

**NOTES:**

- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
- THIS PLAT DOES NOT ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
- THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF BRIDGETRUST TITLE, AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 091048392, COMMITMENT DATE JULY 27, 2015, 8:00AM AND ISSUE DATE AUGUST 27, 2015 9:00AM.
- A PORTION OF THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE AE FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEMA AS SHOWN ON COMMUNITY PANEL MAP # 51000000 DATED SEPTEMBER 29, 2010. THE REMAINDER OF THE PROPERTY FALLS WITHIN ZONE X.
- SOURCE OF TITLE:** THE AREA SHOWN WAS ACQUIRED BY TRIDENT SEAFOODS CORPORATION BY SPECIAL WARRANTY DEED DATED JULY 11, 2013, FROM CRPB, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, RECORDED AS INSTRUMENT #130008039 IN BEDFORD COUNTY, VIRGINIA.
- EASEMENTS FURNISHED BY BRIDGETRUST TITLE, AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 091048392, COMMITMENT DATE JULY 27, 2015, 8:00AM AND ISSUE DATE AUGUST 27, 2015 9:00AM THAT ENCUMBER THE SUBJECT PROPERTY.

D.B.#	BENEFITS	RIGHT OF WAY
307670	TOWN OF BEDFORD, VA	SANITARY SEWER RIGHT OF WAY
387514, 38921	CITY OF BEDFORD, VA	16' WIDE SANITARY SEWER EASEMENT
431548	CITY OF BEDFORD, VA	50' WIDE UTILITY EASEMENT
P.B. 6 PG. 235	COMMONWEALTH OF VA	VARIABLE WIDTH UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION:**

TO: THE HIRE MERCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, BRIDGETRUST TITLE, AN AGENT FOR 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES TABLE A, ITEMS 1-4, 6B, 1A, 7C, 8-10, A, 11A, 13, 14, 16 (THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS) 17, 18 (THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL) 19 AND 20A. PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE UNDERSIGNED FURTHER HEREBY CERTIFIES TO THE HIRE MERCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, BRIDGETRUST TITLE, AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY.

AS OF AUGUST 18, 2015, THAT THE FOREGOING SURVEY CORRECTLY SHOWS (i) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, AND THAT, EXCEPT AS SHOWN HEREBY, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, EASEMENTS, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; (ii) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINES OF THE PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING THE SAID PREMISES; (iii) THE LOCATION AND NUMBER OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE SAID PREMISES; (iv) THE DIMENSIONS OF ALL IMPROVEMENTS ON THE SAID PREMISES AT GROUND SURFACE LEVEL, AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SAID PREMISES; AND (v) THE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT, THE DISTANCE TO THE NEAREST INTERSECTING STREET AND POINT OF REFERENCE FROM WHICH THE PREMISES ARE MEASURED, THE WIDTH OF THE STREET OR STREETS ON WHICH THE PREMISES ABUT, THE LOT AND BLOCK NUMBER SHOWN ON ANY FILED MAP TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PREMISES TOGETHER WITH THE FILING DATE OF SUCH MAP, AND AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF BEDFORD COUNTY, VIRGINIA, IDENTIFYING ALL EASEMENTS OF RECORD CROSSING OR AFFECTING THE SAID PREMISES. THE UNDERSIGNED FURTHER CERTIFIES THAT ALL STREETS ABUTTING THE SAID PREMISES AND ALL MEANS OF INGRESS AND EGRESS FOR THE SAID PREMISES HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE BY THE TOWN OF BEDFORD, EXCEPT AS SHOWN, THERE ARE NO BUILDING SET-BACK LINES.

**ALBERT E. NEIGHBORS JR., LS**  
 REGISTERED LAND SURVEYOR NO. 1210  
 IN THE STATE OF VIRGINIA  
 DATE OF SURVEY:

**LEGAL DESCRIPTION:**

**PARCEL ONE**

ALL OF THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LYING AND BEING IN THE TOWN OF BEDFORD, VIRGINIA, ON THE SOUTH SIDE OF ORANGE STREET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

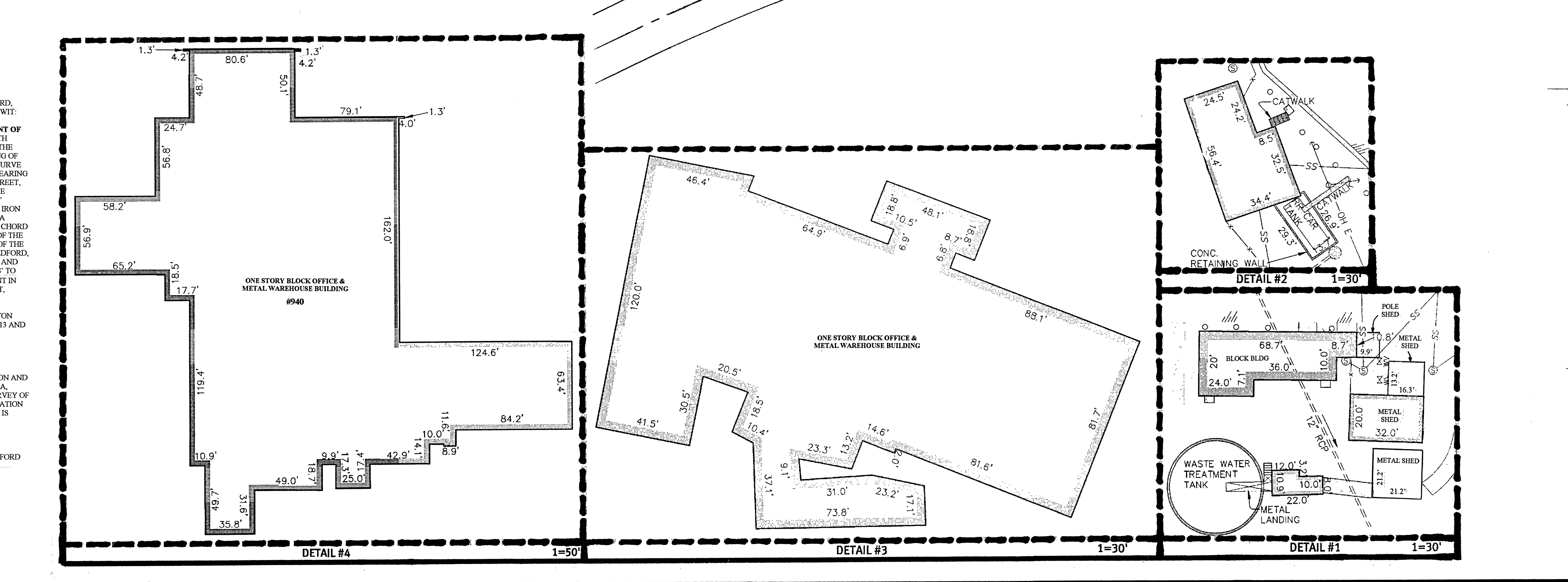
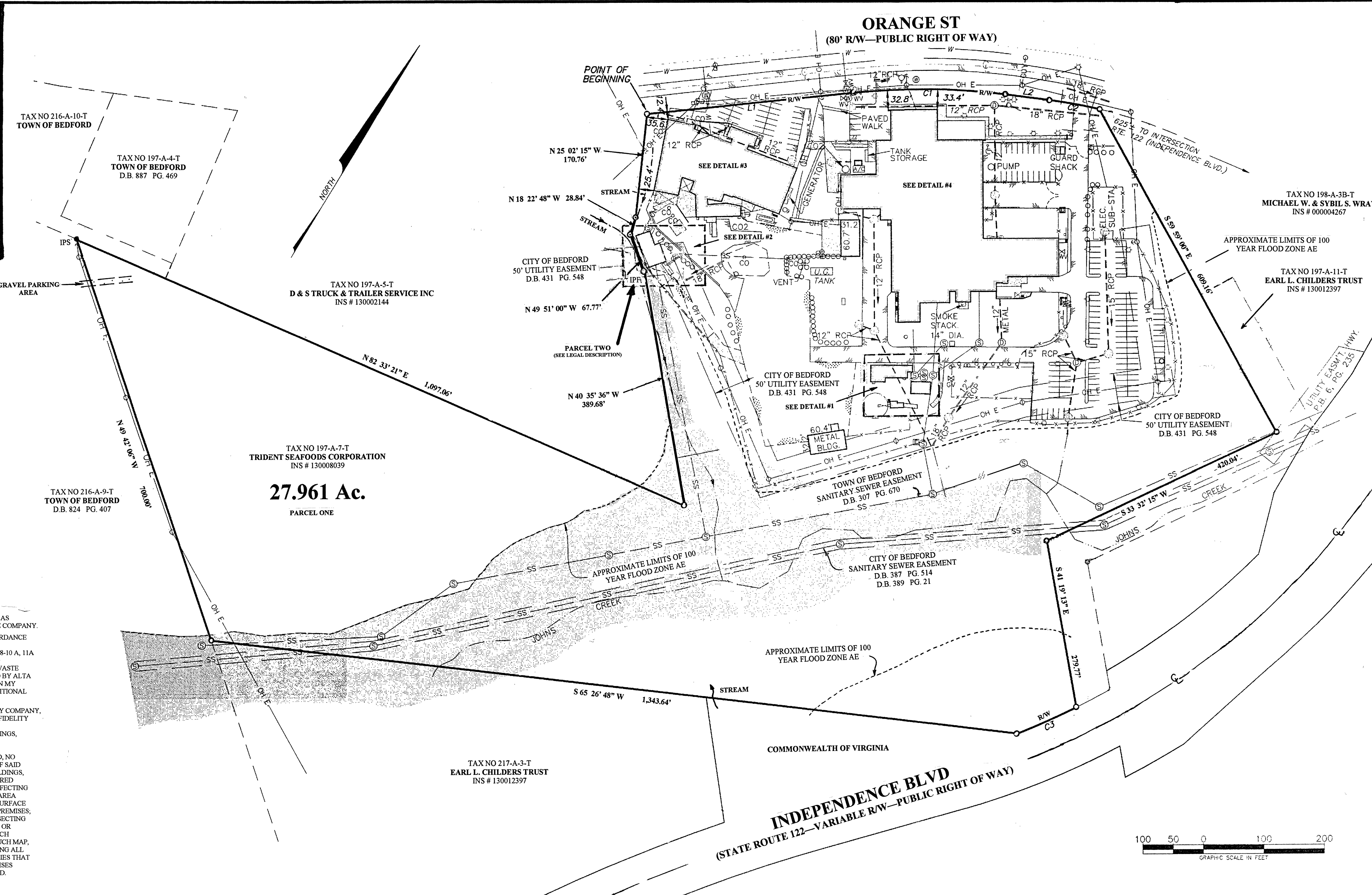
BEGINNING AT AN IRON PIN FOUND IN THE SOUTH SIDE OF ORANGE STREET, SAID POINT BEING LABELED AS POINT OF BEGINNING AND BEING THE CORNER TO D & S TRUCK AND TRAILER SERVICE INC, THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF ORANGE STREET, N 52° 53' 17" E 342.11' TO IRON PIN FOUND, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,087.35', A CENTRAL ANGLE OF 13-17-20, A LENGTH OF 252.20', A CHORD BEARING OF N 59° 11' 17" E 251.63' TO AN IRON PIN FOUND, THENCE N 66° 10' 37" E 73.87' TO AN IRON PIN FOUND, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 820.31', A CENTRAL ANGLE OF 05-48-47, A LENGTH OF 83.19', A CHORD BEARING OF N 69° 05' 01" E 83.19' TO AN IRON PIN FOUND, THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF ORANGE STREET, THENCE ALONG PROPERTY LINE OF MICHAEL W. & SYBIL S. WRAY AND EARL L. CHILDERS TRUST S 59° 59' 00" E 609.16' TO AN IRON PIN FOUND, THENCE ALONG PROPERTY LINE OF EARL L. CHILDERS TRUST S 33° 32' 15" W 420.04' TO AN IRON PIN FOUND, THENCE ALONG PROPERTY LINE OF EARL L. CHILDERS TRUST S 41° 19' 13" E 279.77' TO AN IRON PIN FOUND, THENCE FOLLOWING THE RIGHT OF WAY LINE OF ORANGE STREET, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1,228.24', AND A CENTRAL ANGLE OF 04-55-44, A LENGTH OF 105.66', A CHORD BEARING OF S 34° 42' 33" W 105.63' TO AN IRON PIN FOUND, THENCE S 65° 26' 48" W 1,343.64' PASSING THE CORNER OF THE NORTHERLY RIGHT OF WAY OF INDEPENDENCE BOULEVARD S 51° 48' 44" AND THEN RUNNING WITH THE LINE OF THE SAID EARL L. CHILDERS TRUST TO AN IRON PIN FOUND, THENCE ALONG THE PROPERTY LINE OF THE TOWN OF BEDFORD, VIRGINIA, N 49° 42' 06" W 700.00' TO AN IRON PIN FOUND, THENCE ALONG PROPERTY LINE OF TOWN OF BEDFORD AND D & S TRUCK & TRAILER SERVICE INC N 82° 33' 21" E 1,097.06' TO AN IRON PIN FOUND, THENCE N 40° 35' 36" W 389.68' TO AN IRON PIN FOUND, THENCE N 49° 51' 00" W 67.77' TO A POINT IN STREAM, THENCE N 18° 22' 48" W 28.84' TO A POINT IN STREAM, THENCE N 25° 02' 15" W 170.76' TO AN IRON PIN FOUND IN SOUTH RIGHT OF WAY LINE OF ORANGE STREET, WHICH IS THE POINT OF BEGINNING, CONTAINING 27.961 ACRES.

IT BEING THE SAME PROPERTY WHICH WAS CONVEYED TO TRIDENT SEAFOODS CORPORATION, A WASHINGTON CORPORATION BY DEED FROM CRPB, LLC A CONNECTICUT LIMITED LIABILITY COMPANY, DATED JULY 11, 2013 AND RECORDED JULY 16, 2013 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA IN INSTRUMENT NUMBER 130008039.

**PARCEL TWO**

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON AND THE PRIVILEGES AND APPURTENANCES THEREON BELONGING, LYING IN THE TOWN OF BEDFORD, VIRGINIA, DESIGNATED AS PARCEL A CONTAINING 0.012 ACRES, AS SHOWN UPON A PLAT ENTITLED "PLAT SHOWING SURVEY OF PROPERTY BEING CONVEYED BY D & S TRUCK AND TRAILER SERVICE, INC. TO TRIDENT SEAFOODS CORPORATION 0.012 ACRES", MADE BY DONNIE W. SLUSHER, LAND SURVEYOR, DATED DECEMBER 3, 2013, WHICH SAID PLAT IS ATTACHED TO AND HEREBY MADE A PART OF THIS DEED.

IT BEING THE SAME PROPERTY WHICH WAS CONVEYED TO TRIDENT SEAFOODS CORPORATION, A VIRGINIA CORPORATION BY DEED FROM D & S TRUCK AND TRAILER SERVICE, INC., A VIRGINIA CORPORATION, DATED DECEMBER 20, 2013 AND RECORDED JANUARY 3, 2014 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA IN INSTRUMENT NUMBER 140000034.



**LEGEND**

- ⊠ ELECTRIC SERVICE BOX
- LIGHT
- U UTILITY POLE
- OH E OVERHEAD UTILITY LINES
- E UNDERGROUND ELEC. SERVICE
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ WATER METER
- ⊠ STORM DRAIN MANHOLE
- ⊠ DROP INLET
- ⊠ UNDERGROUND TELEPHONE
- ⊠ IRON PIN FOUND
- ⊠ IRON PIN SET
- FENCE
- ⊠ SANITARY MANHOLE
- ⊠ SANITARY SEWER CLEANOUT
- ⊠ SANITARY SEWER LINE
- ⊠ CORRUGATED METAL PIPE
- ⊠ REINFORCED CONCRETE PIPE
- ⊠ EDGE OF PAVEMENT
- ⊠ EDGE OF GRAVEL
- ⊠ CO2 CARBON DIOXIDE STORAGE TANK
- ⊠ ABOVE GROUND SIGN
- ⊠ POINT IN STREAM
- ⊠ AIR CONDITIONER
- ⊠ BOLLARD POST
- ⊠ BASKETBALL GOAL
- ⊠ FLAG POLE
- ⊠ GATE
- ⊠ CENTERLINE OF R/W
- ⊠ CONCRETE

L-1 N 52° 53' 17" E 342.11'  
 L-2 N 66° 10' 37" E 73.87'

C-1  
 Δ = 13-17-20  
 R = 1,087.35  
 L = 252.20  
 CH = 251.63  
 CB = N 59° 31' 17" E

C-2  
 Δ = 05-48-47  
 R = 820.31  
 L = 83.19  
 CH = 83.19  
 CB = N 69° 05' 01" E

C-3  
 Δ = 04-55-44  
 R = 1,228.24  
 L = 105.66  
 CH = 105.63  
 CB = S 34° 42' 33" W

**ALBERT E. NEIGHBORS JR.**  
 SURVEYOR AND PLANNER  
 "FOR ALL YOUR LAND DEVELOPMENT NEEDS"  
 222 GREENDALE DRIVE  
 RUSTBURG, VIRGINIA 24588  
 (434) 821-3446 (OFFICE)  
 (434) 666-2196 (MOBILE)  
 Email - neighborslandsurveying@hotmail.com

**PLAT SHOWING**  
**ALTA/ACSM TITLE SURVEY OF THE PROPERTY OF**  
**TRIDENT SEAFOODS**  
**TOWN OF BEDFORD, VIRGINIA**

COMM NO: 2015042  
 F.B#: 162  
 DATE: AUGUST 18, 2015  
 REVISED: AUGUST 28, 2015

COMMONWEALTH OF VIRGINIA  
**FOR REVIEW**  
 LICENSE NO. 1210  
 LAND SURVEYOR

**ALBERT E. NEIGHBORS JR.**

SHEET 1 OF 1