

G:\20311-01\PLATS\VMap.tif

SITE

VICINITY MAP

P.U.N. 20701100

SCALE 1" = 2000'

NOTES:

- 1.) TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE CORPORATION, EFFECTIVE DATE SEPTEMBER 5, 2014 COMMITMENT No. 4951331. THE ITEMS IN SCHEDULE B- SECTION II ARE AS FOLLOWS:
 - ITEM 4- SUBJECT TO EASEMENT GRANTED TO COMMONWEALTH OF VIRGINIA, RECORDED IN DEED BOOK 198, PAGE 339 AND DEED BOOK 239, PAGE 419. SUBJECT TO RELOCATED EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN DEED BOOK 244, PAGE 243. (SHOWN ON THIS PLAT)
 - ITEM 5- NOT SUBJECT TO EASEMENT GRANTED TO AMERICAN TELEGRAPH AND TELEPHONE COMPANY RECORDED IN DEED BOOK 194, PAGE 411.
 - ITEM 6- NOT SUBJECT TO EASEMENT GRANTED TO CHESAPEAKE AND ATLANTIC TELEPHONE COMPANY RECORDED IN DEED BOOK 200, PAGE 297. NOT SUBJECT TO EASEMENT RECORDED IN DEED BOOK 750, PAGE 316 AND CORRECTED IN DEED BOOK 795, PAGE 302.
 - ITEM 7- SUBJECT TO EASEMENT RECORDED IN DEED BOOK 1327, PAGE 16. (SHOWN ON THIS PLAT)
 - ITEM 8- SUBJECT TO EASEMENTS RECORDED IN DEED BOOK 1543, PAGE 538. (SHOWN ON THIS PLAT)
 - ITEM 9- SUBJECT TO EASEMENT GRANTED TO VIRGINIA ELECTRIC COOPERATIVE RECORDED IN DEED BOOK 385, PAGE 52. (SHOWN ON THIS PLAT)
 - ITEM 10- SUBJECT TO EASEMENT GRANTED TO RAPPAHANNOCK ELECTRIC COOPERATIVE RECORDED IN DEED BOOK 1532, PAGE 16. (SHOWN ON THIS PLAT)
 - ITEM 11- SUBJECT TO EASEMENTS GRANTED TO SPOTSYLVANIA COUNTY RECORDED IN DEED BOOK 1484, PAGE 797 (SHOWN ON PLAT), AND TWO AGREEMENTS FOR MAINTENANCE OF STORM WATER DRAINAGE SYSTEMS AND BEST MANAGEMENT PRACTICE FACILITIES RECORDED IN DEED BOOK 1475, PAGE 734 AND DEED BOOK 1752, PAGE 771.
 - ITEM 16- SUBJECT TO RESERVATION OF EASEMENTS AND USE RESTRICTION ON PARCEL J-R AS STATED IN DEED OF CONVEYANCE RECORDED IN INSTRUMENT No. 200300050257.
 - ITEM 17- SUBJECT TO TERMS OF ASSIGNMENT AGREEMENT RECORDED IN INSTRUMENT No. 200300050259.
 - ITEM 18- SUBJECT TO PLAT OF SUBDIVISION RECORDED IN DEED OF CONFIRMATION OF SUBDIVISION RECORDED AS INSTRUMENT No. 200400032486, INCLUDING:
 - A) 20' WIDE GENERAL UTILITY EASEMENT RECORDED IN DEED BOOK 1484, PAGE 799 AND DEED BOOK 1685, PAGE 731. (SHOWN ON THIS PLAT)
 - B) 24' WIDE PUBLIC ACCESS EASEMENT RECORDED IN DEED BOOK 1484, PAGE 797. (SHOWN ON THIS PLAT)
 - C) 6' WIDE SIDEWALK EASEMENT RECORDED IN DEED BOOK 1484, PAGE 799 AND DEED BOOK 1685, PAGE 731. (SHOWN ON THIS PLAT)

LEGEND

⊙	DENOTES STORM MANHOLE
⊙	DENOTES SAN MANHOLE
⊙	DENOTES SIGN
⊙	DENOTES LIGHT
⊙	DENOTES FIRE HYDRANT
⊙	DENOTES SIAMESE HYDRANT
⊙	DENOTES WATER VAULT
⊙	DENOTES WATER METER
⊙	DENOTES UTILITY POLE
⊙	DENOTES CONCRETE
F.E.S.	DENOTES FLARED END SECTION

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	568.71'	3674.72'	8°52'02"	284.93'	N54°48'50"W	568.15'
C2	151.63'	465.99'	18°38'35"	76.49'	N34°18'29"W	150.96'
C3	77.34'	148.80'	29°46'41"	39.56'	N31°28'52"E	76.47'

SURVEYOR'S CERTIFICATE

TO TRIACH, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS; AND INCLUDES ITEMS 1, 3, 4, 7a, 8, 9, 11a, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 7, 2014.

MARK D. GOODPASTURE, L.S. Lic. # 2057 DATE

GENERAL NOTES:

- 1.) THE PROPERTY SHOWN HEREON IS LOCATED ON SPOTSYLVANIA COUNTY TAX MAP No. 35-((7))-JR AND IS CURRENTLY IN THE NAME OF FOR M VENTURE LLC AND IS ZONED C-3.
- 2.) THE LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS INDICATED ON F.I.R.M. COMMUNITY-PANEL NO.s 510308 0200 C AND 510308 0225 C, DATED FEBRUARY 18, 1998. NO PORTION OF THE LAND SHOWN HEREON IS LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE "A".
- 3.) PAINTED STRIPING FOR PARKING SPACES AND HANDICAPPED PARKING IS VERY FAINT OR IN SOME AREAS NON-EXISTING. PARKING STRIPING IN THESE AREAS IS SHOWN AS IT ORIGINALLY APPEARED ON SITE PLANS.

SURVEYED LEGAL DESCRIPTION: 35-((7))-J1

BEGINNING AT AN IRON ROD found abutting a highway monument found; Said rod located at the intersection of the westerly Right of Way of Interstate Route 95 having a variable width and the northerly Right of Way of U.S. Route 17, Mills Drive, having a variable width;

Thence, departing said Right of Way of Interstate 95 and running with said Right of Way of U.S. Route 17, Mills Drive, along a curve bearing to the right having a length of 568.71 feet, a delta angle of 8° 52' 02", a radius of 3674.72 feet, a tangent of 284.93 feet and a chord which bears N 54° 48' 50" W for a distance of 568.15 feet to an iron rod set;

Thence, departing said Right of Way of U.S. Route 17 and running with the land now or formerly in the name of T. L. C., L.L.C., N 44° 25' 35" E for a distance of 328.70 feet to an iron rod found;

Thence, departing said land of T. L. C., L.L.C. and continuing N 65° 00' 48" E for a distance of 75.00 feet to a PK nail found;

Thence, continuing N 24° 59' 12" W for a distance of 174.44 feet to a PK nail found at the corner of the land now or formerly in the name of For M Venture LLC;

Thence, running with the said land of For M Venture LLC, S 74° 47' 41" E for a distance of 68.97 feet to an iron rod found;

Thence, continuing with the land of For M Venture LLC, S 45° 34' 25" E for a distance of 360.00 feet to an iron rod set on the aforementioned westerly Right of Way of Interstate 95;

Thence, running with said Right of Way of Interstate 95, S 09° 51' 13" E for a distance of 489.05 feet to the **POINT OF BEGINNING**; Containing 4.723 Acres of Land.

SURVEYED LEGAL DESCRIPTION: 35-((7))-JR

BEGINNING AT AN IRON ROD found on the southeastern corner of Tax Map 35-((7))-K2 and currently in the name of the Integrity Group, LLC; Said rod is located along the westerly Right of Way of Interstate Route 95 having a variable width;

Thence, running with said Right of Way of Interstate 95, S 09° 51' 13" W for a distance of 421.42 feet to an iron rod set;

Thence, departing said Right of Way of Interstate 95 and running with the land now or formerly in the name of For M Venture LLC, N 45° 34' 25" W for a distance of 360.00 feet to an iron rod found;

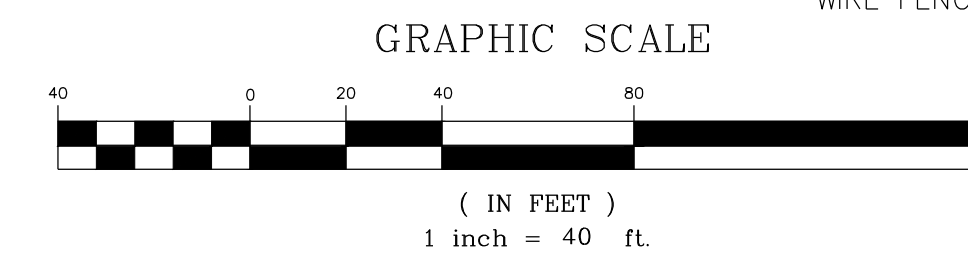
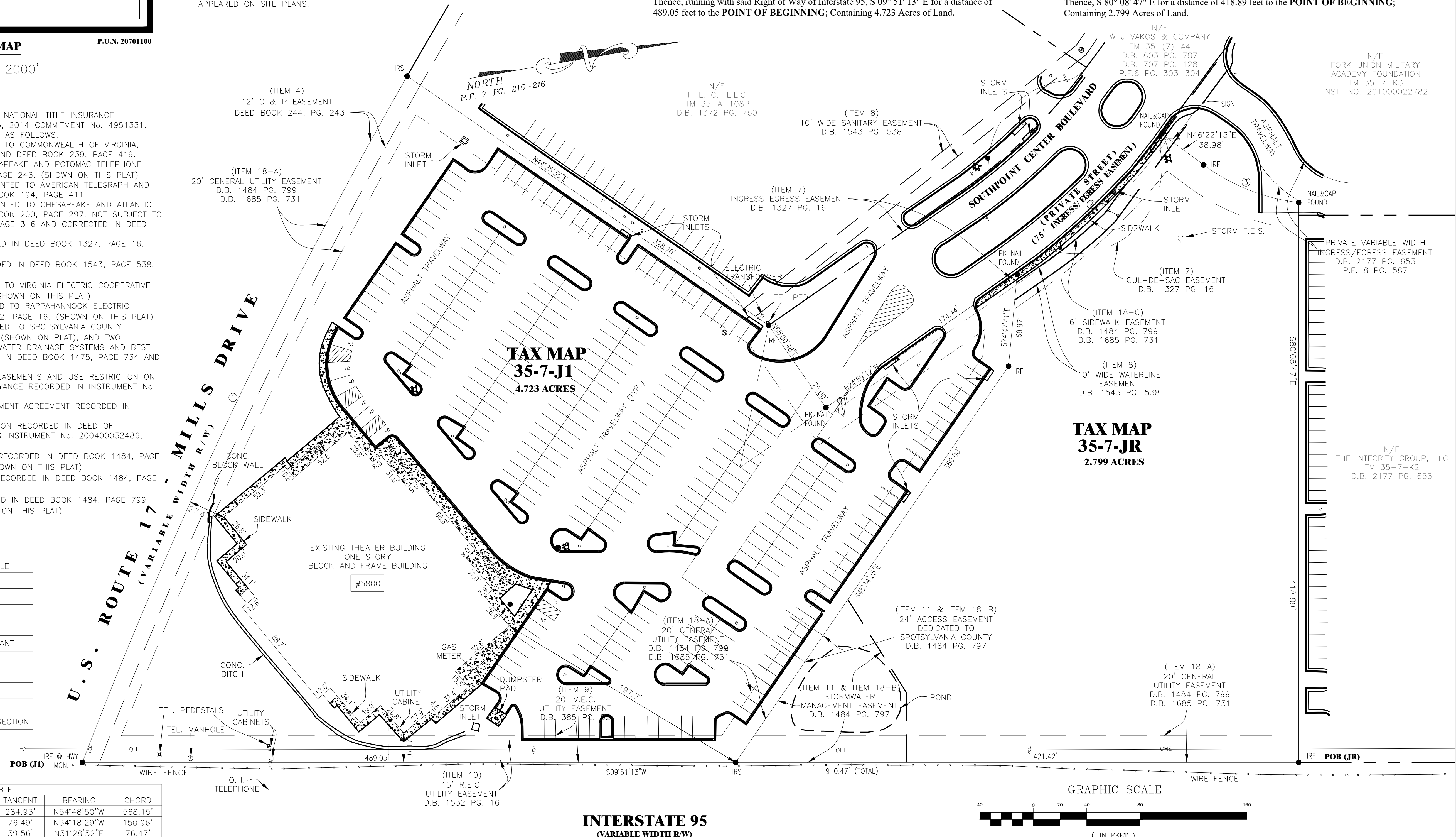
Thence, continuing with the land of For M Venture LLC, N 74° 47' 41" W for a distance of 68.97 feet to a PK nail found at the beginning of a curve;

Thence, continuing with said curve bearing to the left having a length of 151.63 feet, a delta angle of 18° 38' 35", a radius of 465.99 feet, a tangent of 76.49 feet and a chord which bears N 34° 18' 29" W for a distance of 150.96 feet to a nail and cap found at the corner of the land now or formerly in the name of Fork Union Military Academy Foundation;

Thence, running with the said land of Fork Union Military Academy Foundation, N 46° 22' 13" E for a distance of 38.98 feet to an iron rod found at the beginning of a curve;

Thence, continuing with said curve bearing to the left having a length of 77.34 feet, a delta angle of 29° 46' 41", a radius of 148.80 feet, a tangent of 39.56 feet and a chord which bears N 31° 28' 52" E for a distance of 76.47 feet to a nail and cap found;

Thence, S 80° 08' 47" E for a distance of 418.89 feet to the **POINT OF BEGINNING**; Containing 2.799 Acres of Land.



REVISIONS	DATE

BAGBY, CALDWELL and ASSOCIATES, P.C.
 CIVIL ENGINEERS AND LAND SURVEYORS
 1605 BRIDGEWAY DRIVE, SUITE 200
 FREDERICKSBURG, VIRGINIA 22401
 TELEPHONE: (540) 373-5178
 FAX: (540) 373-6281

N/F
 FORK UNION MILITARY ACADEMY FOUNDATION
 TM 35-7-K3
 INST. NO. 20100022782

N/F
 THE INTEGRITY GROUP, LLC
 TM 35-7-K2
 D.B. 2177 PG. 653

ALTA/ACSM LAND TITLE SURVEY
SOUTHPOINT PARCELS J1 & JR
 BEING
TAX MAP 35-((7))-J1 & JR
 COURTLAND MAGISTERIAL DISTRICT

DATE:	NOVEMBER 12, 2014
SCALE:	1" = 40'
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	MDG
FILE NAME:	20006-37 ALTA 2014
JOB NO.	20006-37
PLAN NO.	