

**TITLE COMMITMENT  
SCHEDULE B - SECTION 2**

THIS SURVEY HAS BEEN COMPLETED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT AND SCHEDULE B - SECTION 2 ITEMS ARE OUTLINED AND ADDRESSED AS FOLLOWS:

TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 20-4193 AND AN EFFECTIVE DATE OF 09/08/2020 AT 8:00 AM.

EXCEPTIONS: SCHEDULE B, PART II:

ITEMS #1-#7: MAY PERTAIN TO THE SUBJECT PROPERTY BUT ARE NOT LAND SURVEY RELATED.

SPECIAL EXCEPTIONS: SCHEDULE B, PART II:

ITEMS #1: MAY PERTAIN TO THE SUBJECT PROPERTY BUT IS NOT LAND SURVEY RELATED.

ITEM #2: DEED BOOK 81 PAGE 79 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT DUE TO LIMITED MATHEMATICAL DATA AND NO VISIBLE EVIDENCE IN THE FIELD IT IS UNPLOTTABLE.

ITEM #3: DEED BOOK 84 PAGE 474 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT DUE TO LIMITED MATHEMATICAL DATA AND NO VISIBLE EVIDENCE IN THE FIELD IT IS UNPLOTTABLE.

ITEM #4: DEED BOOK 88 PAGE 494 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM #5: DEED BOOK 318 PAGE 677 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM #6: DEED BOOK 464 PAGE 627 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM #7: DEED BOOK 1595 PAGE 411 (PLAT BOOK 88 PAGE 102) - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM #8: DEED BOOK 1947 PAGE 325 (PLAT BOOK 135 PAGE 78) - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM #9: DEED BOOK 1947 PAGE 337 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT IS NOT LAND SURVEY RELATED.

ITEM #10: DEED BOOK 1966 PAGE 39 (PLAT BOOK 137 PAGE 89) - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS A PREVIOUS SUBDIVISION OF PROPERTY.

ITEM #11: DEED BOOK 2637 PAGE 1666 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM #12: DEED BOOK 2819 PAGE 1019 (PLAT BOOK 208 PAGE 60) - DOES NOT PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM #13: INSTRUMENT #200912010114242 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

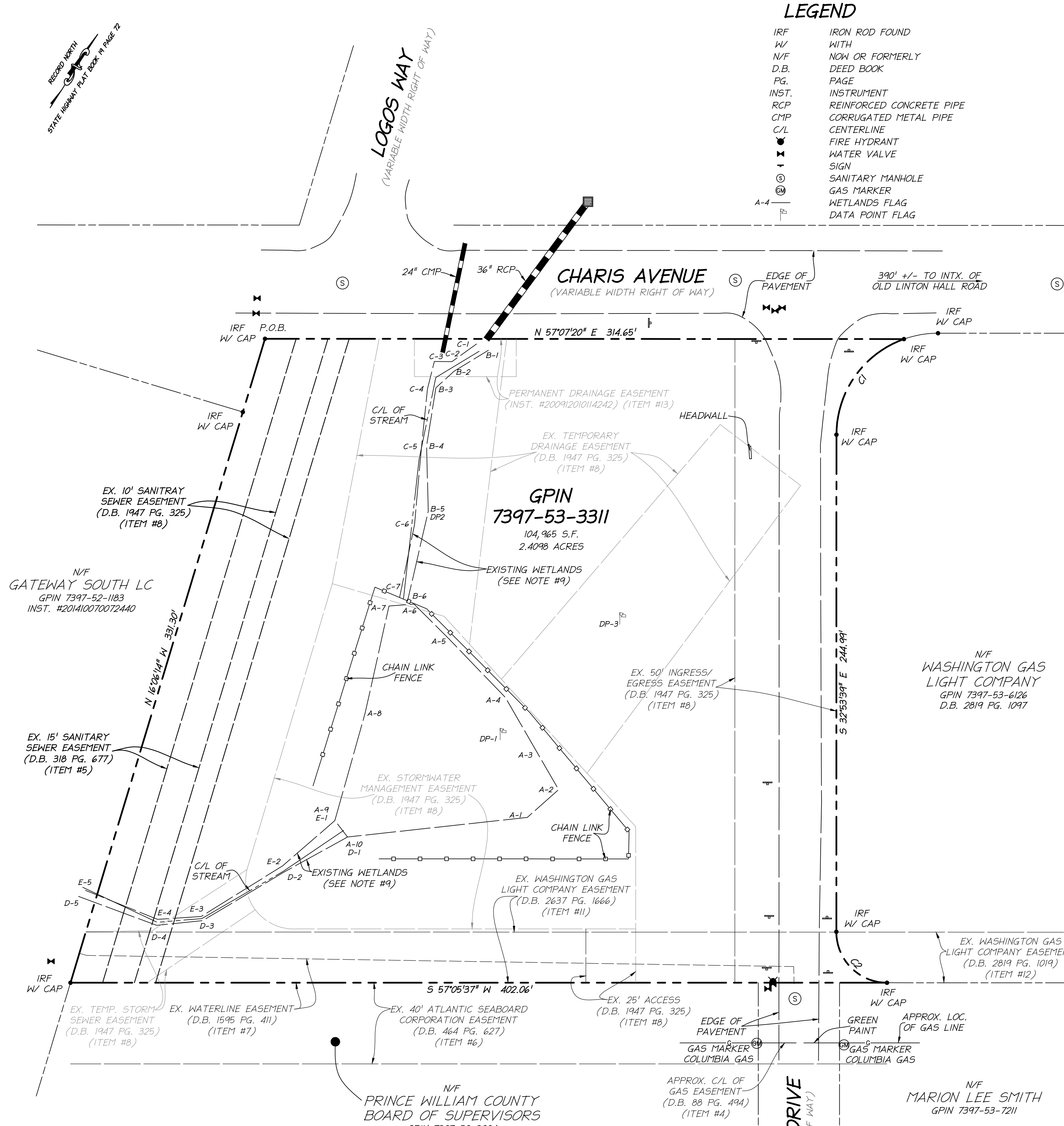
ITEM #14: EASEMENT RESERVED IN QUITCLAIM DEED DATED \_\_\_\_\_, 2020 AND RECORDED AS INSTRUMENT # \_\_\_\_\_

OTHER EASEMENTS OF RECORD, OTHER ENCUMBRANCES AND VARIOUS RIGHTS-OF-WAY MAY EXIST.

**LEGAL DESCRIPTION**

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, LYING AND BEING IN PRINCE WILLIAM COUNTY, VIRGINIA, REFERENCED AS GPIN 7397-53-3311, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN POINT OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING AN IRON ROD FOUND WITH A CAP, BEING ON THE EASTERN VARIABLE WIDTH RIGHT-OF-WAY LINE OF CHARIS AVENUE, THENCE RUNNING WITH THE EASTERN RIGHT OF WAY LINE OF SAID CHARIS AVENUE N 57°07'20" E A DISTANCE OF 314.65' TO AN IRON ROD FOUND WITH A CAP, SAID POINT BEING A CORNER OF THE NOW OR FORMERLY WASHINGTON GAS LIGHT COMPANY, REFERENCED AS GPIN #7397-53-6126; THENCE, DEPARTING SAID CHARIS AVENUE AND RUNNING ALONG THE WESTERN PROPERTY LINE OF GPIN #7397-53-6126 THE FOLLOWING THREE COURSES: 61.44' ALONG THE ARC OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 50.00' AND A CHORD WHICH BEARS, S 02°18'33" W, A DISTANCE OF 57.65' TO AN IRON ROD FOUND WITH A CAP; THENCE, S 32°53'39" E A DISTANCE OF 244.99' TO AN IRON ROD FOUND WITH A CAP; THENCE, 39.31' ALONG THE ARC OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 25.00', AND A CHORD WHICH BEARS, S 77°43'21" E A DISTANCE OF 35.38' TO AN IRON ROD FOUND WITH A CAP, SAID POINT BEING ON THE LINE OF THE NOW OR FORMERLY MARION LEE SMITH, REFERENCED AS GPIN #7397-53-7211, THENCE, DEPARTING THE SAID GPIN #7397-53-6126 AND RUNNING WITH GPIN #7397-53-7211, AND WITH THE SAME LINE EXTENDED, WITH THE TERMINUS OF HURON DRIVE, HAVING A 40' RIGHT OF WAY, AND THE PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS, REFERENCED AS GPIN #7397-52-3994, S 57°05'37" W A DISTANCE OF 402.06' TO AN IRON ROD FOUND WITH A CAP, SAID POINT BEING ON THE LINE OF GATEWAY SOUTH LC, REFERENCED AS GPIN #7397-52-1183; THENCE, DEPARTING THE SAID GPIN #7397-52-3994 AND RUNNING WITH SAID GPIN #7397-52-1183 N 16°06'14" W A DISTANCE OF 331.30' TO THE POINT & PLACE OF BEGINNING, CONTAINING 2.4098 ACRES OR 104,965 SQUARE FEET OF LAND, MORE OR LESS.

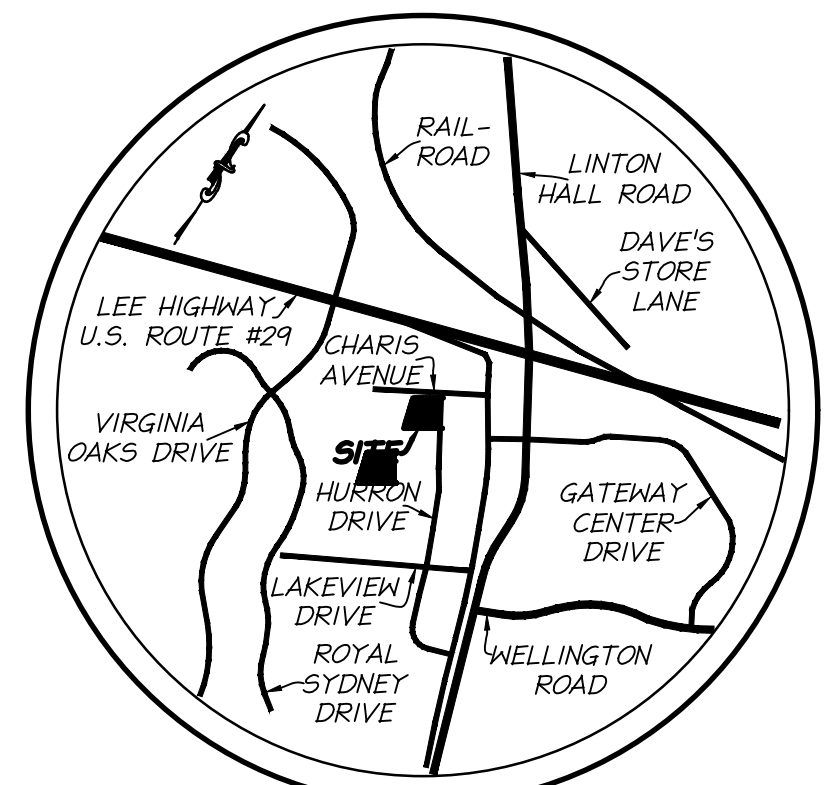
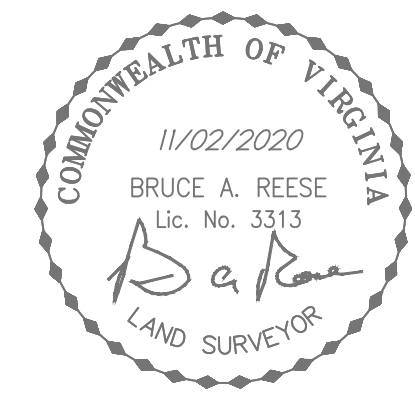


**LEGEND**

- IRF IRON ROD FOUND
- W/ WITH
- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.G. PAGE
- INST. INSTRUMENT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- C/L CENTERLINE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- SANITARY MANHOLE
- GAS MARKER
- WETLANDS FLAG
- DATA POINT FLAG

**SURVEYOR'S CERTIFICATE**

I, BRUCE A. REESE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO COMMONWEALTH OF VIRGINIA, (PROPERTY OWNERS); CHICAGO TITLE INSURANCE COMPANY (TITLE COMPANY), GAINESVILLE LAND INVESTMENTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (PROPOSED INSURED), THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 8, 11, 13, 14, 16, 17, 18, 19, OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 26, 2020.



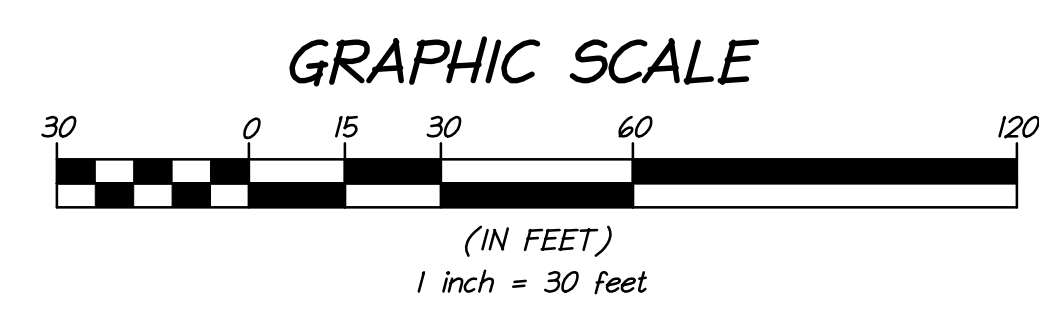
**VICINITY MAP**  
SCALE: 1" = 2,000'

**NOTES:**

1. THE PROPERTY SHOWN HEREON IS LOCATED ON THE PRINCE WILLIAM COUNTY TAX ASSESSMENT MAP AS GPIN 7397-53-3311.
2. THE PROPERTY SHOWN HEREON IS IN THE NAME OF THE COMMONWEALTH OF VIRGINIA, AS RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA IN INSTRUMENT #200912010114242.
3. THE CURRENT ADDRESS FOR THIS PROPERTY IS 7580 HURON DRIVE, GAINESVILLE, VIRGINIA 20155.
4. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FEMA F.I.R.M. MAP NO. 51153C0086 D, DATED JANUARY 5, 1995.
5. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OF GOVERNMENTAL RECORDS REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN THE PERFORMANCE OF THIS BOUNDARY SURVEY.
6. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS, ETC. ONLY ABOVE GROUND READILY-OBSERVABLE VISIBLE FEATURES AS SHOWN HEREON ARE HEREBY CERTIFIED.
7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
8. NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES OR SIDEWALK REPAIRS OR CONSTRUCTION.
9. THE WETLANDS SHOWN HEREON WERE FIELD LOCATED BY THIS FIRM, AS DELINEATED BY OTHERS.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	61.44'	57.65'	S 02°18'33" W	70°24'24"	35.28'
C2	25.00'	39.31'	35.38'	S 77°43'21" E	90°04'56"	25.04'



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ALTA/NSPS LAND TITLE SURVEY  
ON THE PROPERTY OF  
**THE COMMONWEALTH OF VIRGINIA**  
GPIN 7397-53-3311  
STATE HIGHWAY PLAT BOOK 19 PAGE 72  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

REVISION:


DATE: 11/02/2020  
SCALE: 1" = 30'  
SHEET: 1 OF 1