

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

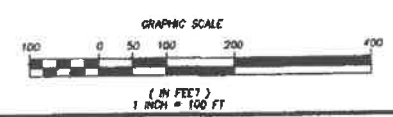
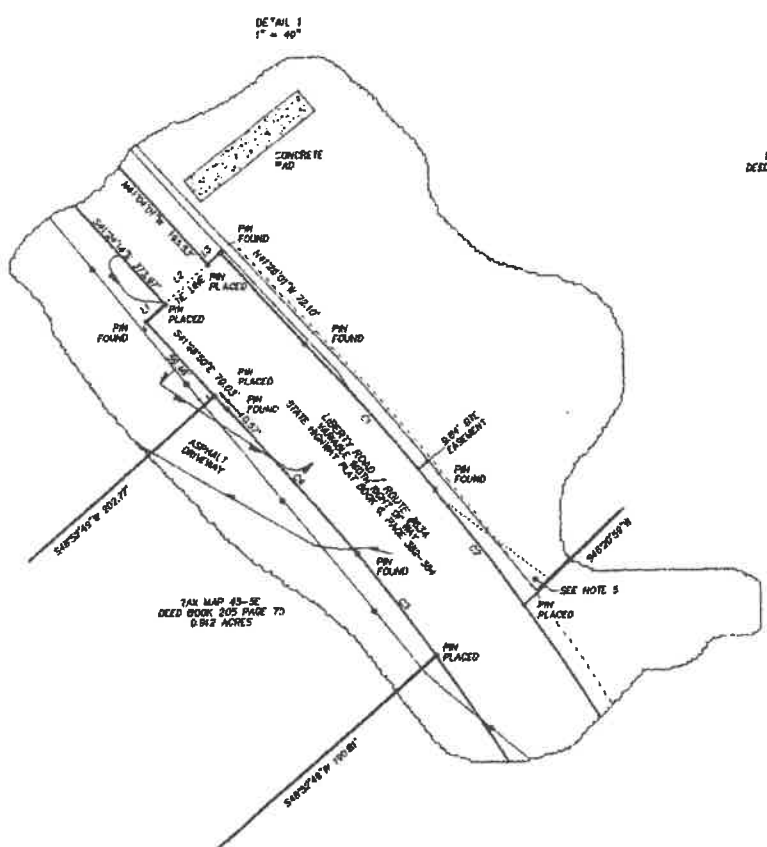
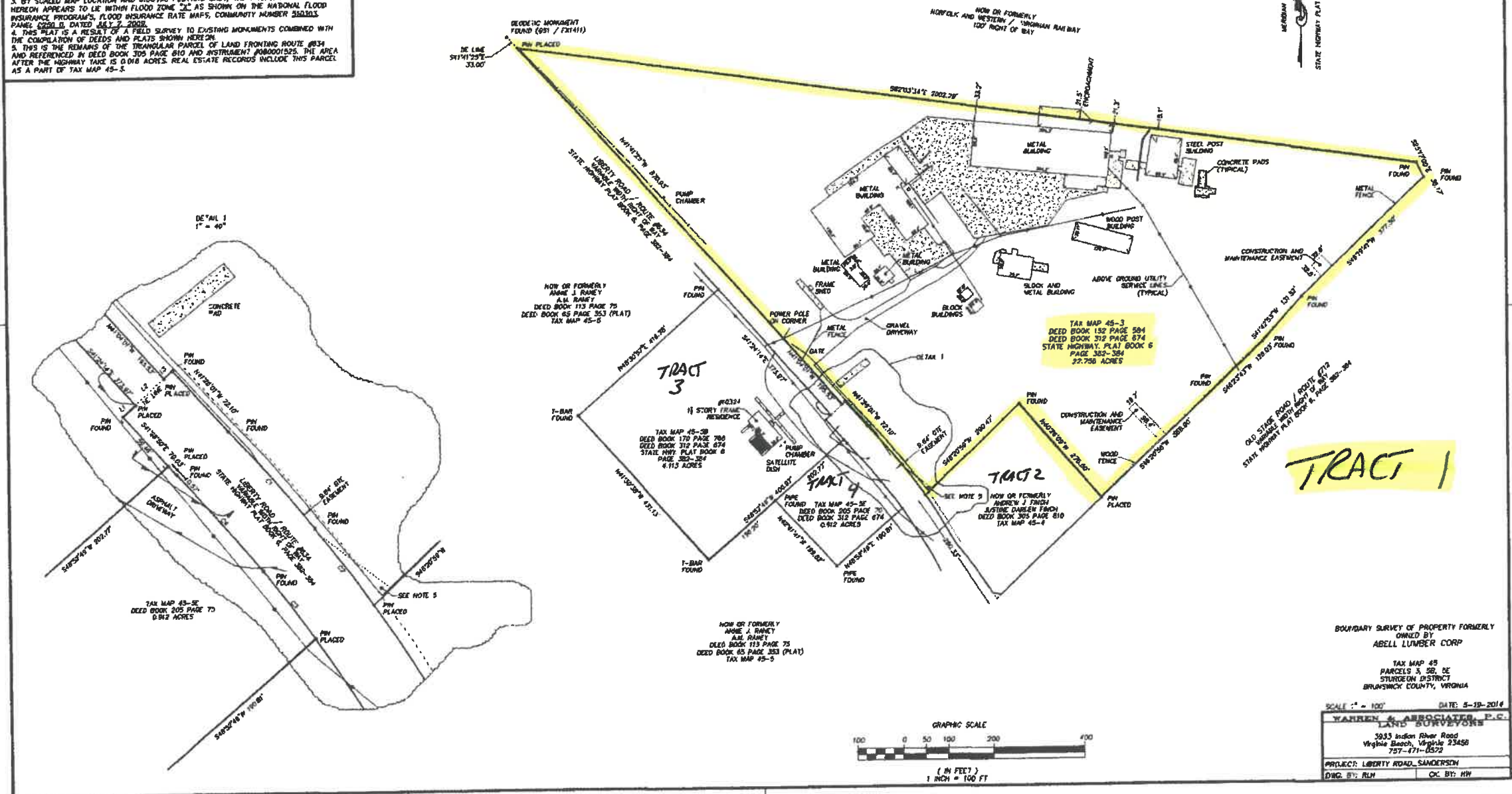
SIGNED: *H.C. Warren II* DATE: 5-18-2014



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1574.04'	115.14'	41°18'21"	S89°52'58"W	115.22'
C2	1203.84'	88.37'	34°30'00"	S89°52'58"W	88.38'
C3	1178.64'	79.80'	29°17'00"	S89°52'58"W	79.81'
C4	2880.47'	173.58'	31°20'00"	S89°52'58"W	173.61'

LINE	LENGTH	BEARING
L1	18.10'	S45°00'00"W
L2	23.86'	N12°00'00"E
L3	8.82'	N12°32'00"E

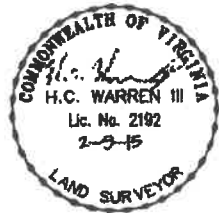
GENERAL NOTES:
 1. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT ATTEMPT TO DEPICT ALL TITLE MATTERS AND ENCUMBRANCES CURRENTLY AFFECTING THIS PROPERTY.
 2. THE EXISTENCE OF WETLANDS, HAZARDOUS WASTES, OR UNDER GROUND UTILITIES WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "2" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAPS, COMMUNITY NUMBER 330303, PANEL 6201-D, DATED 06/17/2006.
 4. THIS PLAT IS A RESULT OF A FIELD SURVEY TO EXISTING MONUMENTS COMBINED WITH THE COMPARISON OF DEEDS AND PLATS SHOWN HEREON.
 5. THIS IS THE REMAINS OF THE TRIANGULAR PARCEL OF LAND FRONTING ROUTE #34 AND REFERENCED IN DEED BOOK 305 PAGE 810 AND INSTRUMENT #000001525. THE AREA AFTER THE HIGHWAY TAKE IS 0.018 ACRES. REAL ESTATE RECORDS INCLUDE THIS PARCEL AS A PART OF TAX MAP 45-5.



BOUNDARY SURVEY OF PROPERTY FORMERLY OWNED BY ABELL LUMBER CORP.
 TAX MAP 45 PARCELS 5, 28, 29 STURGEON DISTRICT BRUNSWICK COUNTY, VIRGINIA
 SCALE: 1" = 100' DATE: 5-18-2014
WARREN & ASSOCIATES, P.C.
 LAND SURVEYORS
 3033 Indian River Road
 Virginia Beach, Virginia 23466
 757-471-8572
 PROJECT: LIBERTY ROAD SANDERSON
 DWG. BY: RLW OC. BY: HW

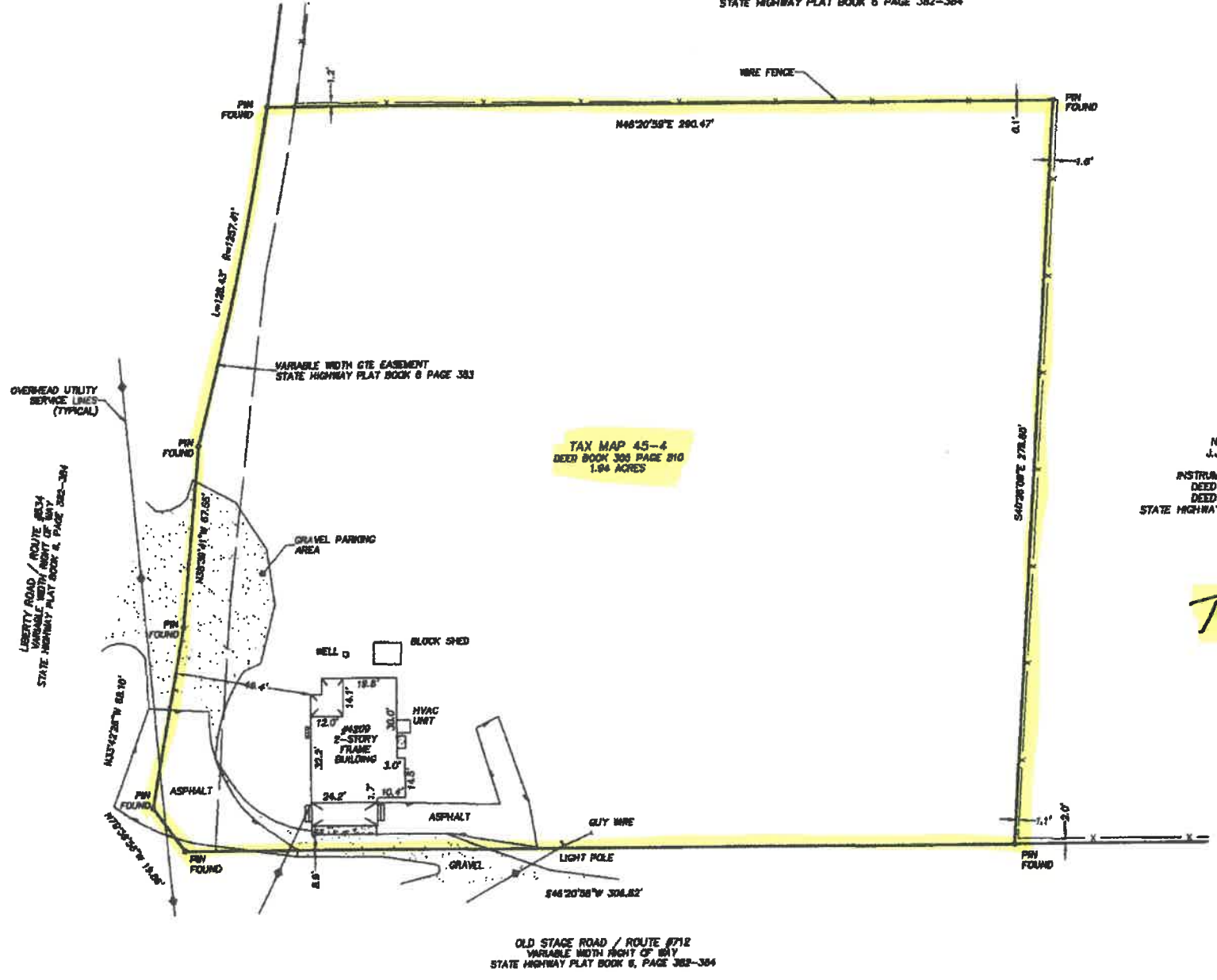
THIS IS TO CERTIFY THAT I ON FEBRUARY 9, 2015, SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE SHOWN ON THIS PLAT. THE BUILDINGS STAND WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.

- General Notes:
1. This survey is based on a plat recorded in the Clerk's Office of Brunswick County, Virginia in Deed Book 305 page 816.
 2. This survey was performed without the benefit of a current title report and does not attempt to depict all title matters and encumbrances currently affecting this property.
 3. The existence of wetlands, hazardous wastes, or underground utilities was neither investigated nor confirmed during the performance of this survey.
 4. By scaled map location and graphic plotting only, the property shown hereon appears to lie within flood zone as shown on the National Flood Insurance Program's Flood Insurance Rate Maps, Community Number 51022, panel 0250-B, dated July 7, 2008.
 5. This plat is a result of a field survey to existing monuments combined with the compilation of deeds and plats shown hereon.
 6. This survey is performed for the sole and exclusive benefit of the parties listed hereon and shall not be relied upon by any other entity or individual whatsoever.



TRACT 1

NOW OR FORMERLY
J.J. SANDERSON, LLC
TAX MAP 45-3
INSTRUMENT NUMBER 140001183
DEED BOOK 152 PAGE 584
DEED BOOK 312 PAGE 674
STATE HIGHWAY PLAT BOOK 6 PAGE 382-384



TRACT 2

NOW OR FORMERLY
J.J. SANDERSON, LLC
TAX MAP 45-3
INSTRUMENT NUMBER 140001183
DEED BOOK 152 PAGE 584
DEED BOOK 312 PAGE 674
STATE HIGHWAY PLAT BOOK 6 PAGE 382-384

PHYSICAL IMPROVEMENTS
SURVEY OF:
TAX MAP 45-4
1.94 ACRE PARCEL
STURGEON DISTRICT
BRUNSWICK COUNTY, VIRGINIA

EXCLUSIVELY
FOR:

J.J. SANDERSON, LLC

SCALE 1" = 30' DATE: 2-9-2015

WARREN & ASSOCIATES, P.C.
LAND SURVEYORS

3933 Indian River Road
Virginia Beach, Virginia 23456
757-471-0572

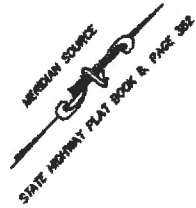
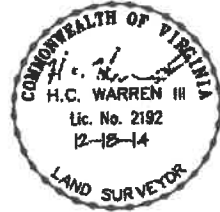
PROJECT: LIBERTY ROAD_SANDERSON

DWG. BY: RLH

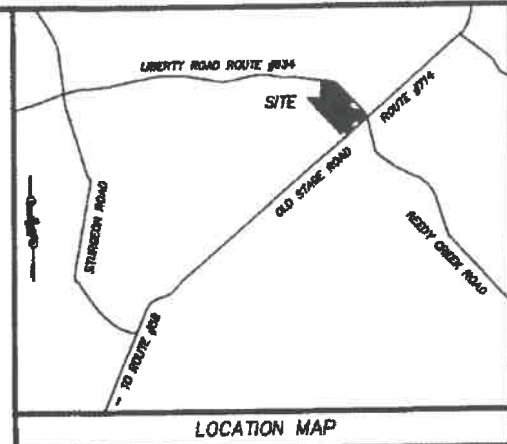
CK. BY: HW

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

SIGNED: H.C. Warren III DATE: 12-18-2014



GENERAL NOTES:
 1. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT ATTEMPT TO DEPICT ALL TITLE MATTERS AND EASEMENTS CURRENTLY AFFECTING THIS PROPERTY.
 2. THE EXISTENCE OF WETLANDS, HAZARDOUS WASTES, OR UNDER GROUND UTILITIES WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAPS, COMMUNITY NUMBER 81025 C, PANEL 0230 D, DATED JULY 7, 2008.
 4. THIS PLAT IS A RESULT OF A FIELD SURVEY TO EXISTING MONUMENTS COMBINED WITH THE COMPILATION OF DEEDS AND PLATS SHOWN HEREON.



ADJACENT REFERENCE TABLE

MAP/PARCEL NUMBER	NOW OR FORMERLY	INSTRUMENT NUMBER	DEED BOOK / PAGE
45-5B	J.J. SANDERSON, LLC	140001163	
45-5E	J.J. SANDERSON, LLC	140001163	
45-5A	ANDREW J. FINCH JUSTINE D. FINCH		148 / 219
45-5F	JOHN S. TRUSTY		215 / 441
45-5D	LAWRENCE L. ROOK		290 / 348
45-5J	LAWRENCE L. ROOK		327 / 111

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1428.85'	85.82'	238.33'	43.87'	89.81'	S78°39'31"E
C2	284.77'	139.61'	202°27'21"	70.89'	135.89'	S85°01'54"E
C3	1188.39'	182.40'	7°42'36"	31.32'	182.27'	S31°16'44"E
C4	1188.39'	238.85'	71°23'30"	119.32'	237.85'	S33°59'30"E

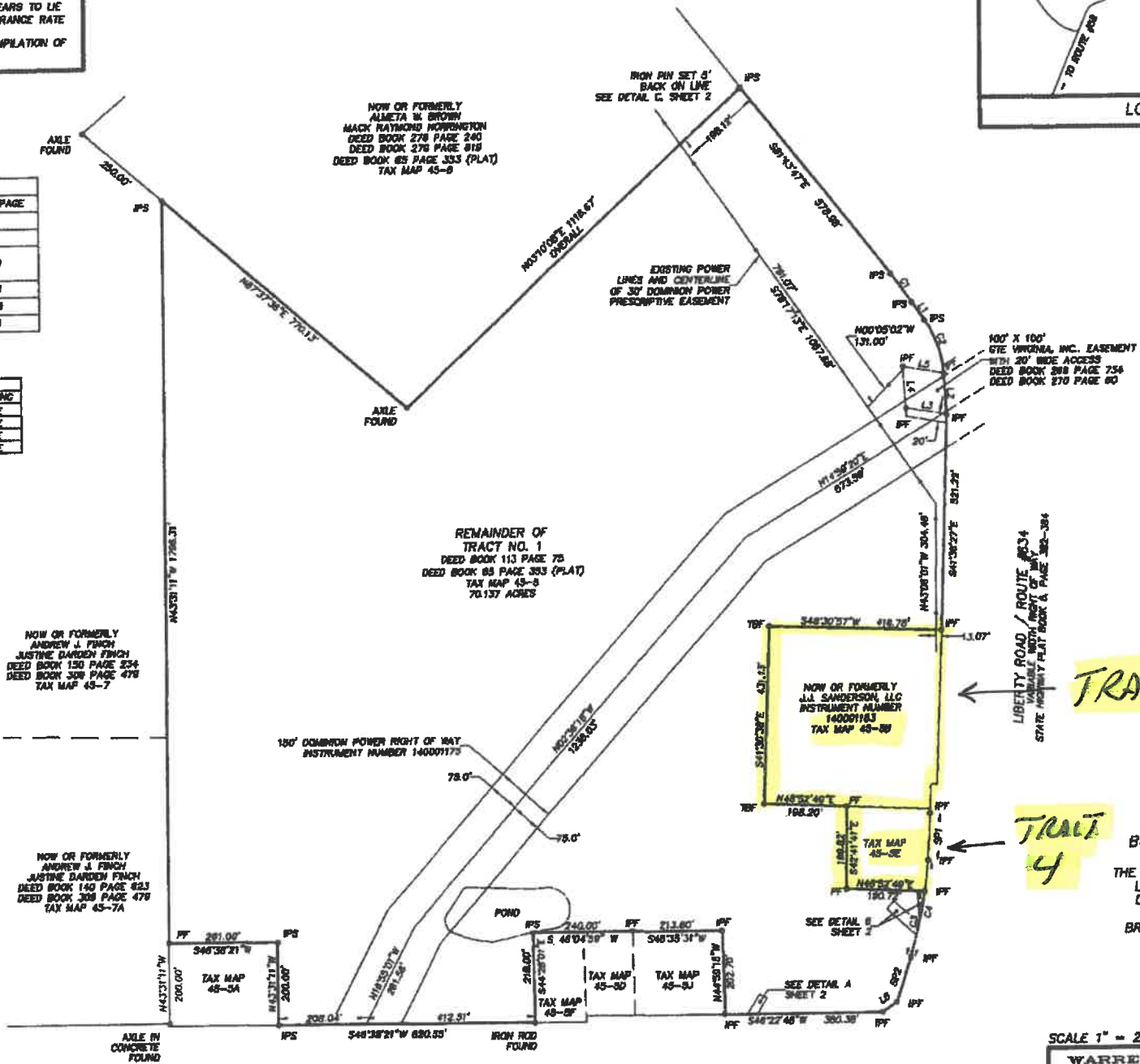
SPIRAL TABLE

SPIRAL	RADIUS	LENGTH	LONG TANGENT	THETA
SP1	1187.98'	113.64'	78.20'	2°48'32"
SP2	1188.39'	113.64'	78.64'	2°48'44"
SP2	CHORD BEARING	S28°32'18"E	CHORD	313.44'

LINE TABLE

LINE	LENGTH	BEARING
L1	62.8K	S78°12'14"E
L2	100.16'	S47°47'54"E
L3	100.23'	S86°18'30"W
L4	100.01'	N42°35'35"W
L5	85.84'	N56°16'00"E
L6	62.87'	S12°08'20"W

LEGEND
 BF IRON PIN FOUND
 PF PIPE FOUND
 TBF METAL T-BAR FOUND
 IPS IRON PIN SET

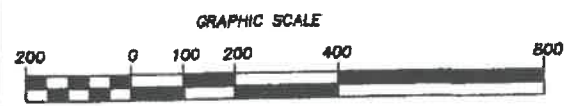


TRACT 3

TRACT 4

BOUNDARY SURVEY OF:
 THE REMAINDER OF TRACT NO. 1
 LANDS OF MR. E.P. JOLLY
 DEED BOOK 85 PAGE 353
 STURGEON DISTRICT
 BRUNSWICK COUNTY, VIRGINIA

EXCLUSIVELY FOR:
 J.J. SANDERSON, LLC



(IN FEET)
 1 INCH = 200 FT

SCALE 1" = 200' DATE: 12-18-2014

WARREN & ASSOCIATES, P.C.
 LAND SURVEYORS
 3833 Indian River Road
 Virginia Beach, Virginia 23456
 757-471-0572

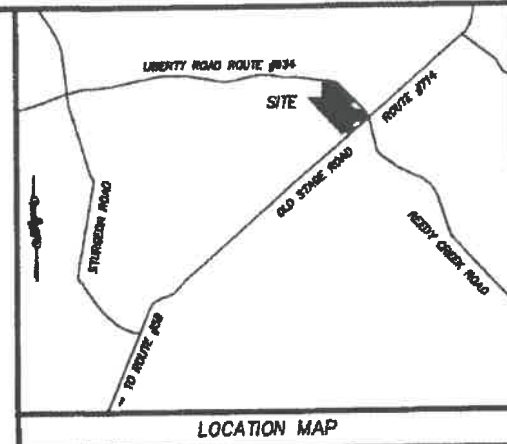
PROJECT: LIBERTY ROAD_SANDERSON
 BY: RLH CK, BY: HW

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

SIGNED: H.C. Warren III DATE: 12-18-2014



GENERAL NOTES:
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 2. THE EXISTENCE OF WETLANDS, HAZARDOUS WASTES, OR UNDER GROUND UTILITIES WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "C" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAPS, COMMUNITY NUMBER 5305 C, PANEL 0230 D, DATED JULY 7, 2006.
 4. THIS PLAT IS A RESULT OF A FIELD SURVEY TO EXISTING MONUMENTS COMBINED WITH THE COMPILATION OF DEEDS AND PLATS SHOWN HEREON.



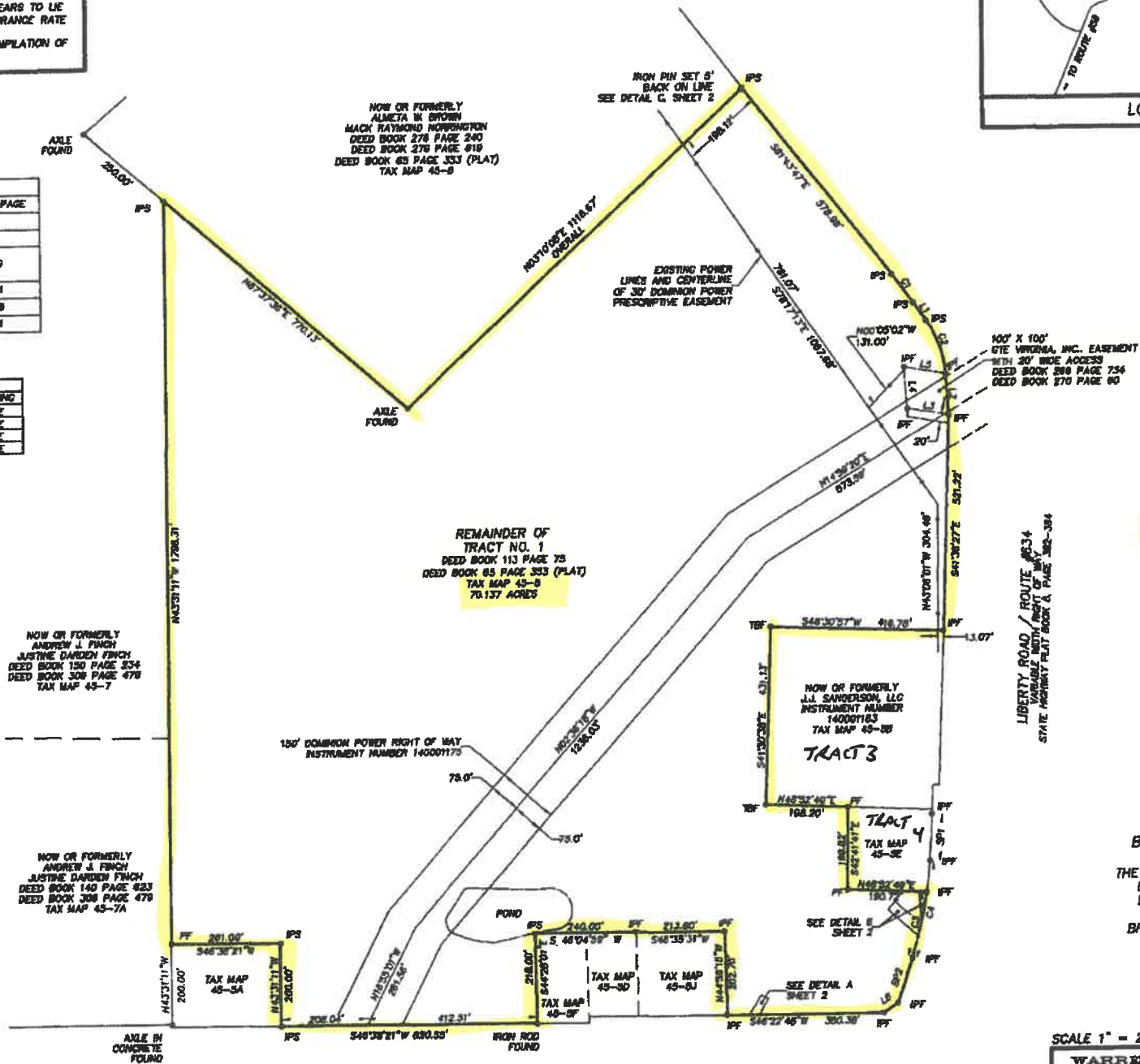
MAP/PARCEL NUMBER	NOW OR FORMERLY	INSTRUMENT NUMBER	DEED BOOK / PAGE
45-3B	J.J. SANDERSON, LLC	140001163	
45-3E	J.J. SANDERSON, LLC	140001163	
45-5A	ANDREW J. FINCH JUSTINE D. FINCH		146 / 219
45-5F	JOHN S. TRUSTY		215 / 441
45-5D	LAWRENCE L. ROOK		200 / 348
45-5J	LAWRENCE L. ROOK		327 / 111

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1428.65'	86.85'	3°28'33"	43.27'	86.81'	S79°28'31"E
C2	264.77'	136.61'	30°27'21"	70.98'	136.65'	S61°01'54"E
C3	1188.30'	182.40'	7°42'36"	81.32'	182.27'	S31°16'44"E
C4	1188.30'	238.85'	11°23'30"	118.32'	237.88'	S33°02'34"E

SPIRAL	RADIUS	LENGTH	LONG TANGENT	DELTA
SP1	1157.94'	113.64'	78.70'	2°58'32"
SP2	1188.30'	113.64'	78.62'	2°58'24"

LINE	LENGTH	BEARING
L1	62.92'	S78°12'14"E
L2	100.18'	S47°47'54"E
L3	100.23'	S88°18'30"W
L4	100.01'	N47°35'38"W
L5	88.84'	N58°18'00"E
L6	62.67'	S14°02'28"W

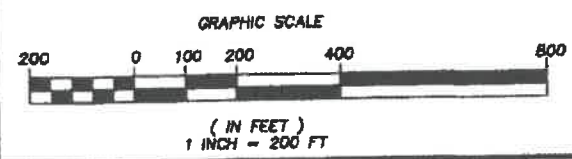
LEGEND
 IPF IRON PIN FOUND
 PF PIPE FOUND
 TBF METAL T-BAR FOUND
 IPS IRON PIN SET



TRACT 5

BOUNDARY SURVEY OF:
 THE REMAINDER OF TRACT NO. 1
 LANDS OF MR. E.P. JOLLY
 DEED BOOK 85 PAGE 353
 STURGEON DISTRICT
 BRUNSWICK COUNTY, VIRGINIA

EXCLUSIVELY FOR:
 J.J. SANDERSON, LLC



SCALE 1" = 200' DATE: 12-18-2014

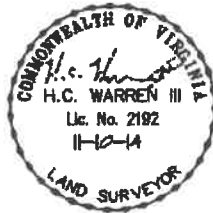
WARREN & ASSOCIATES, P.C.
 LAND SURVEYORS

3833 Indian River Road
 Virginia Beach, Virginia 23456
 757-471-0572

PROJECT: LIBERTY ROAD_SANDERSON
 BY: RLH CK. BY: HW

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

SIGNED: *H.C. Warren III* DATE: 11-10-2014



General Notes:
 1. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT ATTEMPT TO DEPICT ALL TITLE MATTERS AND EASEMENTS CURRENTLY AFFECTING THIS PROPERTY.
 2. THE EXISTENCE OF WETLANDS, HAZARDOUS WASTES, OR UNDER GROUND UTILITIES WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE 2C AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS, COMMUNITY NUMBER 510033 PANEL 0250.D DATED JULY 7, 2009.
 4. THIS PLAT IS A RESULT OF A FIELD SURVEY TO EXISTING MONUMENTS COMBINED WITH THE COMPILATION OF DEEDS AND PLATS SHOWN HEREON.
 5. THIS IS THE REMAINS OF THE TRIANGULAR PARCEL OF LAND FRONTING ROUTE #634 AND REFERENCED IN DEED BOOK 305 PAGE 610 AND INSTRUMENT #080001925. THE AREA AFTER THE HIGHWAY TAKE IS 0.018 ACRES. REAL ESTATE RECORDS INCLUDE THIS PARCEL AS A PART OF TAX MAP 45-3.

NOW OR FORMERLY
 JEROME F. ALBRNO
 CHERYL A. ALBRNO
 INSTRUMENT NUMBER 130002102
 TAX MAP 35-18
 PARCEL 5
 PLAT BOOK 13 PAGE 103

NOW OR FORMERLY
 WILLIAM H. BURREY
 INSTRUMENT NUMBER 070001696
 TAX MAP 35-14
 PARCEL 5B
 PLAT BOOK 13 PAGE 103
 DEED BOOK 385 PAGE 357

CENTER LINE OF PROPOSED
 VIRGINIA ELECTRIC AND
 POWER CO. EASEMENT
 FROM DENBERRY EXHIBIT
 REVISED JULY 26, 2014

INSTRUMENT NUMBER 140001163
 DEED BOOK 188 PAGE 715
 DEED BOOK 138 PAGE 229 (PLAT)
 TAX MAP 45-1

INSTRUMENT NUMBER 140001183
 DEED BOOK 188 PAGE 715
 DEED BOOK 138 PAGE 229 (PLAT)
 TAX MAP 45-1

TAX MAP 45-1, 45-18, 45-5C
 51.444 ACRES

NOW OR FORMERLY
 ANNE PATTERSON WHITT
 HILL BOOK 38 PAGE 632
 TAX MAP 35-19

STATE HIGHWAY PLAT BOOK 6 PAGE 382

TRACT 6

EASEMENT OF RIGHT OF WAY
 15' IN WIDTH
 DEED BOOK PAGE 240 PAGE 608
 DEED BOOK 173 PAGE 608

NOT INCLUDED
 NOW OR FORMERLY
 KATHERINE LEE REESE
 INSTRUMENT NUMBER 130003028
 DEED BOOK 240 PAGE 608 (PLAT)
 DEED BOOK 173 PAGE 608
 TAX MAP 45-1A

TAX MAP 45-3
 INSTRUMENT NUMBER 140001163
 DEED BOOK 152 PAGE 594
 DEED BOOK 312 PAGE 674
 STATE HIGHWAY PLAT BOOK 6 PAGE 382-384
 22.788 ACRES

TRACT 1

TRACT 2

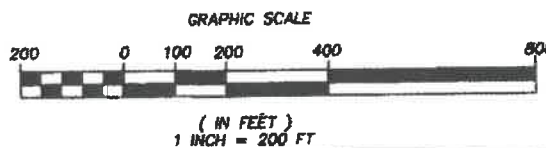
NOW OR FORMERLY
 ANDREW J. FINCH
 JUSTINE GARDEN FINCH
 DEED BOOK 305 PAGE 610
 TAX MAP 45-4

BOUNDARY SURVEY OF PROPERTY
 OWNED BY
 J.J. SANDERSON, LLC
 INSTRUMENT NUMBER 140001163
 TAX MAP 45
 PARCELS 1, 1B, 3, 5C,
 STURGEON DISTRICT
 BRUNSWICK COUNTY, VIRGINIA

SCALE 1" = 200' DATE: 11-10-2014

WARREN & ASSOCIATES, P.C.
 LAND SURVEYORS
 3933 Indian River Road
 Virginia Beach, Virginia 23456
 757-471-0572
 PROJECT: LIBERTY ROAD_SANDERSON
 DWG. BY: RLH CK. BY: HW

LINE	LENGTH	BEARING
L1	74.71'	N10°43'12"E
L2	89.75'	S7°53'28"E
L3	205.64'	S81°43'00"E
L4	169.28'	S82°20'11"E
L5	131.42'	S75°34'21"E
L6	150.82'	S82°32'30"E
L7	73.80'	S74°37'32"E
L8	166.21'	S80°40'13"E
L9	137.68'	S80°06'25"E
L10	126.08'	S48°28'47"W
L11	88.25'	S77°31'02"W
L12	271.82'	N81°39'46"W
L13	35.17'	S85°17'00"E



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DIRECTION	CHORD
C1	1574.84'	118.24'	4°11'42"	37.85'	1162.918'	118.22'	
C2	1303.64'	85.37'	3°45'00"	48.70'	1281.918'	85.36'	