER 23, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON NOVEMBER 4, 2013 AS INSTRUMENT NO. 130021868, AND FROM MAGGIE O. CARTER BY DEED DATED MARCH 21, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON APRIL 8, 2014 AS INSTRUMENT NO. 140004788, LESS AND EXCEPT THAT PORTION FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO THOMAS WILMORE MUSE, III TRUSTEE BY DEED DATED JUNE 20, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON NOVEMBER 24, 2014 AS INSTRUMENT NO. 140019216, AND BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO THE COMMONWEALTH OF VIRGINIA BY PLAT DATED JANUARY 19, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JANUARY 26, 2018 AS INSTRUMENT NO. 180001746.

TITLE SOURCE

TAX MAP #18D-01-00-001, PARCEL B
GPIN 010A-2105-4660

THIS PROPERTY IS IN THE NAME OF BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM HAMPTON ROADS DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, GEORGE E. FISCELLA TRUST, EDWARD G. FISCELLA TRUST, AND G&E LAND HOLDINGS, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 9, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JUNE 11, 2015 AS INSTRUMENT NO. 150009857, LESS AND EXCEPT THAT PORTION FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO THE COMMONWEALTH OF VIRGINIA BY PLAT DATED JANUARY 19, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JANUARY 26, 2018 AS INSTRUMENT NO. 180001746.

TAX MAP #18-00-00-017A, #393 CRAWFORD ROAD
GPIN 011D-2559-0390

THIS PROPERTY IS IN THE NAME OF BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM HATTIE WHITE WALLER, (aka HATTIE M. WALLER, HATTIE W. WHITE, AND HATTIE M. WHITE) BY DEED DATED DECEMBER 13, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF YORK-POQUOSON ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024398, AND FROM THEODORE L. WILLIAM BY DEED DATED DECEMBER 13, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024399, AND FROM THOMAS WILMORE MUSE, III, INDIVIDUALLY AND THOMAS WILMORE MUSE, III, TRUSTEE OF THE THOMAS WILMORE MUSE, III, REVOCABLE LIVING TRUST BY DEED DATED DECEMBER 13, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON DECEMBER 16, 2013 AS INSTRUMENT NO. 130024399, LESS AND EXCEPT THAT PORTION FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO THE COMMONWEALTH OF VIRGINIA BY PLAT DATED JANUARY 19, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JANUARY 26, 2018 AS INSTRUMENT NO. 180001746.

TAX MAP #18F-01-00-008, W.H. ROBINSON ESTATE, JAMES ROBINSON PARCEL
GPIN 011D-3024-1082

THIS PROPERTY IS IN THE NAME OF HUNTFIELD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 31, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON APRIL 4, 2016 AS INSTRUMENT NO. 160005317, LESS AND EXCEPT THAT PORTION FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO THE COMMONWEALTH OF VIRGINIA BY PLAT DATED JANUARY 19, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JANUARY 26, 2018 AS INSTRUMENT NO. 180001746.

TAX MAP #18F-01-00-009A, W.H. ROBINSON ESTATE, PARCEL A-2
GPIN 011D-3211-1276

THIS PROPERTY IS IN THE NAME OF HUNTFIELD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 31, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON APRIL 4, 2016 AS INSTRUMENT NO. 160005317, LESS AND EXCEPT THAT PORTION FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO THE COMMONWEALTH OF VIRGINIA BY PLAT DATED JANUARY 19, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JANUARY 26, 2018 AS INSTRUMENT NO. 180001746.

TAX MAP #18F-01-00-009A, W.H. ROBINSON ESTATE, PARCEL A-1
GPIN 011D-3347-1392

THIS PROPERTY IS IN THE NAME OF HUNTFIELD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 31, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON APRIL 4, 2016 AS INSTRUMENT NO. 160005317, LESS AND EXCEPT THAT PORTION FROM BATTLEFIELD BLUFFS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO THE COMMONWEALTH OF VIRGINIA BY PLAT DATED JANUARY 19, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JANUARY 26, 2018 AS INSTRUMENT NO. 180001746.

ALTA/NSPS LAND TITLE SURVEY
PROPERTIES OF
BATTLEFIELD BLUFFS, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY,
& **HUNTFIELD, L.L.C.**
A VIRGINIA LIMITED LIABILITY COMPANY



NELSON DISTRICT
YORK COUNTY, VIRGINIA

A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610
dpotts@adpotts.com

1" = 200' JULY 11, 2018

SHEET 1 OF 4



STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
FOR THE COUNTY OF YORK-POQUOSON, ON
THIS 4th DAY OF September, 2018,
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS, AS INSTRUMENT
NUMBER 180016785

TESTE: KRISTEN N. NELSON, CLERK
CLERK

BY: *Emily Bryan*
DEPUTY CLERK

FILE NO. 10-1269