

FUTURE SITE DEVELOPMENT NOTES

1. **FUTURE PARKING**
 - 1.1. REQUIRED PARKING = 1 SPACER PER 300 SQUARE FEET
 - 1.2. 3,960 SQFT / 300 = 13.2 TOTAL REQUIRED
 - 1.3. 32 REGULAR PARKING SPACES
2 RESERVED DELIVERY SPACES
+ 2 HANDICAP PARKING SPACES
36 TOTAL PARKING SPACES PROVIDED
2. **CANOPY**
 - 2.1. CANOPY TO REMAIN FOR FUTURE SITE USE.

TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEING IN PRINCE WILLIAM COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "C" PER INSTRUMENT ENTITLED "DEED OF SUBDIVISION AND GRANTS OF EASEMENTS" RECORDED AS INSTRUMENT NO. 200506240103291 AND AS SHOWN ON THAT CERTAIN PLAT ATTACHED THERETO (AND RECORDED AS INSTRUMENT NO. 200506240103292), DATED SEPTEMBER 21, 2004, LAST REVISED MARCH 15, 2005, PREPARED BY BOWMAN CONSULTING GROUP, LTD., THE SAID "DEED OF SUBDIVISION AND GRANTS OF EASEMENTS" HAVING BEEN CORRECTED AND RE-RECORDED AS INSTRUMENT NO. 200510280188126, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

EXHIBIT B-II EXCEPTIONS

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE SERVICES, LLC, FILE NO. A2101507-SG, DATED NOVEMBER 9, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

5. COVENANTS, CONDITIONS, RESTRICTIONS (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, SEX, RELIGION, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 1709, PAGE 1346. (Document affects subject property and creates blanket utility easements.)
6. COVENANTS, CONDITIONS, RESTRICTIONS (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, SEX, RELIGION, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 1734, PAGE 788. (Document affects subject property and creates a blanket drainage and utility easements.)
7. EASEMENTS CREATED IN DEED OF SUBDIVISION AND/OR SHOWN ON PLAT OF SUBDIVISION ATTACHED THERETO RECORDED AS INSTRUMENT #200506240103291 WITH PLAT RECORDED AS INSTRUMENT #200506240103292 AND AS CORRECTED BY INSTRUMENT RECORDED AS INSTRUMENT #200510280188126 AS PARTIALLY VACATED BY DEED OF VACATION OF PORTIONS OF EASEMENTS AND GRANTS OF NEW EASEMENTS RECORDED AS INSTRUMENT #200512190216280 WITH PLAT RECORDED AS INSTRUMENT #200512190216281. (Document affects subject property and easements are plotted as described.)
8. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 131, PAGE 144. (Centerline of electric easement is located off subject property but edge of easement crosses property.)
9. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 141, PAGE 218. (Centerline of electric easement is located off subject property but edge of easement crosses property.)
10. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 298, PAGE 211. (Affects subject property but is not survey related.)
11. EASEMENTS CREATED IN DEED OF SUBDIVISION AND/OR SHOWN ON PLAT OF SUBDIVISION ATTACHED THERETO RECORDED IN DEED BOOK 1685, PAGE 472 AS CORRECTED IN DEED BOOK 1768, PAGE 496. (Document affects subject property and easements are plotted as described.)
12. EASEMENT(S) TO CONTEL OF VIRGINIA RECORDED IN DEED BOOK 1770, PAGE 1194. (Document affects subject property and easement is plotted as described.)
13. DEED OF EASEMENT AND COVENANT TO MAINTAIN RECORDED IN DEED BOOK 1779, PAGE 1052. (Document affects subject property and easement is plotted as described.)
14. EASEMENTS CREATED IN DEED OF SUBDIVISION AND/OR SHOWN ON PLAT OF SUBDIVISION ATTACHED THERETO RECORDED AS INSTRUMENT #200303280057349 WITH PLAT RECORDED AS INSTRUMENT #200303280057350. (Document affects subject property and easement is plotted as described.)
15. RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED AS INSTRUMENT #200303280057352. Affects subject property and is blanket in nature in respect to all travelways and access points, for purposes of ingress and egress. Establishes a utilities easements blanket in nature with respect to parking areas, travelways, and landscape areas. Slope easement does not affect subject parcel. Storm water management easement blanket in nature with respect to existing storm water appurtenances.)
16. DEED OF VACATION OF PORTIONS OF EASEMENTS AND GRANTS OF NEW EASEMENTS RECORDED AS INSTRUMENT #200512190216280 WITH PLAT RECORDED AS INSTRUMENT #200512190216281. (Document affects subject property and easement is plotted as described.)
17. EASEMENT(S) TO COLUMBIA GAS OF VIRGINIA, INC. RECORDED AS INSTRUMENT #200603240047647. (Document affects subject property and easement is plotted as described.)
18. DEED OF EASEMENT RECORDED AS INSTRUMENT #200705240062550 WITH PLAT RECORDED AS INSTRUMENT #200705240062551 AS PARTIALLY VACATED BY DEED OF VACATION AND EASEMENT RECORDED AS INSTRUMENT #200806040052994 WITH PLAT RECORDED AS INSTRUMENT #200806040052995. (Document affects subject property and extends water line easement established in exception 7. Establishes a storm drainage easement which is superceded by exception 19.)
19. DEED OF VACATION AND EASEMENT RECORDED AS INSTRUMENT #200806040052994 WITH PLAT RECORDED AS INSTRUMENT #200806040052995. (Document affects subject property and easements are plotted as described.)

SURVEYOR'S NOTES

1. THIS IS AN ALTA/NSPS LAND TITLE SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF AN ALTA LICENSED LAND SURVEYOR. DATE OF FIELD SURVEY IS DECEMBER 16, 2021.
2. BEARINGS ARE BASED ON "GRID NORTH", IN ACCORDANCE WITH THE STATE PLANE COORDINATES FOR THE STATE OF VIRGINIA, ZONE NORTH, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83), VERTICAL DATUM: NAVD 88. ONSITE HORIZONTAL CONTROL WAS ESTABLISHED THROUGH GPS OBSERVATIONS.
3. NO UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
4. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/NSPS SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF AN ABSTRACT TITLE SEARCH PROVIDED BY THE CLIENT.
7. THE RELATIVE POSITIONAL PRECISION FOR THIS SURVEY MEETS OR EXCEEDS 2cm (0.07 FEET) PLUS .50 PARTS PER MILLION, AS REQUIRED BY THE ALTA STANDARDS, SECTION 3.E.v.
8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A VIRGINIA LICENSED SURVEYOR.
9. THE BOUNDARIES OF THE PROPERTY SURVEYED ABUTS AND IS CONTIGUOUS WITH THE ADJOINING PROPERTIES, WITHOUT GAPS OR GORES, AND WAS ESTABLISHED BY LOCATION OF EXISTING MONUMENTS AND/OR RECORDED INFORMATION AS SHOWN HEREON.
10. THE SUBJECT PROPERTY HAS ACCESS TO WAYSIDE DRIVE, A PUBLIC ROADWAY, VIA A DEDICATED INGRESS/EGRESS EASEMENT.
11. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. THERE DOES NOT APPEAR TO BE CHANGES IN STREET RIGHT-OF-WAY LINES THAT HAVE NOT BEEN COMPLETED.
13. THE SURVEYOR IS UNAWARE OF ANY OFFSITE EASEMENTS REGARDING THE SUBJECT PROPERTY, NOR HAS HE PROVIDED ANY SUCH EASEMENTS BY THE CLIENT.
14. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY PLATS PROVIDED TO THE SURVEYOR AND LINE LOCATOR MARKINGS BY THE UNDERGROUND DETECTIVE COMPANY AND FOUND ON SITE ON THE DATE OF SURVEY. INFORMATION OBTAINED FROM UTILITY PLATS ARE SHOWN IN AN APPROXIMATE LOCATION BY GRAPHIC PLOTTING ONLY. UTILITY LOCATION SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION.
15. THE DIFFERENCES BETWEEN MEASURED AND RECORDED BEARINGS AND DISTANCES DO NOT CREATE ANY GAPS, OVERLAPS OR OTHER TITLE PROBLEMS.
16. THERE WAS NO OBSERVABLE ABOVE GROUND ENCROACHMENTS FOUND AT THE TIME OF SURVEY.
17. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE SERVICES, LLC, FILE NO. A2101507-SG, DATED NOVEMBER 9, 2021.

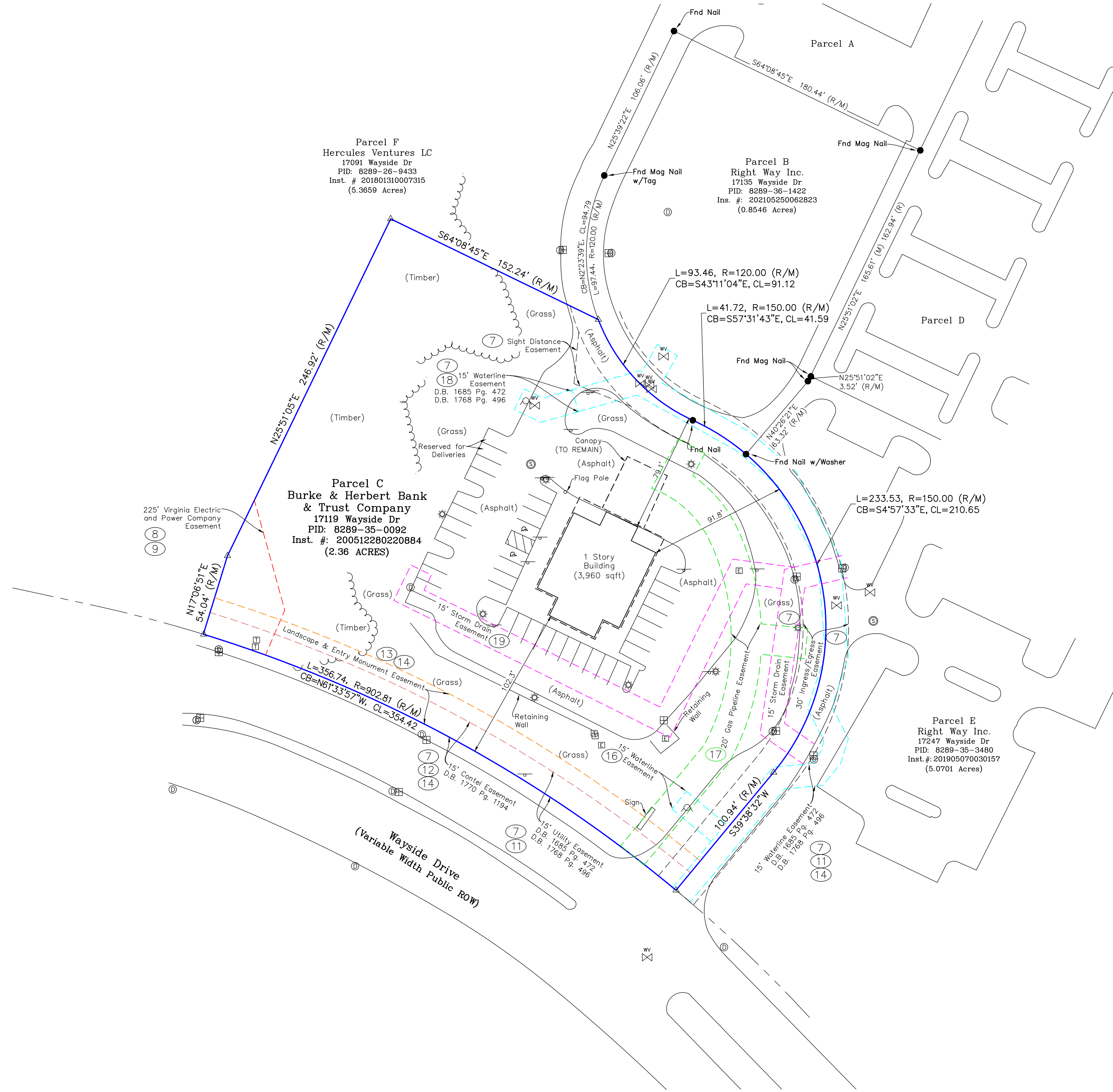
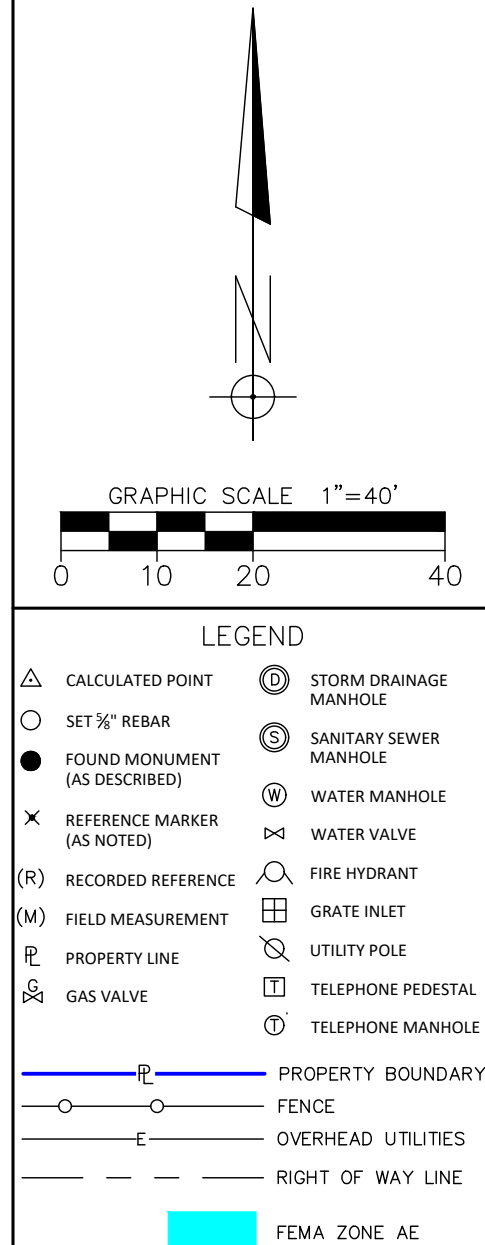


TABLE A ITEM NOTES

1. **FLOOD ZONE CLASSIFICATION**
 - 1.1. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD, AS PER COMMUNITY PANEL NO. 51153C0308 WITH AN EFFECTIVE DATE OF AUGUST 3, 2015.
2. **GROSS LAND AREA**
 - 2.1. 2.36 ACRES
3. **NUMBER AND TYPE OF IDENTIFIABLE PARKING**
 - 3.1. 34 REGULAR PARKING SPACES
+ 2 HANDICAP PARKING SPACES
36 TOTAL PARKING SPACES

SURVEYOR'S CERTIFICATION

CHRYOS WEALTH MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, WALKER TITLE, LLC, FIRST AMERICAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 2, 3, 4, 8, 9, 13 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2021.

DATE OF PLAT OR MAP: February 2, 2022
REVISED TO ADD DEVELOPMENT INFORMATION ONLY. NO CHANGE TO ALTA. REVISED DATE: April 12, 2012

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ALTA/NSPS LAND TITLE SURVEY

MINT DENISTRY
17119 Wayside Drive
Dumfries, VA 22026

DUMFRIES CITY, COMMONWEALTH OF VIRGINIA

USA Surveying & Engineering

AL State License: 17286
AL PRM: 17286
AL FIRM: CA-1097-15
AL FIRM: CA-1097-5

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04/12/2022

Drawn By: TBL Jc Scale: 1"=40'

Project: 2021-325 MINT DENISTRY

File Name: 2021-325 ALTA.dwg

Date: February 2, 2022 Sheet: 1 of 1