



1.879 AC.

LOT 6
TAX MAP 22 ((17)) 6
CREATIVE BUSINESS II, LLC
LR #200700025421

LOT 12
TAX MAP 22 ((17)) 12
TRIPLE S LLC
LR #200600015071

- LEGEND (NOT ALL USED)**
- BOLLARD
 - LIGHT POLE
 - H.H. - HANDHOLE
 - TELE. PED.
 - WY - WATER VALVE
 - MANHOLE
 - DROP INLET
 - FH - FIRE HYDRANT
 - C&G
 - DI
 - ET
 - EM
 - HC
 - HH
 - GI
 - IR
 - LP
 - NP
 - SM
 - SP
 - PIV
 - W
 - WM
 - LCE
- C&G CURB AND GUTTER
DI DRAINOUT
ET ELECTRIC TRANSFORMER
EM ELECTRIC METER
HC HANDICAP
HH GRATE HOLE (UTILITY)
GI GRATE INLET FOUND
IR IRON ROD SET
LP LIGHT POST
NP NO PARKING
SM SAMESE WATER CONNECTION
SP SIGN POST
PIV POST INDICATOR VALVE
W WASTEWATER SERVICES
WM WATER METER
LCE LIMITED COMMON ELEMENT

EASEMENT LEGEND

- E1 EX PRIVATE STORM DRAINAGE ESM/T.
LR #200600012468
- E2 EX PUBLIC UTILITY ESM/T.
LR #200900012428
- E3 EX 15' WATER ESM/T.
LR #200600018225
- E4 EX PRIVATE INGRESS/EGRESS ESM/T.
LR #200700019943
- E5 EX DRAINAGE ESM/T.
LR #200700019943
- E6 EX WATER & SEWER ESM/T.
LR #200700018943
- E7 APPROXIMATE LOCATION
EX 15' VEPCO ESM/T.
LR #200700019943
- E8 EX 35' LANDSCAPE BUFFER
LR #200700023397
- E9 EX ACCESS EASEMENT
LR #200700025424

TAX MAP 22 ((18)) A
MELINDA S. SMITH
LR #200700027108

SURVEYOR'S CERTIFICATE

I, ERIC V. SULLIVAN, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE RECORDS OF THE SPOTSYLVANIA COUNTY, VIRGINIA, DEPARTMENT OF LAND AND CONSERVATION, AS WELL AS THE RECORDS OF THE SPOTSYLVANIA COUNTY, VIRGINIA, DEPARTMENT OF PUBLIC WORKS, AND HAVE FOUND NO RECORDS OF ANY OTHER EASEMENTS OR INTERESTS AFFECTING THE PROPERTY DESCRIBED HEREIN. THE IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.



EXHIBIT "D"
TO THE DECLARATION
SHOWING LOCATION AND DIMENSIONS OF
SUBMITTED LAND, EXISTING EASEMENTS
AND EXISTING IMPROVEMENTS
HARRISON CROSSING
BUSINESS
CONDOMINIUM

LOCATED IN CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
DATE: OCTOBER 26, 2021 SCALE: 1" = 25'
SULLIVAN, DONAHOE AND INGALLS
ENGINEERS, SURVEYORS & ENVIRONMENTAL SERVICES
P.O. BOX 614, FREDERICKSBURG, VIRGINIA 22404
PHONE 540-898-9878 SHEET 1 OF 1

REVISIONS



- NOTES:**
- TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC2200775, COMMITMENT DATE JANUARY 19, 2022.
 - THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 - NO PORTION OF THIS PARCEL IS LOCATED IN AN AREA OF SPECIAL FLOOD HAZARD AS SHOWN ON SPECIAL FLOOD HAZARD MAP #510308, DATED FEBRUARY 18, 1998. HOWEVER, THE PARCEL IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - BOUNDARY AND MERIDIAN PER PLAT OF SUBDIVISION, HARRISON CROSSING SOUTH BY GREENHORNE & OMARA, INC. DATED REVISED AUGUST 15, 2007 AND RECORDED IN LR #200700024777.
 - PROPERTY SHOWN HEREON ARE LIMITED COMMON ELEMENTS WHICH MAY BE ASSIGNED AS FINISHED FLOOR ELEVATION BASED ON SPOTSYLVANIA COUNTY MONUMENTS.
 - FINISHED FLOOR ELEVATION BASED ON SPOTSYLVANIA COUNTY MONUMENTS.
 - "MEADOWS", N.A.V.D. 1988.

THE FOLLOWING EXCEPTIONS ARE SURVEY RELATED AND ARE TAKEN FROM THE TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DC2200775 COMMITMENT DATED JANUARY 19, 2022:

BLANKET EASEMENT AFFECTS AND ARE NOT PLOTTABLE:
TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS IN LR #200600018225.
TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS IN LR #200700023397.
TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS IN LR #200700025421.

UN-ABLE TO LOCATED MAY OR MAY NOT AFFECT:
VEPCO EASEMENT IN D.B. 186 PG. 288.

DOES NOT AFFECT:
OVERHEAD WRES. AND SEWER LINE IN D.B. 1846 PG. 241.
EASEMENTS GRANTED TO THE COMMONWEALTH OF VIRGINIA IN LR #200600033451.
EASEMENTS IN LR #200700024322.

PARKING SPACES ARE
9'x18' (TYPICAL)

