

LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
WM	WATER METER
FD	FIRE DEPARTMENT CONNECTION
MW	MONITOR WELL
WV	WATER VALVE
SMH	SANITARY MANHOLE
SV	SANITARY VALVE
LP	LIGHT POLE
GW	GROUND LIGHT
TR	TRANSFORMER
EM	ELECTRIC METER
EB	ELECTRIC BOX
CB	COMMUNICATIONS BOX
TP	TELEPHONE PEDESTAL
TM	TELEPHONE MANHOLE
CP	CABLE TV PEDESTAL
CT	CABLE TV BOX
GM	GAS METER
GV	GAS VALVE
FC	FILLER CAP
D1	DROP INLET 1
D2	DROP INLET 2
D3	DROP INLET 3
CB	CATCH BASIN
RD	ROOF DRAIN
SC	STORM CLEANOUT
SM	STORM MANHOLE
YDI	YARD DROP INLET
FES	FARED-END SECTION
PIE	PIPE END (CONTINUES)
AC	AC UNIT
MH	MANHOLE
POST	POST
BOL	BOLLARD
WITPOST	WITNESS POST
BORING	BORING
SIGN	SIGN
MB	MAIL BOX
TREE	TREE
.....	CURB AND GUTTER
.....	CONCRETE
.....	PAVEMENT
.....	BRICK
.....	GRAVEL
.....	FENCE
.....	GUARDRAIL
.....	PROPERTY LINE
.....	RIGHT-OF-WAY LINE
.....	BUILDINGS
.....	STORM SEWER
.....	PIPE LABEL (SIZE, TYPE, ID)
.....	WATER
.....	SANITARY SEWER
.....	PIPE LABEL (SIZE, TYPE, ID)
.....	UGC
.....	OHC
.....	OHT
.....	UGFO
.....	UGT
.....	UGG
.....	OHE
.....	UGE
.....	FM
.....	STM
.....	UNK
.....	UGTC
.....	TEMPORARY BENCHMARK (TBM)
.....	ELEVATIONS
.....	TOP OF CURB ELEVATIONS
.....	TOP OF WALL ELEVATIONS
.....	UTILITY STRUCTURE ID
.....	TEST HOLE W/D NO.

MATCHLINE - SEE SHEET 2

**MSA**  
ENGINEERS | SCIENTISTS | SURVEYORS

DESIGNED	CJS	DATE	6/14/24
DRAWN	JJV		
CHECKED	JJV		
APPROVED	JJV		

REVISION	NO.	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY  
for  
**QUEEN STREET PROPERTIES**  
(BEING KNOWN AS 1232 QUEEN STREET)

VIRGINIA

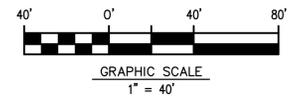
SHEET **1**  
1 of 4 Sheets

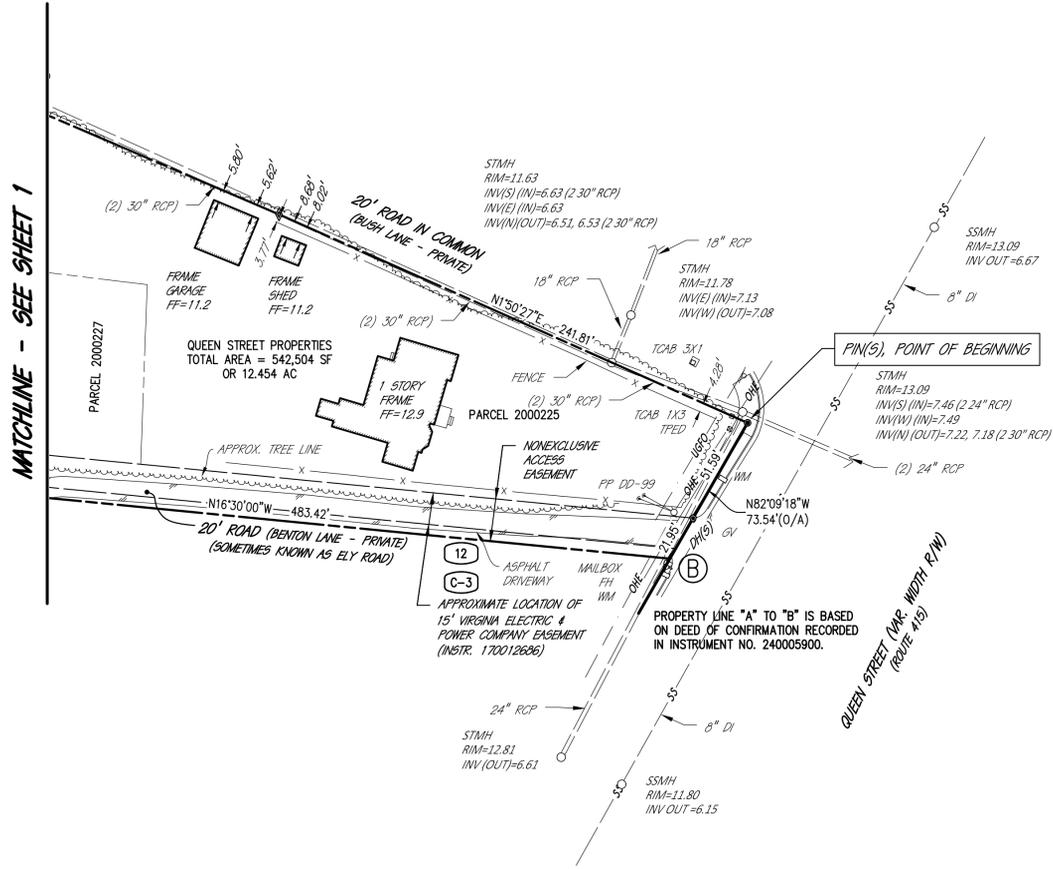
SCALE: 1" = 40'

PROJ. NO.: 21081A

I:\Projects\21081A\Surveying\Drawings & Exhibits\DWG\21081A ALTA survey\topos.dwg [1] - Friday, June 14, 2024, 9:55am  
 FB: 727, PG 29

SEE SHEET 2 OF 4 FOR SURVEY NOTES.  
SEE SHEET 3 OF 4 FOR EXCEPTIONS.  
SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTIONS  
AND METES AND BOUNDS DESCRIPTION.





N/F  
ST. CYPRIAN EPISCOPAL CHURCH  
(DOC. #0613 0450)  
LRSN 2000217

SEE SHEET 3 OF 4 FOR EXCEPTIONS.  
SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTIONS  
AND METES AND BOUNDS DESCRIPTION.

LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
MM	WATER METER
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
WELL	WELL
MWELL	MONITOR WELL
WMH	WATER MANHOLE
WV	WATER VALVE
SPIGOT	SPIGOT
SMH	SANITARY MANHOLE
SCD	SANITARY CLEANOUT
SV	SANITARY VALVE
FM	FORCE MAIN VALVE
LP	LIGHT POLE
GL	GROUND LIGHT
GUY WIRE	TRANSFORMER
EM	ELECTRIC METER
PP	POWER POLE
EBOX	ELECTRIC BOX
COMM BOX	COMMUNICATIONS BOX
TPED	TELEPHONE PEDESTAL
TMH	TELEPHONE MANHOLE
CPED	CABLE TV PEDESTAL
CTV BOX	CABLE TV BOX
GM	GAS METER
GV	GAS VALVE
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DI1	DROP INLET 1
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RD INV D.O.	ROOF DRAIN
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SMH	STORM MANHOLE
YDI	YARD DROP INLET
FES	FARED-END SECTION
PE	PIPE END (CONTINUES)
AC	AC UNIT
MH	MANHOLE
POST	POST
BOL	BOLLARD
WITPOST	WITNESS POST
BORING	BORING
SIGN	SIGN
MB	MAIL BOX
TREE	TREE
BUSH/HEDGE	BUSH/HEDGE
CURB AND GUTTER	
CONCRETE	CONCRETE
PAVEMENT	PAVEMENT
BRICK	BRICK
GRAVEL	GRAVEL
FENCE	FENCE
GUARDRAIL	GUARDRAIL
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
BUILDINGS	BUILDINGS
STORM SEWER	STORM SEWER
PIPE LABEL (SIZE, TYPE, ID)	PIPE LABEL (SIZE, TYPE, ID)
WATER	WATER
SANITARY SEWER	SANITARY SEWER
PIPE LABEL (SIZE, TYPE, ID)	PIPE LABEL (SIZE, TYPE, ID)
UGC	UNDERGROUND CABLE
OHC	OVERHEAD CABLE
OHT	OVERHEAD TELEPHONE
UGFO	UNDERGROUND FIBER OPTIC
UGT	UNDERGROUND TELEPHONE
UGG	UNDERGROUND GAS
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN
STM	STEAM LINE
UNK	UNDERGROUND UNKNOWN UTILITY
UGTC	UNDERGROUND TRAFFIC CONTROL
TEMPORARY BENCHMARK (TBM)	ELEVATIONS
TC 10.00	TOP OF CURB ELEVATIONS
TW 10.00	TOP OF WALL ELEVATIONS
UTILITY STRUCTURE ID	UTILITY STRUCTURE ID
TH#	TEST HOLE W/ID NO.

SURVEY CONTROL LEGEND	
IRON PIN FOUND	PIN(F)
IRON PIN SET	PIN(S)
NAIL FOUND	NAIL(F)
NAIL SET	NAIL(S)
DRILL HOLE FOUND	DH(F)
DRILL HOLE SET	DH(S)
CONC. STEEL PIN FOUND	MON(F)
CONC. STEEL PIN SET	MON(S)
UNABLE TO ACCESS	(UTA)

**SURVEY NOTES**

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CURRENT TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 052323078-1 (PARCEL 2000219), COMMITMENT DATE: MAY 4, 2023 AT 08:00 AM; POLICY NO. 052323078-2 (PARCELS 2000218, 2000221, 2000222), COMMITMENT DATE: MAY 4, 2023 AT 08:00 AM; POLICY NO. 052323078-3 (PARCELS 2000220, 2000224, 2000225, 2000226, 2000227), COMMITMENT DATE: MAY 4, 2023 AT 08:00 AM; POLICY NO. 052323078-4 (PARCEL 2000223), COMMITMENT DATE: MAY 29, 2023 AT 08:00 AM.
- THIS PROPERTY APPEARS TO FALL IN FLOOD ZONES "X", "SHADED X" AND "AE" (EL 8') AS SHOWN ON PANEL 0025H OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF HAMPTON, COMMUNITY NO.: 515527, DATED 5/16/2016. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
- NORTH MERIDIAN SHOWN HEREON IS BASED ON MISC. MAP BOOK 4, PAGE 94.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- LOCATION OF UNDERGROUND NON-GRAVITY UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE INDICATIONS OF SUBTERRANEAN USE. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JEFFREY J. VERRETHER, L.S. (LIC. NO. 2306) FROM AN ACTUAL GROUND/AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 6, 2023; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- AS PER CITY OF HAMPTON ZONING DEPARTMENT, THIS SITE IS ZONED R-11, ONE-FAMILY RESIDENTIAL DISTRICT. SETBACK REQUIREMENTS AS PER ZONING ORDINANCE, ARTICLE VIII, SEC. 4-75 BUILDING SETBACK REGULATIONS:
  - FRONT: 30 FEET
  - REAR: 20 FEET
  - SIDE: TOTAL OF THE 2 SIDE YARDS SHALL BE AT LEAST 25% OF THE LOT WIDTH.
  - MAXIMUM BUILDING HEIGHT: 35 FEET
- EXISTING PARKING: EXISTING PAINTED SPACES = 0 SPACES, EXISTING HC SPACES = 0 SPACES, TOTAL SPACES = 0 SPACES
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES THAT WERE OBSERVED AT TIME OF SURVEY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WAS NO PLAUSIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PROPERTY HAS DIRECT/INDIRECT ACCESS TO A DEDICATED PUBLIC STREET OR HIGHWAY MAINTAINED BY THE CITY OF HAMPTON.
- THE PROPERTY SURVEYED HEREON IS THE SAME AS THE PROPERTY STATED IN THE TITLE REPORTS REFERENCED ABOVE (SEE NOTE 1).
- THE BOUNDARIES OF THE PROPERTY SURVEYED HEREON, WHERE ASCERTAINABLE FROM RECORDS PROVIDED TO AND/OR OBTAINED FROM RECORDS RESEARCH AND/OR FROM FIELD EVIDENCE, GATHERED AT THE TIME OF SURVEY, ARE CONTIGUOUS WITH THE BOUNDARIES OF THE ADJOINING PROPERTIES AND THAT THERE ARE NO GAPS, GORES OR OVERLAPS IDENTIFIED, UNLESS OTHERWISE SHOWN HEREON AND IDENTIFIED AS SUCH.



DESIGNED	CJS	DATE	6/14/24
DRAWN	JJV		
CHECKED	JJV		
APPROVED	JJV		

REVISION	DATE	BY	DESCRIPTION

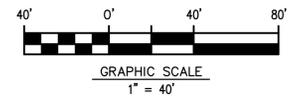
ALTA/NSPS LAND TITLE SURVEY  
for  
**QUEEN STREET PROPERTIES**  
(BEING KNOWN AS 1232 QUEEN STREET)

VIRGINIA  
HAMPTON

SHEET  
**2**  
2 of 4 Sheets

SCALE: 1" = 40'

PROJ. NO.: 21081A



SCHEDULE B, PART II, EXCEPTIONS PER TITLE COMMITMENT 052323078-1 (EXCEPTIONS SHOWN ON SURVEY AS "C-1"):

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
5. TAXES FOR JUNE 5, 2023 AND ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LIEN, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. STORM WATER FEES NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
7. THE EXACT AMOUNT, COMPUTATION, ACREAGE AND ACCURACY OF THE AREA CONTENT OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED. TOTAL SITE ACREAGE SHOWN ON SURVEY.
8. COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH INAPPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
9. MAINTENANCE ASSESSMENTS AS SET FORTH IN THE AFORESAID RESTRICTIVE COVENANTS. NOT A SURVEY ITEM.
10. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
11. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DOCUMENT RECORDED AS INSTRUMENT NO. 170012687. SHOWN ON SURVEY.
12. RIGHTS OF OTHERS IN AND TO THE USE OF "EXISTING GRAVEL DRIVE" AND "EXISTING 9'-4" WIDE ASPHALT DRIVE", AS SHOWN ON RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. GRAVEL AND ASPHALT DRIVES SHOWN ON SURVEY.
13. RIGHTS OF OTHERS IN AND TO THE USE OF 20' LANE (SOMETIMES REFERRED TO AS ELY ROAD), AS SHOWN ON RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' LANE SHOWN ON SURVEY.
14. RIGHTS OF OTHERS IN AND TO THE USE OF 20' ROAD (BENTON LANE - PRIVATE), AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. 20' ROAD (BENTON LANE) SHOWN ON SURVEY.
15. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. RIGHTS NOT PLOTTABLE. DRAINS AND/OR DITCHES SHOWN ON SURVEY.
16. RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND HAMPTON, VIRGINIA TO REGULATE ALL MARSHLAND, MEADOWLAND OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE C. RIGHTS NOT PLOTTABLE. MARSHLAND, MEADOWLAND OR WETLANDS SHOWN ON SURVEY.
17. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOT PLOTTABLE.
18. THIS POLICY DOES NOT INSURE AS TO MATTERS RELATING TO OR ARISING FROM THE COMPLIANCE WITH APPLICABLE SUBDIVISION ORDINANCES. NOT A SURVEY ITEM.
19. ADDITIONAL EXCEPTIONS WILL BE ADDED IF A LOAN POLICY, AND ADMINISTRATION OF SAID LOAN, IS REQUESTED BY PURCHASER. NOT A SURVEY ITEM.

SCHEDULE B, PART II, EXCEPTIONS PER TITLE COMMITMENT 052323078-2 (EXCEPTIONS SHOWN ON SURVEY AS "C-2"):

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
5. TAXES FOR AND ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LIEN, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
7. POSSIBLE SUPPLEMENTAL ASSESSMENTS AND TAXES FOR IMPROVEMENTS CONSTRUCTED ON THE LAND, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
8. STORM WATER FEES NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
9. COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH INAPPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
10. MAINTENANCE ASSESSMENTS AS SET FORTH IN THE AFORESAID RESTRICTIVE COVENANTS. NOT A SURVEY ITEM.
11. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
12. RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND HAMPTON, VIRGINIA TO REGULATE ALL MARSHLAND, MEADOWLAND OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE C. RIGHTS NOT PLOTTABLE. MARSHLAND, MEADOWLAND OR WETLANDS SHOWN ON SURVEY.
13. CPA BUFFER AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. SHOWN ON SURVEY.
14. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. RIGHTS NOT PLOTTABLE. DRAINS AND/OR DITCHES SHOWN ON SURVEY.
15. RIGHTS OF OTHERS IN AND TO THE USE OF 20' FOOT ROAD IN COMMON (BUSH LANE), AS RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' ROAD SHOWN ON SURVEY.
16. THE EXACT AMOUNT, COMPUTATION, ACREAGE AND ACCURACY OF THE AREA CONTENT OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED. TOTAL SITE ACREAGE SHOWN ON SURVEY.
17. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOT A SURVEY ITEM.
18. THIS POLICY DOES NOT INSURE AS TO MATTERS RELATING TO OR ARISING FROM THE COMPLIANCE WITH APPLICABLE SUBDIVISION ORDINANCES. NOT A SURVEY ITEM.
19. NOTE: ADDITIONAL EXCEPTIONS WILL BE ADDED IF A LOAN POLICY, AND ADMINISTRATION OF SAID LOAN, IS REQUESTED BY PURCHASER. NOT A SURVEY ITEM.

SCHEDULE B, PART II, EXCEPTIONS PER TITLE COMMITMENT 052323078-3 (EXCEPTIONS SHOWN ON SURVEY AS "C-3"):

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
5. TAXES FOR AND ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LIEN, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
7. POSSIBLE SUPPLEMENTAL ASSESSMENTS AND TAXES FOR IMPROVEMENTS CONSTRUCTED ON THE LAND, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
8. STORM WATER FEES NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
9. COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH INAPPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
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12. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DOCUMENT RECORDED AS INSTRUMENT NO. 170012686. SHOWN ON SURVEY.
13. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DOCUMENT RECORDED AS INSTRUMENT NO. 170012687. SHOWN ON SURVEY.
14. RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND HAMPTON, VIRGINIA TO REGULATE ALL MARSHLAND, MEADOWLAND OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE C. RIGHTS NOT PLOTTABLE. MARSHLAND, MEADOWLAND OR WETLANDS SHOWN ON SURVEY.
15. RIGHTS OF OTHERS IN AND TO THE USE OF 20' FOOT ROAD IN COMMON (BUSH LANE), AS RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' ROAD SHOWN ON SURVEY.
16. RIGHTS OF OTHERS IN AND TO THE USE OF 20' LANE (SOMETIMES REFERRED TO AS ELY ROAD), AS SHOWN ON RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' LANE SHOWN ON SURVEY.
17. RIGHTS OF OTHERS IN AND TO THE USE OF "EXISTING GRAVEL DRIVE" AND "EXISTING 9'-4" WIDE ASPHALT DRIVE", AS SHOWN ON RECORDED PLAT OF SUBDIVISION AND AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. GRAVEL AND ASPHALT DRIVES SHOWN ON SURVEY.
18. RIGHTS OF OTHERS IN AND TO THE USE OF 20' ROAD (BENTON LANE - PRIVATE), AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. 20' ROAD (BENTON LANE) SHOWN ON SURVEY.
19. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. RIGHTS NOT PLOTTABLE. DRAINS AND/OR DITCHES SHOWN ON SURVEY.
20. THE EXACT AMOUNT, COMPUTATION, ACREAGE AND ACCURACY OF THE AREA CONTENT OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED. TOTAL SITE ACREAGE SHOWN ON SURVEY.
21. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOT A SURVEY ITEM.
22. THIS POLICY DOES NOT INSURE AS TO MATTERS RELATING TO OR ARISING FROM THE COMPLIANCE WITH APPLICABLE SUBDIVISION ORDINANCES. NOT A SURVEY ITEM.
23. NOTE: ADDITIONAL EXCEPTIONS WILL BE ADDED IF A LOAN POLICY, AND ADMINISTRATION OF SAID LOAN, IS REQUESTED BY PURCHASER. NOT A SURVEY ITEM.

SCHEDULE B, PART II, EXCEPTIONS PER TITLE COMMITMENT 052323078-4 (EXCEPTIONS SHOWN ON SURVEY AS "C-4"):

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
5. TAXES FOR 2023, TO INCLUDE ROLLBACK TAXES, AND ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LIEN, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
7. POSSIBLE SUPPLEMENTAL ASSESSMENTS AND TAXES FOR IMPROVEMENTS CONSTRUCTED ON THE LAND, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
8. STORM WATER FEES NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
9. COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH INAPPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
10. MAINTENANCE ASSESSMENTS AS SET FORTH IN THE AFORESAID RESTRICTIVE COVENANTS. NOT A SURVEY ITEM.
11. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
12. RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND HAMPTON, VIRGINIA TO REGULATE ALL MARSHLAND, MEADOWLAND OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE C. RIGHTS NOT PLOTTABLE. MARSHLAND, MEADOWLAND OR WETLANDS SHOWN ON SURVEY.
13. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. RIGHTS NOT PLOTTABLE. DRAINS AND/OR DITCHES SHOWN ON SURVEY.
14. RIGHTS OF OTHERS IN AND TO THE USE OF 20' LANE (SOMETIMES REFERRED TO AS ELY ROAD), AS SHOWN ON RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' LANE SHOWN ON SURVEY.
15. RIGHTS OF OTHERS IN AND TO THE USE OF 20' FOOT ROAD IN COMMON (BUSH LANE), AS RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' ROAD SHOWN ON SURVEY.
16. RIGHTS OF OTHERS IN AND TO THE USE OF "EXISTING GRAVEL DRIVE" AND "EXISTING 9'-4" WIDE ASPHALT DRIVE", AS SHOWN ON RECORDED PLAT OF SUBDIVISION AND AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. GRAVEL AND ASPHALT DRIVES SHOWN ON SURVEY.
17. RIGHTS OF OTHERS IN AND TO THE USE OF 20' ROAD (BENTON LANE - PRIVATE), AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. 20' ROAD (BENTON LANE) SHOWN ON SURVEY.
18. THE EXACT AMOUNT, COMPUTATION, ACREAGE AND ACCURACY OF THE AREA CONTENT OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED. TOTAL SITE ACREAGE SHOWN ON SURVEY.
19. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOT A SURVEY ITEM.
20. THIS POLICY DOES NOT INSURE AS TO MATTERS RELATING TO OR ARISING FROM THE COMPLIANCE WITH APPLICABLE SUBDIVISION ORDINANCES. NOT A SURVEY ITEM.
21. NOTE: ADDITIONAL EXCEPTIONS WILL BE ADDED IF A LOAN POLICY, AND ADMINISTRATION OF SAID LOAN, IS REQUESTED BY PURCHASER. NOT A SURVEY ITEM.
22. FOR INFORMATIONAL PURPOSES ONLY: 24 MONTH CHAIN. IT BEING THE PROPERTY CONVEYED TO HAMPTON REDEVELOPMENT & HOUSING AUTHORITY BY DEED OF GIFT FROM JOHN SMITH BUSH, III, DATED 11/24/2019 AND RECORDED 01/28/2020 AS INSTRUMENT NUMBER 200001170. NOT A SURVEY ITEM.

I:\Projects\21081A\Surveying\Drawings & Exhibits\DWG\21081A\_ALTA\_survey\_updated.dwg [3] - Friday, June 14, 2024, 9:55am

SEE SHEET 2 OF 4 FOR SURVEY NOTES. SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTIONS AND METES AND BOUNDS DESCRIPTION.

FB: 727, PG 29

MSA ENGINEERS | SCIENTISTS | SURVEYORS
COMMONWEALTH OF VIRGINIA
LETTER: J. WERTHEIMER
Lic. No. 2306
6/14/2024
DESIGNED: CJS
DRAWN: JVV
CHECKED: JVV
APPROVED: JVV
DATE: 6/14/24
ALTA/NSPS LAND TITLE SURVEY for QUEEN STREET PROPERTIES (BEING KNOWN AS 1232 QUEEN STREET)
SHEET 3 of 4 Sheets
SCALE: 1" = 40'
PROJ. NO.: 21081A

LEGAL DESCRIPTION

PARCEL 2000218

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, KNOWN AND DESCRIBED AS "PARCEL 2, LRSN: 2000218, 0.4995 ACRES (21,785 S.F.) #218 BUSH LANE, D.B. 125, P.G. 428" AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF THE PROPERTY OF LEGAL HEIRS OF THE ESTATE OF JOHN S. BUSH CARE OF ANNE A. BRENTON FOUR PARCELS OF LAND CONTAINING 6.5979 ACRES (TOTAL), CITY OF HAMPTON, VIRGINIA" MADE BY DAVIS & ASSOCIATES, P.C., SURVEYORS-PLANNERS, DATED MARCH 20, 2013, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR HAMPTON, VIRGINIA IN MISC. PLAT BOOK 4, PAGE 94, INSTRUMENT NUMBERS 140012545 AND 140012546 TO WHICH PLAT REFERENCE IS HERE MADE.

IT BEING THE SAME PROPERTY CONVEYED TO WENTLEY DANA BRENTON BY SPECIAL COMMISSIONER'S DEED FROM D. WAYNE MOORE, SPECIAL COMMISSIONER, DATED 11/06/2014 AND RECORDED 11/17/2014 AS INSTRUMENT NUMBER 140013543.

PARCEL 2000221

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, KNOWN AND DESCRIBED AS "PARCEL 1, LRSN: 2000221, 4.5959 ACRES (200,196 S.F.) #221 BUSH LANE, D.B. 519, P.G. 283" AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF THE PROPERTY OF LEGAL HEIRS OF THE ESTATE OF JOHN S. BUSH CARE OF ANNE A. BRENTON FOUR PARCELS OF LAND CONTAINING 6.5979 ACRES (TOTAL), CITY OF HAMPTON, VIRGINIA" MADE BY DAVIS & ASSOCIATES, P.C., SURVEYORS-PLANNERS, DATED MARCH 20, 2013, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR HAMPTON, VIRGINIA IN MISC. PLAT BOOK 4, PAGE 94, INSTRUMENT NUMBERS 140012545 AND 140012546 TO WHICH PLAT REFERENCE IS HERE MADE.

IT BEING THE SAME PROPERTY CONVEYED TO WENTLEY DANA BRENTON BY SPECIAL COMMISSIONER'S DEED FROM D. WAYNE MOORE, SPECIAL COMMISSIONER, DATED 11/06/2014 AND RECORDED 11/17/2014 AS INSTRUMENT NUMBER 140013543.

PARCEL 2000222

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, KNOWN AND DESCRIBED AS "PARCEL 4, LRSN: 2000222, 1.005 ACRES (43,581 S.F.) #222 BUSH LANE, D.B. 408, P.G. 39" AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF THE PROPERTY OF LEGAL HEIRS OF THE ESTATE OF JOHN S. BUSH CARE OF ANNE A. BRENTON FOUR PARCELS OF LAND CONTAINING 6.5979 ACRES (TOTAL), CITY OF HAMPTON, VIRGINIA" MADE BY DAVIS & ASSOCIATES, P.C., SURVEYORS-PLANNERS, DATED MARCH 20, 2013, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR HAMPTON, VIRGINIA IN MISC. PLAT BOOK 4, PAGE 94, TO WHICH PLAT REFERENCE IS HERE MADE.

IT BEING THE SAME PROPERTY CONVEYED TO WENTLEY DANA BRENTON BY QUIT-CLAIM DEED FROM WESTLEY H. BRENTON, DATED 09/16/2013 AND RECORDED 11/21/2013 AS INSTRUMENT NUMBER 130018098.

PARCEL 2000219

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, KNOWN AND DESCRIBED AS "PARCEL 3, LRSN: 2000219, 0.5021 ACRES (21,872 S.F.) # 219 BUSH LANE, D.B. 379, P.G. 289" AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF THE PROPERTY OF LEGAL HEIRS OF THE ESTATE OF JOHN S. BUSH C/O ANNE A. BRENTON, FOUR PARCELS OF LAND CONTAINING 6.5979 ACRES (TOTAL), CITY OF HAMPTON, VIRGINIA" MADE BY DAVIS & ASSOCIATES, P.C., SURVEYORS-PLANNERS, DATED MARCH 20, 2013, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HAMPTON, VIRGINIA, IN MISC. PLAT BOOK 4, PAGE 94, TO WHICH PLAT REFERENCE IS HERE MADE.

IT BEING THE SAME PROPERTY CONVEYED TO DENNIE W. TAYLOR, III, BY DEED FROM WESTLEY DANA BRENTON, DATED NOVEMBER 14, 2014 AND DULY RECORDED DECEMBER 3, 2014 AS INSTRUMENT NUMBER 140014243.

PARCEL 2000220

ALL THAT CERTAIN LOT, PIECE, PORTION OR PARCEL OF LAND, SITUATE, LYING AND BEING IN FORMERLY WYTHE MAGISTERIAL DISTRICT, NOW CITY OF HAMPTON, VIRGINIA, CONTAINING ONE-FOURTH (1/4) ACRE, AND BEING BOUNDED ON ITS NORTHERLY SIDE BY THE PROPERTY NOW OR FORMERLY BELONGING TO THE JOHN S. BUSH ESTATE, ON ITS EASTERLY SIDE BY WHAT IS KNOWN AS ELY ROAD, ON ITS SOUTH SIDE BY THE PROPERTY OF JOHN D. CHRISTIAN, AND ON ITS WESTERLY SIDE BY PROPERTY OF ANNE BUSH BRENTON.

TOGETHER WITH 20' NON-EXCLUSIVE ACCESS EASEMENT KNOWN AS BENTON LANE (SOMETIMES REFERRED TO AS ELY ROAD) CONVEYED AND DESCRIBED IN DEED OF CONFIRMATION RECORDED MAY 23, 2024 AS INSTRUMENT NO. 240005900.

IT BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN D. CHRISTIAN, JR. BY DEED FROM ROBERT A. WRIGHT AND DOROTHY F. WRIGHT, HUSBAND AND WIFE, AND BRUCE LAMAR FROST, EXECUTOR UNDER THE WILL OF LAWRENCE Y. FROST, SR., DECEASED, AND HELEN M. FROST, WIDOW, DATED 03/16/2000 AND DULY RECORDED 05/08/2000 AS INSTRUMENT NUMBER 000007014 IN BOOK 1328, PAGE 51. JOHN D. CHRISTIAN, JR. DEPARTED THIS LIFE INTESTATE ON 03/28/2011, AS EVIDENCED BY THE REAL ESTATE AFFIDAVIT FILED AS PART OF COURT FILE NO. 2011-334 RECORDED AS INSTRUMENT NUMBER 110008778, PAGE 329 AND BY LIST OF HEIRS RECORDED AS INSTRUMENT NUMBER 110001348, NAMING FAITH ANN REYNOLDS AND WENDY G. FRIESZ AS HIS SURVIVING HEIRS.

PARCEL 2000224

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, CONTAINING TWO ACRES, AND LOCATED IN WYTHE DISTRICT, ELIZABETH CITY COUNTY (NOW CITY OF HAMPTON), VIRGINIA AND BOUNDED ON THE NORTH BY THE LAND NOW OR FORMERLY OWNED BY E. B. BUSH; ON THE EAST BY A LANE; ON THE SOUTH BY THE LAND OF JOHN D. CHRISTIAN, JR., AND ON THE WEST BY THE LAND NOW OR FORMERLY OWNED BY JOHN S. BUSH, OR AS MORE PARTICULARLY SHOWN ON THE MAP OF "JOHN D. CHRISTIAN'S PROPERTY" AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON, VIRGINIA IN DEED OF TRUST BOOK 90, PAGE 272.

TOGETHER WITH 20' NON-EXCLUSIVE ACCESS EASEMENT KNOWN AS BENTON LANE (SOMETIMES REFERRED TO AS ELY ROAD) CONVEYED AND DESCRIBED IN DEED OF CONFIRMATION RECORDED MAY 23, 2024 AS INSTRUMENT NO. 240005900.

IT BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN D. CHRISTIAN, JR. BY DEED FROM ROBERT A. WRIGHT AND DOROTHY F. WRIGHT, HUSBAND AND WIFE, AND BRUCE LAMAR FROST, EXECUTOR UNDER THE WILL OF LAWRENCE Y. FROST, SR., DECEASED, AND HELEN M. FROST, WIDOW, DATED 03/16/2000 AND DULY RECORDED 05/08/2000 AS INSTRUMENT NUMBER 000007014 IN BOOK 1328, PAGE 51. JOHN D. CHRISTIAN, JR. DEPARTED THIS LIFE INTESTATE ON 03/28/2011, AS EVIDENCED BY THE REAL ESTATE AFFIDAVIT FILED AS PART OF COURT FILE NO. 2011-334 RECORDED AS INSTRUMENT NUMBER 110008779, PAGE 330 AND BY LIST OF HEIRS RECORDED AS INSTRUMENT NUMBER 110001348, NAMING FAITH ANN REYNOLDS AND WENDY G. FRIESZ AS HIS SURVIVING HEIRS.

PARCEL 2000225

ALL THAT CERTAIN PIECE OR PARCEL OF LAND CONTAINING ABOUT \*THREE ACRES AND SOLD IN GROSS AND NOT BY THE ACRE TOGETHER WITH THE IMPROVEMENTS, APPURTENANCES AND PRIVILEGES THEREUNTO BELONGING, LOCATED IN WYTHE DISTRICT, ELIZABETH CITY CO., VA. AND BOUNDED ON THE NORTH BY THE LAND OF MRS. E. B. BUSH - ON THE EAST BY A LANE ADJOINING THE LAND OF FREEMAN, ON THE SOUTH BY THE MAIN OR COUNTY ROAD AND THE WEST BY THE LANE ADJOINING THE LAND OF JESSE WALDON. \*PLEASE NOTE: THERE IS A DIFFERENCE OF APPROXIMATELY 2 ACRES BETWEEN ABOVE DESCRIPTION, CITY ESTIMATION AND PURCHASE CONTRACT

TOGETHER WITH 20' NON-EXCLUSIVE ACCESS EASEMENT KNOWN AS BENTON LANE (SOMETIMES REFERRED TO AS ELY ROAD) CONVEYED AND DESCRIBED IN DEED OF CONFIRMATION RECORDED MAY 23, 2024 AS INSTRUMENT NO. 240005900.

IT BEING THE PROPERTY CONVEYED TO JOHN D. CHRISTIAN, JR. BY DEED FROM ELIZABETH B. BUSH AND GEORGE BUSH, DATED 08/12/1915 AND RECORDED 08/12/1915 IN BOOK 58, PAGE 157. JOHN D. CHRISTIAN, JR. DEPARTED THIS LIFE INTESTATE 12/13/1971, AS EVIDENCED BY HIS LAST WILL AND TESTAMENT RECORDED 06/27/1972 IN BOOK 27, PAGE 712, DEVISING THE PROPERTY TO HIS WIFE CRYSTEL MCB. CHRISTIAN. CRYSTEL MCB. CHRISTIAN DEPARTED THIS LIFE INTESTATE ON 10/05/1986, AS EVIDENCED BY HER LAST WILL AND TESTAMENT RECORDED 10/17/1986 IN BOOK 42, PAGE 175, DEVISING THE PROPERTY TO HER SON J. D. CHRISTIAN, JR. J. (JOHN) D. CHRISTIAN, JR. DEPARTED THIS LIFE INTESTATE ON 03/28/2011, AS EVIDENCED BY THE REAL ESTATE AFFIDAVIT FILED AS PART OF COURT FILE NO. 2011-334 RECORDED AS INSTRUMENT NUMBER 110008780, PAGE 331 AND BY LIST OF HEIRS RECORDED AS INSTRUMENT NUMBER 110001348, NAMING FAITH ANN REYNOLDS AND WENDY G. FRIESZ AS HIS SURVIVING HEIRS.

PARCEL 2000226

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE AND BEING IN THE CITY OF HAMPTON, VIRGINIA, CONTAINING APPROXIMATELY ONE (1) ACRE, AND BEING PART OF THE PROPERTY WHICH JOHN D. CHRISTIAN, JR., ACQUIRED IN DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON, VIRGINIA IN DEED BOOK 58 AT PAGE 157, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY A PIPE ON THE WESTERLY SIDE OF A PRIVATE ROAD DISTANT IN A NORTHERLY DIRECTION APPROXIMATELY 475 FEET FROM THE NORTHWEST INTERSECTION OF SAID PRIVATE ROAD AND WEST QUEEN STREET, AND FROM THE POINT OF BEGINNING THUS ESTABLISHED RUNNING THENCE S 73° 7' W 196.1 FEET TO A PIPE ON THE EASTERLY LINE OF A 20 FOOT RIGHT OF WAY; THENCE N 16° 53' W 216 FEET ALONG THE EASTERLY LINE OF THE SAID 20 FOOT RIGHT OF WAY TO A POINT MARKED BY A PIPE; THENCE N 79° 41' E 244.92 FEET TO A POINT MARKED BY A PIPE IN THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID PRIVATE ROAD; THENCE S 6° 16' E 81 FEET TO A POINT MARKED BY A PIPE IN THE WESTERLY LINE OF THE AFORESAID PRIVATE ROAD; THENCE S 0° 54' W L 15.89 FEET ALONG THE WESTERLY LINE OF THE SAID PRIVATE ROAD TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH 20' NON-EXCLUSIVE ACCESS EASEMENT KNOWN AS BENTON LANE (SOMETIMES REFERRED TO AS ELY ROAD) CONVEYED AND DESCRIBED IN DEED OF CONFIRMATION RECORDED MAY 23, 2024 AS INSTRUMENT NO. 240005900.

IT BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN D. CHRISTIAN, JR. BY DEED FROM ROBERT A. WRIGHT AND DOROTHY F. WRIGHT, HUSBAND AND WIFE, AND BRUCE LAMAR FROST, EXECUTOR UNDER THE WILL OF LAWRENCE Y. FROST, SR., DECEASED, AND HELEN M. FROST, WIDOW, DATED 03/16/2000 AND DULY RECORDED 05/08/2000 AS INSTRUMENT NUMBER 000007014 IN BOOK 1328, PAGE 51. JOHN D. CHRISTIAN, JR. DEPARTED THIS LIFE INTESTATE ON 03/28/2011, AS EVIDENCED BY THE REAL ESTATE AFFIDAVIT FILED AS PART OF COURT FILE NO. 2011-334 RECORDED AS INSTRUMENT NUMBER 110008781, PAGE 332 AND BY LIST OF HEIRS RECORDED AS INSTRUMENT NUMBER 110001348, NAMING FAITH ANN REYNOLDS AND WENDY G. FRIESZ AS HIS SURVIVING HEIRS.

PARCEL 2000227

ALL THAT CERTAIN PIECE OR PARCEL OF LAND CONTAINING FOUR-TENTHS (4/10) OF AN ACRE, LOCATED IN WYTHE MAGISTERIAL DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA, AND BOUNDED ON THE NORTH, EAST AND SOUTH BY THE LAND OF JOHN D. CHRISTIAN AND ON THE WEST BY THE LANE OF JESSE WALDON, TOGETHER WITH ALL THE PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYMISE APPERTAINING.

TOGETHER WITH 20' NON-EXCLUSIVE ACCESS EASEMENT KNOWN AS BENTON LANE (SOMETIMES REFERRED TO AS ELY ROAD) CONVEYED AND DESCRIBED IN DEED OF CONFIRMATION RECORDED MAY 23, 2024 AS INSTRUMENT NO. 240005900.

IT BEING THE PROPERTY CONVEYED TO JOHN D. CHRISTIAN BY DEED FROM NOEL B. BUSH, DATED 03/06/1945 AND RECORDED IN BOOK 125, PAGE 431. JOHN D. CHRISTIAN, JR. DEPARTED THIS LIFE TESTATE 12/13/1971, AS EVIDENCED BY HIS LAST WILL AND TESTAMENT RECORDED 06/27/1972 IN BOOK 27, PAGE 712, DEVISING THE PROPERTY TO HIS WIFE CRYSTEL MCB. CHRISTIAN. CRYSTEL MCB. CHRISTIAN DEPARTED THIS LIFE TESTATE ON 10/05/1986, AS EVIDENCED BY HER LAST WILL AND TESTAMENT RECORDED 10/17/1986 IN BOOK 42, PAGE 175, DEVISING THE PROPERTY TO HER DAUGHTER CAROLINE C. GIBSON UNDER THE "THIRD" STATEMENT IN HER WILL. J. (JOHN) D. CHRISTIAN, JR. DEPARTED THIS LIFE INTESTATE ON 03/28/2011, AS EVIDENCED BY THE REAL ESTATE AFFIDAVIT FILED AS PART OF COURT FILE NO. 2011-334 RECORDED AS INSTRUMENT NUMBER 110008782, PAGE 333 AND BY LIST OF HEIRS RECORDED AS INSTRUMENT NUMBER 110001348, NAMING FAITH ANN REYNOLDS AND WENDY G. FRIESZ AS HIS SURVIVING HEIRS.

PARCEL 2000223

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LOCATED IN THE CITY OF HAMPTON (FORMERLY WYTHE MAGISTERIAL DISTRICT, ELIZABETH CITY COUNTY), VIRGINIA, CONTAINING ONE (1) ACRE AND BOUNDED ON THE NORTH BY THE LAND OF JOHN D. BUSH, SENIOR; ON THE EAST BY A TWENTY (20) FOOT LANE; ON THE SOUTH BY THE LAND OF JOHN D. CHRISTIAN; AND ON THE WEST BY LAND OF JOHN S. BUSH, SENIOR.

AND FURTHER DESCRIBED AS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, KNOWN AND DESCRIBED AS PARCEL OF LAND 43,591 SQ. FT. 1.0007 ACRES AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PHYSICAL SURVEY OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY A PARCEL OF LAND CONTAINING 1.0007 ACRES, HAMPTON, VIRGINIA" WHICH PLAT IS DATED 10/31/2019, REV. 11/07/2019 AND PREPARED BY A.D. POTTS & ASSOCIATES, INC., A COPY OF WHICH IS ATTACHED TO DEED RECORDED 01/28/2000 AS INSTRUMENT NUMBER 200001170.

IT BEING THE SAME PROPERTY CONVEYED TO HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY BY DEED OF GIFT FROM JOHN SMITH BUSH, III, DATED 11/24/2020 AND RECORDED 01/28/2020 AS INSTRUMENT NUMBER 200001170.

COMPOSITE METES AND BOUNDS DESCRIPTION (AS SURVEYED)

BEGINNING AT PIN SET ON THE NORTHWEST INTERSECTION OF QUEEN STREET, A PUBLIC ROAD AND BUSH LANE, A 20' WIDE PRIVATE ROAD, SAID PIN SET BEING THE POINT OF BEGINNING; THENCE ALONG QUEEN STREET N82°09'18"W, 73.54' TO A POINT; THENCE DEPARTING QUEEN STREET ALONG BENTON LANE, A 20' WIDE PRIVATE ROAD SOMETIMES KNOWN AS ELY ROAD N16°30'00"W, 483.42' TO A PIN SET; THENCE DEPARTING BENTON LANE S66°00'00"W, 161.40' TO A PIN FOUND; THENCE S80°09'00"W, 210.80' TO A PIN FOUND ALONG THE CENTER OF A DITCH; THENCE N22°03'00"W, 579.71' TO A POINT ALONG THE CENTER OF A DITCH; THENCE ALONG SAID DITCH N60°47'14"E, 0.31' TO A POINT; THENCE N58°59'59"E, 370.08' TO A POINT; THENCE N47°30'14"E, 342.25' TO A POINT; THENCE S23°59'36"E, 183.87' TO A DRILL HOLE SET IN A CONCRETE HEADWALL; THENCE N64°34'04"E, 3.64' TO A DRILL HOLE SET IN A CONCRETE HEADWALL; THENCE S28°14'52"E, 148.67' TO A POINT AT THE CENTER OF A DITCH; THENCE ALONG SAID DITCH S12°11'58"E, 397.48' TO A POINT; THENCE N103°27"E, 400.34' TO A POINT; THENCE N150°27"E, 241.81' TO THE POINT OF BEGINNING AND CONTAINING 542,504 SF OR 12.454 AC.

SURVEYOR'S CERTIFICATION

TO OLDE HAMPTON VILLAGE DEVELOPERS, LLC, TRILOGY DEVELOPERS, LLC, EDC HOMES, AND 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 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, 6A, 7A, 7C, 8, 9, 11A, 13, 14, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 6, 2023.

DATE OF PLAT OR MAP: OCTOBER 18, 2023

UPDATED DATE OF PLAT OR MAP: JUNE 14, 2024

JEFFREY J. VIERRETH, L.S. 2306



5032 ROUSE DRIVE, SUITE 200 | VIRGINIA BEACH, VA 23462 | 757.490.0266 | MSAONLINE.COM

DESIGNED	C/S	6/14/24
DRAWN	J/V	
CHECKED	J/V	
APPROVED	J/V	
DATE		6/14/24

REVISION	DATE	BY	DESCRIPTION

VIRGINIA

ALTA/NSPS LAND TITLE SURVEY for QUEEN STREET PROPERTIES (BEING KNOWN AS 1232 QUEEN STREET) HAMPTON

SHEET	4
4 of 4 Sheets	
SCALE:	1" = 40'
PROJ. NO.:	21081A