VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1) A TITLE REPORT PROVIDED BY FIRSTERA UNITED TITLE INSURANCE AGENCY, LLC FILE NO. 25-4785-P, INVOICE DATE: FEBRUARY 5, 2025 WAS RELIED UPON FOR THIS SURVEY.

2) THE PROPERTY DISPLAYED EXISTING CONDITIONS SHOWN ON THIS PLAN ARE VERIFIED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN FEBRUARY, 2025 AND FROM DEEDS AND PLANS OF RECORD.

3) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-02, QUALITY LEVEL "C" AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.

4) HORIZONTAL DATUM IS BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83) SPN VIRGINIA. HAVING VERTICAL DATUM (NAD 88 IN REFERENCE) TO THE CITY OF SUFFOLK GEODETIC SURVEY MARK STATION "SUFFOLK 1998 1985" BY GPS OBSERVATIONS.

5) THE LOT LIES ENTIRELY WITHIN ZONE X (SHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SUFFOLK, VIRGINIA, MAP NUMBER 5107580230C, EFFECTIVE DATE AUGUST 1, 2015.

6) THE PROPERTY IS CURRENTLY ZONED CD (CENTRAL BUSINESS DISTRICT). SITE IS SERVED BY PUBLIC WATER AND SEWER.

FRONT: 20' SIDE: 0' REAR: 0'

7) THE TREE SYMBOL OUTLINE SHOWN ON THE PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

8) NO BUILDINGS WERE OBSERVED ON THE PROPERTY.

SCHEDULE B PART II - EXCEPTIONS

1 - 6) ARE NOT APPLICABLE TO SHOW ON A LAND TITLE SURVEY.

7) PRIVATE IMPOUND EASEMENT RECORDED AS INST#201010040000700 AND AS SHOWN ON RECORDED PLAT RECORDED AS #1000200215 SHOWN ON THE SURVEY.

8) ALL OF A PORTION OF THIS RESUBDIVISION IS LOCATED IN A CHESAPEAKE BAY PRESERVATION AREA AND IS SUBJECT TO THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION AREA ORDINANCE.

9) EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 22, PAGE 537. THE LOCATION CAN NOT BE DETERMINED BY THE RECORD DOCUMENT AND IS NOT SHOWN ON THIS SURVEY.

10) RIGHTS OF OTHERS IN AND TO THE RIGHT OF WAY FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 342, PAGE 480. EASEMENT IS VAGUE IN NATURE AND NOT SHOWN ON THIS SURVEY.

11) SEWER AGREEMENT RECORDED IN BOOK 40, PAGE 105. THE RECORDED DOCUMENT WAS NOT PROVIDED IN THE TITLE REPORT. IS NOT OBTAINABLE THROUGH THE CITY OF SUFFOLK'S ONLINE RECORD RESEARCH AND IS NOT SHOWN ON THE SURVEY.

Legend

- IRON PIPE FOUND
- IRON ROD FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- CONC STEEL PIN FOUND
- STORM SEWER MANHOLE
- CURB DRAIN INLET (CDI)
- DRAIN INLET (YDI)
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIAMESE CONNECTION
- POST INDICATOR VALVE (PIV)
- GAS VALVE
- GAS METER
- ELECTRIC BOX
- ELECTRIC METER
- HH - HANDHOLE
- TELEPHONE PEDESTAL
- CABLE TV BOX
- TRAFFIC SIGNAL
- SIGNAL BOX
- TRANSFORMER PAD
- LIGHT POLE
- U BOLT POLE
- U BOLT POLE W/ GUY
- GUY WIRE
- PROPOSED IRON REMOVAL
- BOLLARD
- STREET SIGN
- MONITORING WELL
- BORING LOCATION
- WELL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- GUARD RAIL
- CHAIN LINK FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- CABLE TV
- GAS LINE
- WATER LINE
- FLOOD ZONE LINE
- HEDGEROW
- SPHT INVA LINE
- 1SPHT BPA LINE
- 1SPHT BEHIND ZONE
- LIMIT MEAN LOW WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY
- MINOR CONTOUR
- MAJOR CONTOUR
- EXISTING PROPERTY LINE
- ABUTTER LINE
- EASEMENT LINE

Legal Description

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SUFFOLK, COMMONWEALTH OF VIRGINIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT CERTAIN OTHER LOT OR PARCEL OF LAND WHICH BELONGS TO ME, IN TOTO, AND NOT AS PART OWNER SITUATED ON A LANE RUNNING NORTH FROM THE STAND-PIPE IN THE COUNTY AND STATE AFORESAID, NEAR THE TOWN OF SUFFOLK AND BOUNDED AND DESCRIBED AS FOLLOWS; BEING ON THE EAST SIDE OF THE LANE THAT RUNS NORTH FROM THE STAND-PIPE FRONTING ON THE SAID LANE FORTY (40) FEET AND RUNNING BACK THIRTEEN HUNDRED AND FIVE (1305) FEET, AND BOUNDED ON THE WEST BY THE SAID LANE, ON THE EAST BY THE LAND OF A. J. WINBORNE, ON THE SOUTH BY THE LANE OF JAS. M. COPELAND AND ON THE NORTH BY THE LOT OF ROXANNA GREEN, AND BEING THE SAME LOT WHICH WAS CONVEYED TO THE SAID SHERMAN COPELAND BY S. J. WINBORNE AND WIFE BY DEED DATED JULY 1901 AND DULY RECORDED IN THE CLERK'S OFFICE OF NANSEMOND COUNTY.

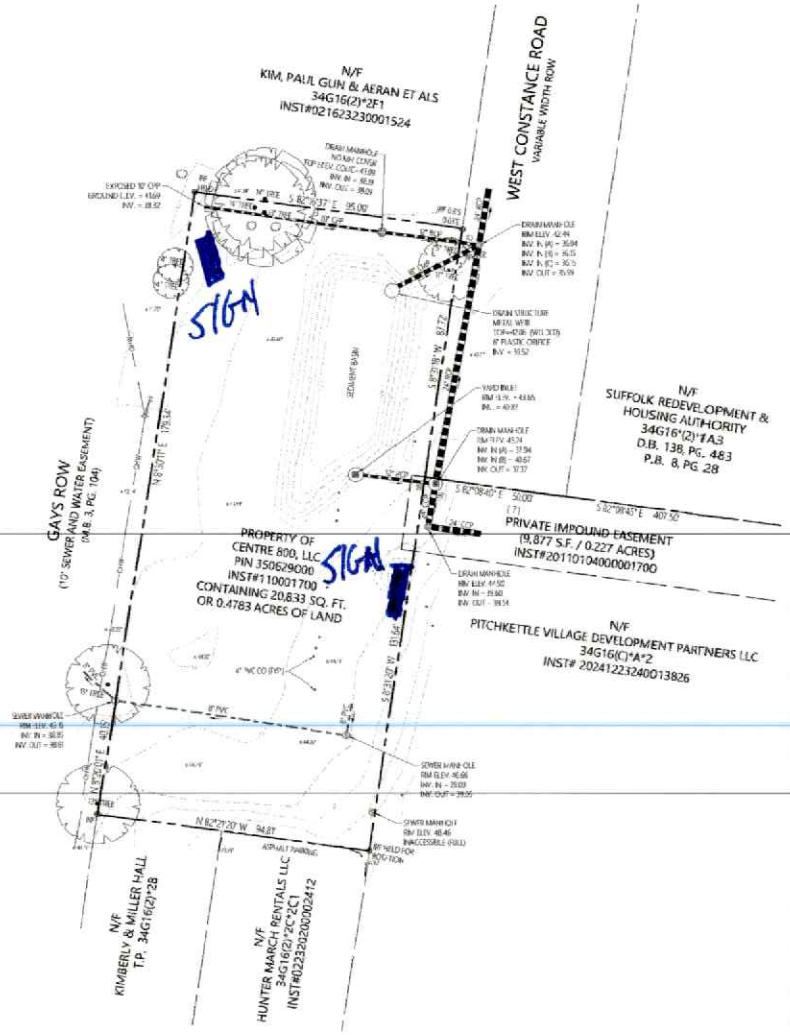
IT BEING THE SAME PROPERTY CONVEYED TO MILLS A. MARCH BY DEED OF CYNTHIA MITZ, FORMERLY KNOWN AS CYNTHIA ANN DUCK, DARLING DUCK KEPT, FORMERLY KNOWN AS DARLING WOMAN DUCK, PATRICIA D. DUCK BLACKBURN, FORMERLY KNOWN AS PATRICIA D. DUCK AND THADDEUS C. KEYT, A/K DUCKS AND KEYT, A VIRGINIA GENERAL PARTNERSHIP DATED AUGUST 28, 2001 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SUFFOLK, VIRGINIA AS INSTRUMENT NO. 010010621.

PARCEL TWO:

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND IN SUFFOLK BOROUGH, SUFFOLK, VIRGINIA, AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "PHYSICAL SURVEY OF 115, 117, 119, 121 AND 123 GAY'S ROW, SUFFOLK, BOROUGH, SUFFOLK, VIRGINIA, PROPERTY OF NIDIA ANNAS, BEING CONVEYED TO MILLS A. MARCH AND SHARON H. MARCH", DATED NOVEMBER 24, 1992, MADE BY KENNETH R. CARPENTER, LAND SURVEYOR, P.E., WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SUFFOLK, VIRGINIA IN DEED BOOK 342, AT PAGE 481.

TOGETHER WITH A PERPETUAL RIGHT OF WAY OR EASEMENT GRANTED TO GRANTORS HEREIN, THEIR SUCCESSORS OR ASSIGNS, OF ANY AND ALL RIGHT, TITLE AND INTEREST WHICH THE GRANTORS OWN LEADING FROM THE NORTHERN EXIT OF GAY'S ROW, AND CONTINUING IN FRONT OF THE PROPERTY NOW OCCUPIED BY MARIAS PIZZA AND HOT'S ICE CREAM TO EAST CONSTANCE ROAD, NOT SHOWN ON THE ABOVE REFERRED TO PLAT.

IT BEING THE SAME PROPERTY CONVEYED TO MILLS A. MARCH AND SHARON M. MARCH, HUSBAND AND WIFE, BY DEED OF VIDA C. ANNAS AND JACK L. ANNAS, HER HUSBAND, DATED NOVEMBER 23, 1992 DULY RECORDED DECEMBER 1, 1992 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SUFFOLK, VIRGINIA IN DEED BOOK 342, AT PAGE 479.



Surveyor's Certificate

TO: CENTRE 800 LLC
HORIZITY 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 9, 10(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON COMPLETED ON FEBRUARY 14, 2025.

DATE OF PLAT OR MAP: MARCH 12, 2025

James A. Facenda 3/12/25
JAMES A. FACENDA DATE
REGISTRATION NUMBER 3528

vhb.com

vhb

4500 Main St
Suite 400
Virginia Beach, VA 23462

N

SCALE IN FEET

810 W CONSTANCE ROAD

SUFFOLK, VA 23434

No.	Revision	Date	Approved

March 12, 2025

ALTA/NSPS
Land Title Survey

COMMONWEALTH OF VIRGINIA
JAMES A. FACENDA
Lic. No. 3528
3/12/25
LAND SURVEYOR

Sv-1

Sheet 1 of 1

35353.00