

**Flood Certification**

I have examined the Flood Insurance Rate Map for Hanover County, Virginia; Community Panel No. 51085C0320B (Panel 320 of 470), effective date December 02, 2008, and hereby certify to the best of my professional knowledge and belief that this property appears not to be located in a Special Flood Hazard Area, as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

**Parking** (Painted Parking Spaces)

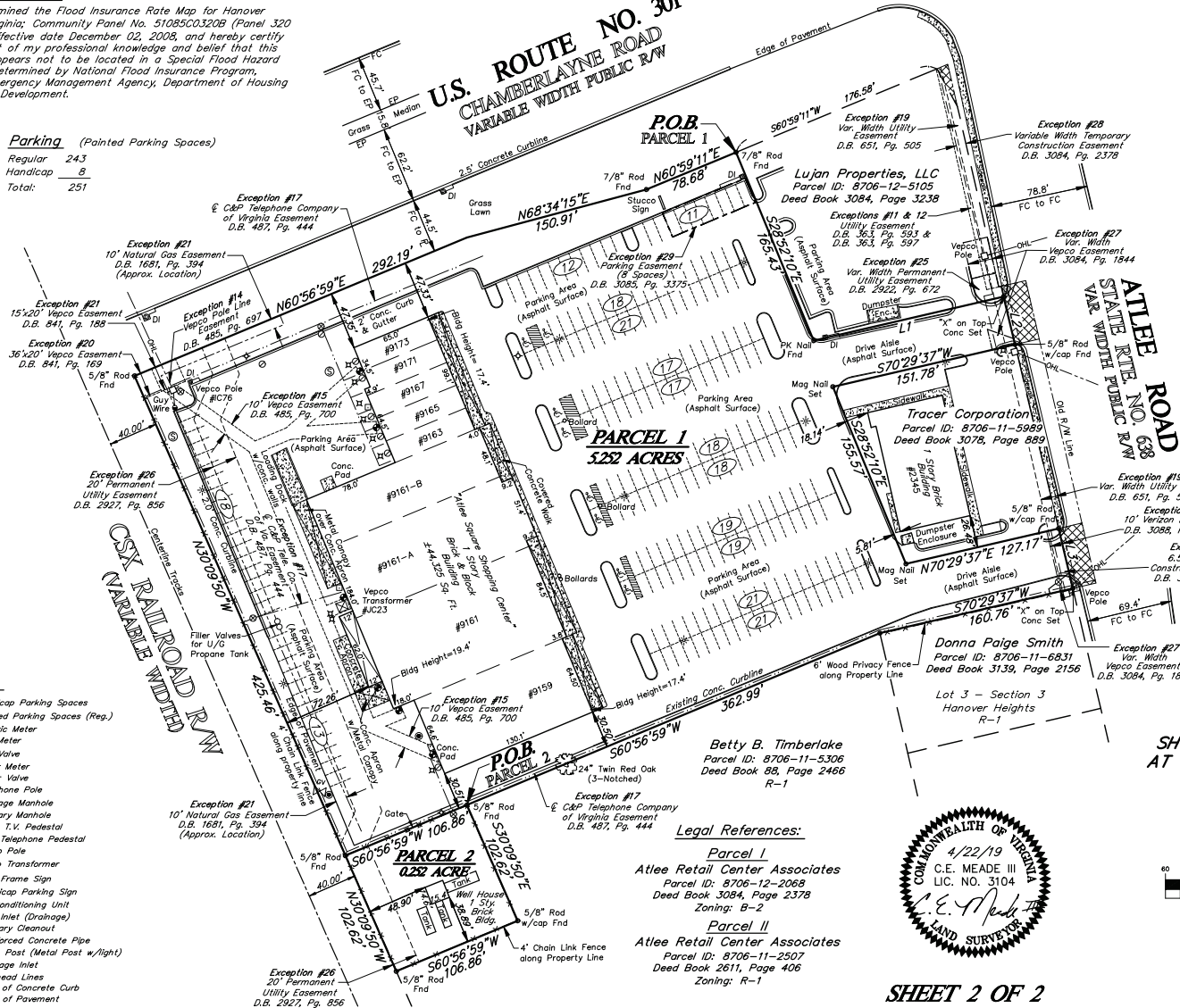
Regular 243  
Handicap 8  
Total: 251



**Legend**

- Handicap Parking Spaces
- ◻ Painted Parking Spaces (Reg.)
- ⊕ Electric Meter
- ⊕ Gas Meter
- ⊕ Gas Valve
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Telephone Pole
- ⊕ Drainage Manhole
- ⊕ Sanitary Manhole
- ⊕ Cable T.V. Pedestal
- ⊕ C&P Telephone Pedestal
- ⊕ Vepco Pole
- ⊕ Vepco Transformer
- ⊕ Misc Frame Sign
- ⊕ Handicap Parking Sign
- ⊕ Air Conditioning Unit
- ⊕ Yard Inlet (Drainage)
- ⊕ Sanitary Cleanout
- ⊕ RCP Reinforced Concrete Pipe
- ⊕ Lamp Post (Metal Post w/Height)
- DI Drainage Inlet
- OHL Overhead Lines
- FC Face of Concrete Curb
- EP Edge of Pavement

**U.S. ROUTE NO. 301**  
**CHAMBERLAYNE ROAD**  
**VARIABLE WIDTH PUBLIC R/W**



**General Notes**

1. This Survey Plat represents an accurate Field Transit Survey of the premises shown hereon.
2. Date of last Field Inspection: April 8, 2019
3. 5/8" Iron Rods set at all parcel corners unless otherwise noted hereon.
4. This survey was made with the benefit of a Stewart Title Guaranty Company commitment, dated February 12, 2019, No. 01262-9120.
5. Site parcel is located within a Chesapeake Bay Preservation Area, which is subject to Provisions of Chapter 10, Article 2 of the Hanover County Code.
6. Some Symbols shown hereon are NOT TO SCALE for clarity.
7. No above ground evidence was found by the surveyor of any cemetery or burial grounds.
8. No evidence was observed of the site being used as a solid waste dump, sump, or sanitary landfill.
9. No evidence was observed of current earth moving work, building construction or building additions.
10. No visible above-ground encroachments were found by the Surveyor.
11. This parcel has direct physical access to Atlee Road.
12. All utility services appear to be located underground, except where shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.

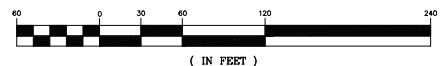
Exception #28  
= R/W Acquisition  
D.B. 3084, Pg. 2378

L1 N70°29'37"E 158.16'  
L2 S19°49'49"E 40.00'  
L3 S19°46'12"E 50.00'

ALTA/NSPS LAND TITLE SURVEY FOR  
**NENA GROVE LANE, LLC**  
SHOWING TWO PARCELS OF LAND SITUATED  
AT THE SOUTHWEST CORNER OF ATLEE ROAD  
AND U.S. ROUTE 301 CHICKAHOMINY  
DISTRICT, HANOVER COUNTY, VIRGINIA.

DATE: APRIL 22, 2019

**GRAPHIC SCALE**



**JORDAN CONSULTING ENGINEERS, P.C.**  
2540 PROFESSIONAL ROAD  
N. CHESTERFIELD, VIRGINIA 23235  
804-272-7009



**Legal References:**

- Parcel I**  
Atlee Retail Center Associates  
Parcel ID: 8706-12-2068  
Deed Book 3084, Page 2378  
Zoning: B-2
- Parcel II**  
Atlee Retail Center Associates  
Parcel ID: 8706-11-2507  
Deed Book 2611, Page 406  
Zoning: R-1

**SHEET 2 OF 2**