

GENERAL NOTES:

- THE SUBJECT PARCELS ARE LOTS 1 AND 2 AS RECORDED IN DEED BOOK 888 AT PAGE 1735 AND BEING THE LANDS OF M & T PROPERTY HOLDINGS OF LOUDOUN, LLC, AS RECORDED IN INSTRUMENT NUMBER 20121001-0076635, ALL AMONG THE LANDS RECORDS OF LOUDOUN COUNTY, VIRGINIA AND HAVING PARCEL ID #'S OF 488-37-8915 (LOT 1) AND 488-38-0311 (LOT 2).
- AREA:
LOT 1 = 13,351 S.F. OR 0.3065 AC.
LOT 2 = 40,168 S.F. OR 0.9221 AC.
- THE MERIDIAN SOURCE OF THIS SURVEY IS VIRGINIA STATE PLANE COORDINATES, NORTH ZONE, NAD 83 (2011).
- ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETICAL VERTICAL DATUM (NAVD88).
- COORDINATE VALUES, ELEVATIONS, DISTANCES AND DIMENSIONS INDICATED ON THIS MAP ARE IN ENGLISH (US SURVEY FOOT) UNITS.
- THIS SURVEY WAS PREPARED TO SHOW EXISTING FEATURES AS OF DECEMBER 3, 2021. THIS SURVEY DOES NOT CERTIFY TO CHANGES TO SITE CONDITIONS WHICH OCCUR AFTER THIS DATE AND/OR TO PROPOSED IMPROVEMENTS.
- THE SUBJECT PARCELS ARE LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP LOUDOUN COUNTY, VIRGINIA AND INCORPORATED AREAS" PANEL 89 OF 2982 MAP NUMBER 51107C0089 E WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017.
- THIS SURVEY DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE OR ENVIRONMENTAL FEATURES THAT MAY AFFECT SAID PROPERTY EXCEPT AS SHOWN HEREON.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PROPERTY INFORMATION SHOWN IS FROM EXISTING LAND RECORDS, HIGHWAY PLANS, DEEDS, PLATS AND FIT THE FIELD LOCATED MONUMENTATION AND EVIDENCE TO ESTABLISH THE PROPERTY AND RIGHT OF WAY LINES AS ACCURATELY AS POSSIBLE.
- SUBJECT PROPERTIES HAVE DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO EAST MAIN STREET AND SOUTH 20TH STREET.

LEGAL DESCRIPTION:

LOT 1, CONTAINING 13,351 SQUARE FEET, MORE OR LESS, AND LOT 2, CONTAINING 40,168 SQUARE FEET, MORE OR LESS, JOHN & ELEANOR C. HOUTOUX DIVISION OF LAND, AS SHOWN ON PLAT DATED 12/18/82, MADE BY KEN W. ERICKSON, LAND SURVEYOR, AND RECORDED MARCH 19, 1986, IN DEED BOOK 888, AT PAGE 1735, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1093593-SAT1, WITH AN EFFECTIVE DATE OF OCTOBER 25, 2021 (AS TO LOT 2) AND JANUARY 27, 2022 (AS TO LOT 1). OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

- EASEMENTS GRANTED TO THE TOWN OF PURCELLVILLE, VIRGINIA, RECORDED JULY 21, 1948 IN DEED BOOK 12-W AT PAGE 32 AND RECORDED APRIL 28, 1972 IN DEED BOOK 548 AT PAGE 105. AFFECT SUBJECT PROPERTIES, SHOWN.
- EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED JANUARY 10, 1958 IN DEED BOOK 373 PAGE 399 AND RECORDED NOVEMBER 21, 1958 IN DEED BOOK 382 AT PAGE 604. AFFECT SUBJECT PROPERTIES, SHOWN.
- TERMS, PROVISIONS, AND CONDITIONS OF GRANT OF EASEMENTS RECORDED NOVEMBER 5, 1958 IN DEED BOOK 382 AT PAGE 423 AND CORRECTED IN CORRECTION DEED RECORDED DECEMBER 10, 1958 IN DEED BOOK 383 AT PAGE 356. AFFECTS SUBJECT PROPERTIES, SHOWN.
- EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA, RECORDED DECEMBER 4, 1959 IN DEED BOOK 393 AT PAGE 255 AND PLAT ATTACHED RECORDED IN STATE HIGHWAY PLAT BOOK 2 PAGE 1. THIS DEED ESTABLISHED THE RIGHT-OF-WAY LIMITS ALONG EAST MAIN STREET.
- MATTERS AS SHOWN ON PLAT RECORDED IN DEED BOOK 888 PAGE 1735. AFFECT SUBJECT PROPERTIES, SHOWN.
- EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA, RECORDED MAY 8, 1980 IN DEED BOOK 759 AT PAGE 151. (AS TO LOT 1 ONLY). THIS DEED ESTABLISHED THE RIGHT-OF-WAY LIMIT ALONG SOUTH 20TH STREET.

TRAVERSE TABLE

POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
TRAV. 1	ROD & CAP	7097758.450	11705880.0800	548.248
TRAV. 2	PK NAIL	7097779.331	11706059.2700	552.095
TRAV. 3	ROD & CAP	7097948.699	11705871.5500	556.472
TRAV. 4	PK NAIL	7097943.297	11706056.3900	555.748
TRAV. 100	PK NAIL	7097754.300	11705954.1900	551.294
TRAV. 101	NAIL SET	7097733.485	11705762.8800	551.141
TRAV. 102	NAIL SET	7097919.104	11705993.7700	555.996
TRAV. 103	NAIL SET	7097712.358	11706043.6100	548.135
TRAV. 104	NAIL SET	7097682.008	11706016.3900	543.282

STORM TABLE

- STORM MANHOLE
TOP=550.91
INV. IN (A)=548.47
INV. IN (B)=547.56
INV. OUT=547.51
- STORM GRATE
TOP=546.95
INV. IN (A)=544.10
INV. IN (B)=543.99
INV. IN (C)=544.10
INV. OUT (D)=543.95
INV. OUT (E)=543.95
- STORM GRATE
TOP=548.29
INV. IN=544.99
INV. OUT=544.95
- CDI W/MANHOLE
TOP=543.30
INV. IN (A)=540.60
INV. IN (B)=540.55
INV. OUT=539.65
- CURB INLET
TOP=556.33
INV. IN=551.83
INV. OUT=551.76

SANITARY TABLE

- SANITARY MANHOLE
TOP=556.41
INV. IN (A)=543.47
INV. IN (B)=541.70
INV. IN (C)=543.04
INV. OUT=541.48
- SANITARY MANHOLE
TOP=555.15
INV. IN=541.39
INV. OUT=541.34
- SANITARY MANHOLE
TOP=549.06
INV. IN=540.53
INV. OUT=540.27
- SANITARY MANHOLE
TOP=551.12
INV. IN=539.22
INV. OUT=538.84
- SANITARY MANHOLE
TOP=546.58
INV. IN (A)=543.25
INV. IN (B)=542.38
INV. OUT=542.33
(HOLDING DEBRIS)
(BACKFLOW)

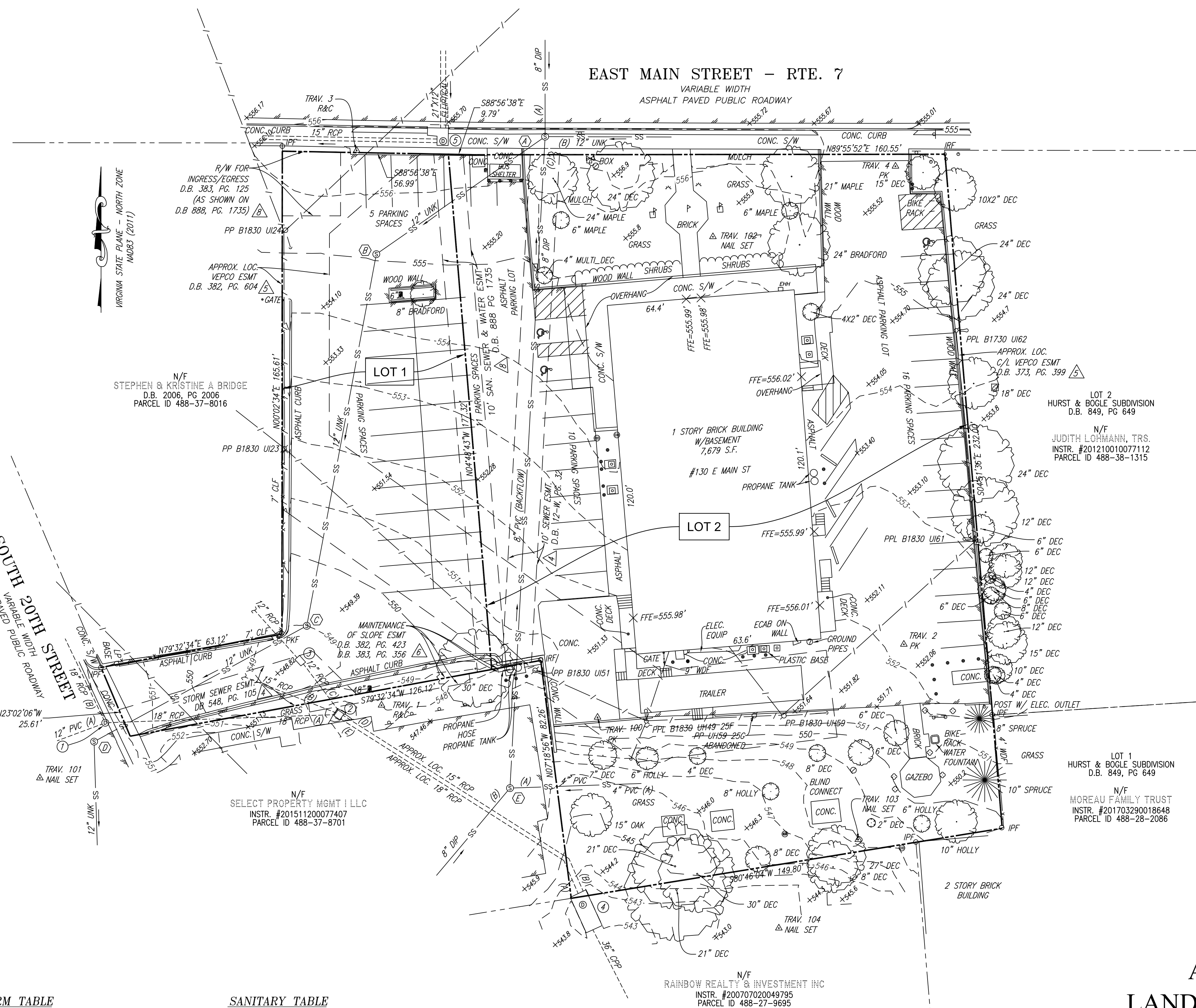
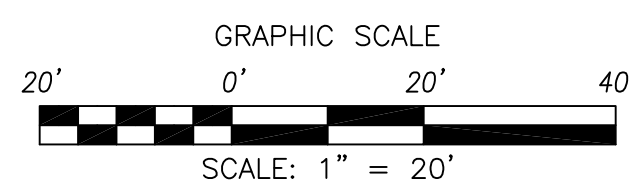
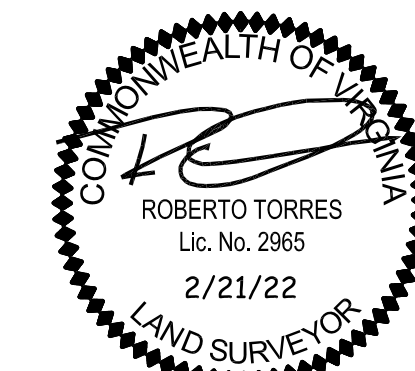
ABBREVIATIONS

- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- CONC. CONCRETE
- UNK UNKNOWN
- DIP DUCTILE IRON PIPE
- TRAV TRAVERSE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- FFE FINISHED FLOOR ELEVATION
- DEC DECIDUOUS
- DH DRILL HOLE
- ELEC ELECTRIC
- TITLE EXCEPTION

SURVEYOR'S CERTIFICATE

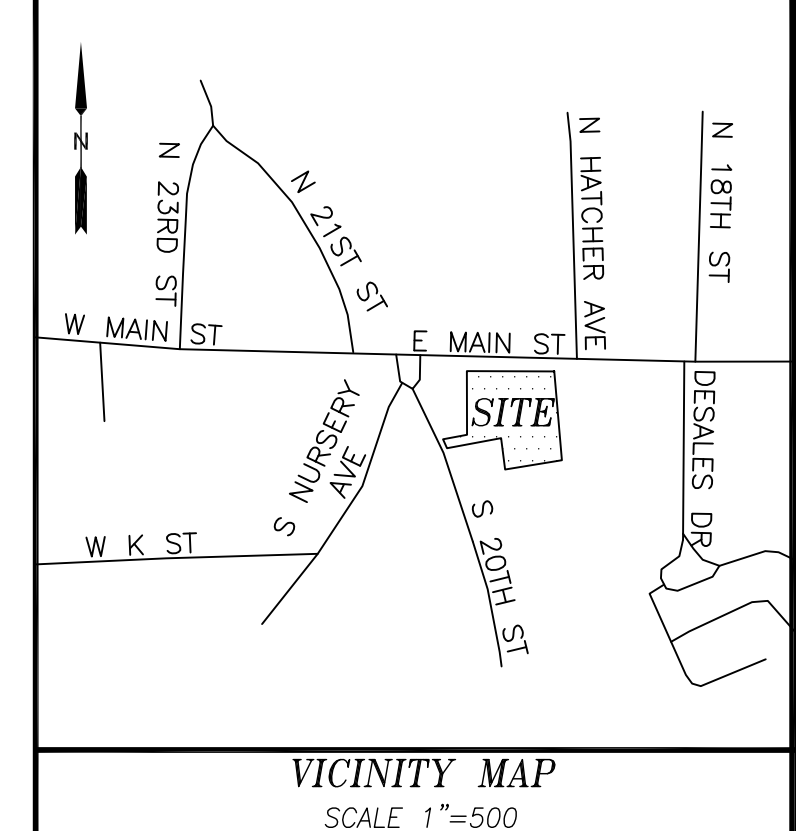
TO: HIGHER GROUND EDUCATION, INC., A DELAWARE CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY.

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, 7(A), 7(B), 7(C), 8, 9, 13, 14, 16, AND 17, OF TABLE A, THEREOF. THE FIELDWORK WAS COMPLETED ON 12/03/2021.



LEGEND

- AC UNIT
- BOLLARDS
- CLEANOUT
- ELECTRIC HAND HOLE
- FLEC POLE
- GROUND LIGHT
- GUY WIRE
- MAILBOX
- HANDICAPPED PARKING
- OVERHEAD ELECTRIC
- POWER POLE
- POWER POLE WITH LIGHT
- SATELLITE DISH
- FENCE POST
- METAL POST
- SIGN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER VALVE
- WATER METER
- SHRUB
- STUMP
- CONIFEROUS TREE
- DECIDUOUS TREE
- WHEEL STOP
- ASPHALT SURFACE
- CHAIN LINK FENCE
- 540 MAJOR CONTOUR LINE
- 541 MINOR CONTOUR LINE
- PL PROPERTY LINE

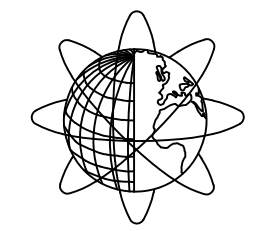


ALTA/NSPS LAND TITLE SURVEY

ON LOTS 1 AND 2
JOHN & ELEANOR C. HOUTOUX
SUBDIVISION
D.B. 888, PG. 1735

BLUE RIDGE ELECTION DISTRICT
TOWN OF PURCELLVILLE
LOUDOUN COUNTY, VIRGINIA

SCALE: 1"=20' DATE: DECEMBER 22, 2021



PRECISION MEASUREMENTS, INC.
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