

**GENERAL NOTES:**

1. THE SUBJECT PARCEL IS LOT 1A AS RECORDED IN INSTRUMENT NUMBER 20221213-0065933 AND BEING THE LANDS OF PURCELLVILLE EDUCATION, LLC, AS RECORDED IN INSTRUMENT NUMBER 20220916-0052930, ALL AMONG THE LANDS RECORDS OF LOUDOUN COUNTY, VIRGINIA AND HAVING A PARCEL ID # OF 488-37-9783.
2. AREA: 53,519 S.F. OR 1.2286 AC.
3. THE MERIDIAN SOURCE OF THIS SURVEY IS VIRGINIA STATE PLANE COORDINATES, NORTH ZONE, NAD 83 (2011).
4. COORDINATE VALUES, DISTANCES AND DIMENSIONS INDICATED ON THIS MAP ARE IN ENGLISH (US SURVEY FOOT) UNITS.
5. THIS SURVEY WAS PREPARED TO SHOW EXISTING FEATURES AS OF NOVEMBER 23, 2022. THIS SURVEY DOES NOT CERTIFY TO CHANGES TO SITE CONDITIONS WHICH OCCUR AFTER THIS DATE AND/OR TO PROPOSED IMPROVEMENTS.
6. 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.
7. THIS SURVEY DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE OR ENVIRONMENTAL FEATURES THAT MAY AFFECT SAID PROPERTY EXCEPT AS SHOWN HEREON.
8. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. 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.
10. 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.
11. SUBJECT PROPERTIES HAVE DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO EAST MAIN STREET AND SOUTH 20TH STREET.

**LEGAL DESCRIPTION:**

LOT 1A, CONTAINING 1.2286 ACRES, MORE OR LESS, AS SHOWN ON PLAT ENTITLED "PLAT SHOWING CONSOLIDATION AND THE CREATION AND VACATION OF SANITARY SEWER EASEMENTS ON LOTS 1 AND 2 OF THE JOHN & ELEANOR C. HOUYOUX SUBDIVISION" RECORDED WITH DEED OF CONSOLIDATION, EASEMENT, VACATION AND DEED OF TRUST MODIFICATION AND SUBORDINATION ON DECEMBER 13, 2022 AS INSTRUMENT NO. 202212130065933 AND PLAT RECORDED AS INSTRUMENT NO. 202212130065934 IN THE CLERK'S OFFICE, CIRCUIT COURT, LOUDOUN COUNTY, VIRGINIA.

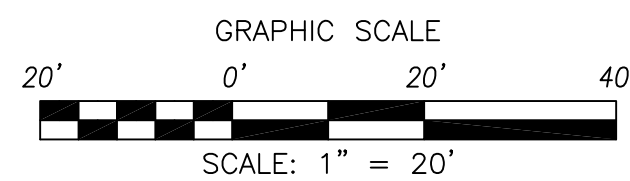
**TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS:**

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1154192-DC72, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2022. 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 26, 1972 IN DEED BOOK 548 AT PAGE 105. AFFECT SUBJECT PROPERTY, 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 PROPERTY, 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 PROPERTY, 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; AS AFFECTED BY DEED OF CONSOLIDATION, EASEMENT, VACATION AND DEED OF TRUST MODIFICATION AND SUBORDINATION RECORDED DECEMBER 13, 2022 AS INSTRUMENT NO. 202212130065933 WITH PLAT RECORDED AS INSTRUMENT NO. 202212130065934. AFFECT SUBJECT PROPERTY, 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.
- △ TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENTS SET FORTH IN DEED OF CONSOLIDATION, EASEMENT, VACATION AND DEED OF TRUST MODIFICATION AND SUBORDINATION RECORDED DECEMBER 13, 2022 AS INSTRUMENT NO. 202212130065933 AND MATTERS SHOWN ON PLAT RECORDED AS INSTRUMENT NO. 202212130065934. AFFECT SUBJECT PROPERTY, SHOWN.

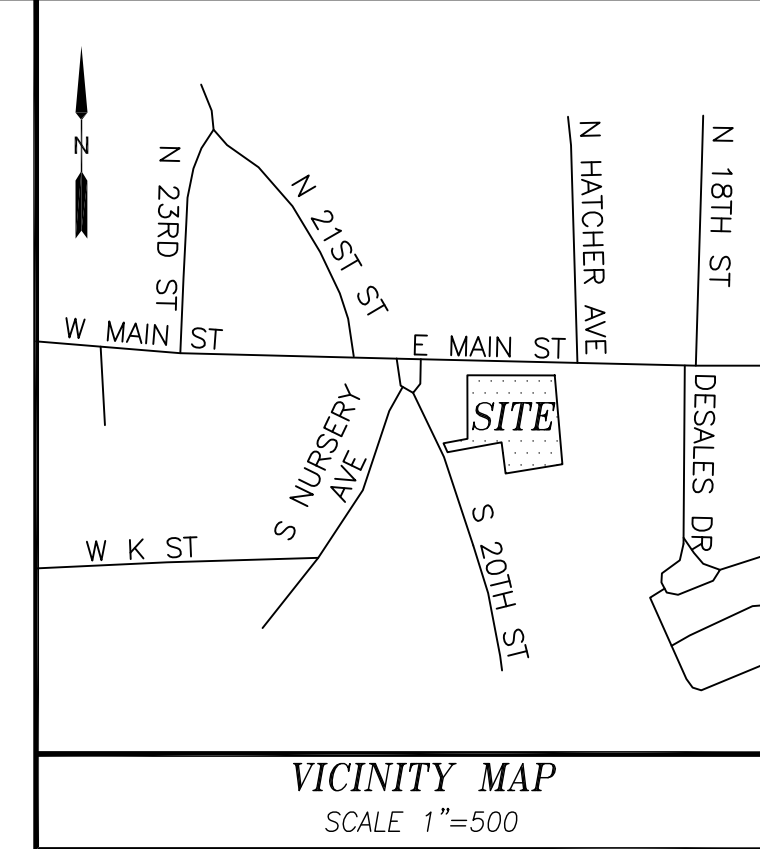
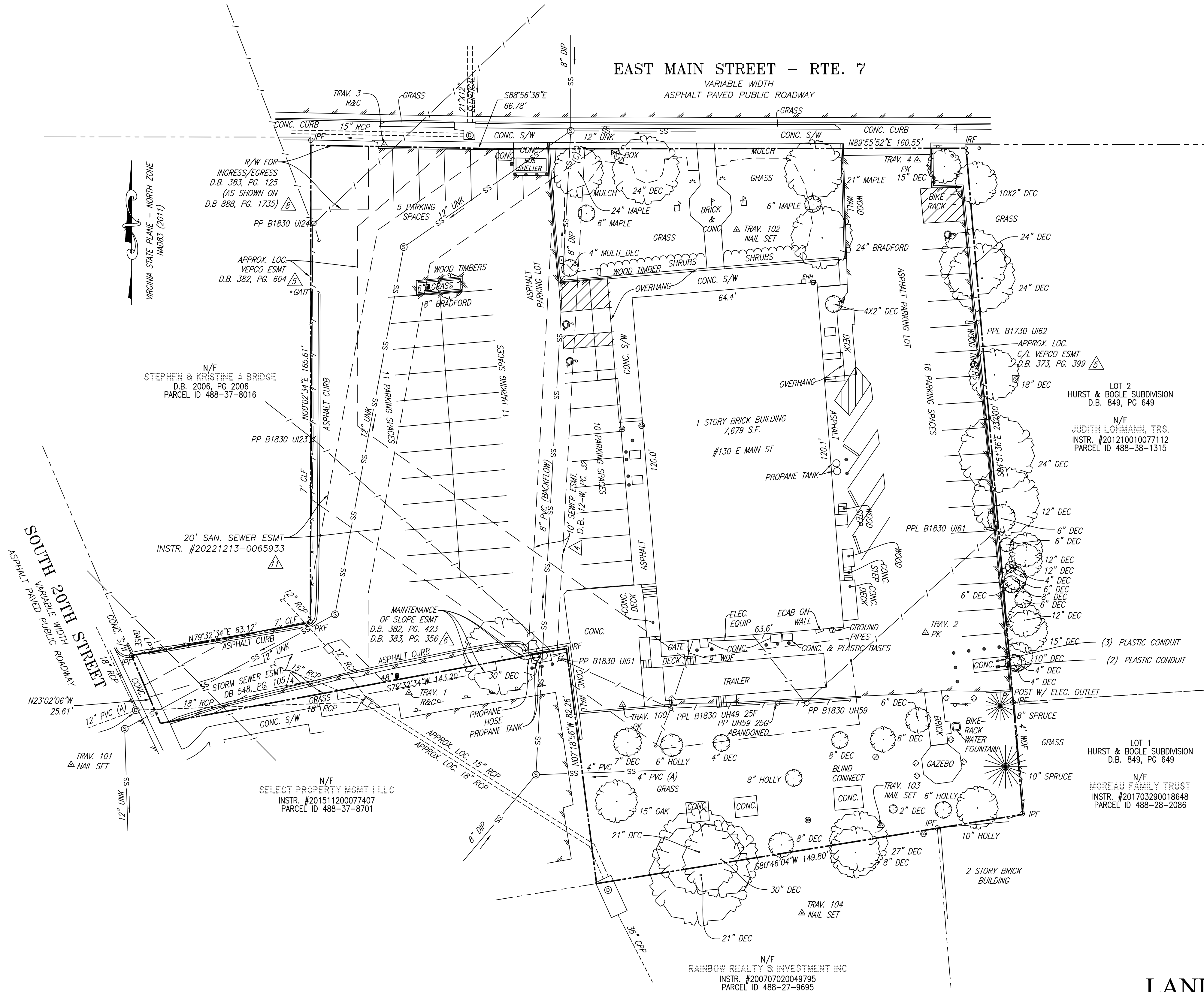
**ABBREVIATIONS**

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



REV. NO.	REV. DESCRIPTION	DATE
1.	PER UPDATED TITLE COMMITMENT	12/27/22

**EAST MAIN STREET - RTE. 7**



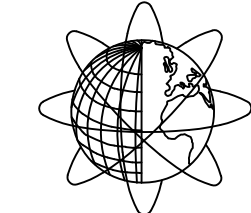
**LEGEND**

- BOLLARDS
- CLEANOUT
- ⊕ ELECTRIC HAND HOLE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ FLAG 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  
LOT 1A  
**JOHN & ELEANOR C. HOUYOUX  
SUBDIVISION**  
INSTRUMENT #20221213-0065933  
BLUE RIDGE ELECTION DISTRICT  
TOWN OF PURCELLVILLE  
LOUDOUN COUNTY, VIRGINIA

SCALE: 1"=20' DATE: NOVEMBER 23, 2022



**PRECISION MEASUREMENTS, INC.**  
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS  
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA  
4215 LAFAYETTE CENTER DR. SUITE 2A  
CHANTILLY, VA 20151  
TEL: (703) 434-2676

**SURVEYOR'S CERTIFICATE**

TO: PURCELLVILLE BUILDING LLC, A VIRGINIA LIMITED LIABILITY COMPANY; SUMMIT COMMUNITY BANK AND EACH SUCCESSOR AND/OR ASSIGN THAT IS A SUCCESSOR IN OWNERSHIP OF THE INDEBTEDNESS AS DEFINED IN THE CONDITIONS: BCL-CRE 3 LLC 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 11/23/2022.

