P:\320-000\325-771\-Survey\Dwg\325771-SV01-ALTA.dwg{SV-01} LS:(10/10/2023 - dpruzinsky) - LP: 10/10/2023 9:38 AM .7 6. 8. 5. 4 THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA CERTIFIES TO: (i) WEST VIRGINIA ECONOMIC DEVELOPMENT AUTHORITY, ISAOA, ATIMA; (ii) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ITEM 11(a): 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, 6(a), 6(b), 7(a), 7(b), (1), 7(c), 8, 9, 11(a), AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: OCTOBER 28, 2022. TEM 7(c): TEM 7(a): DATE OF PLAT OR MAP: SURVEYOR'S CERTIFICATION: SURVEYOR'S NOTES: TEM 8: ITEM 6(b): TEM 7(b1): SUBDIVISION NO. 5R THREE SPRINGS INDUSTRIAL AND BUSINESS PARK, MADE BY GAI CONSULTANTS, INC., WHICH MAP WAS RECORDED IN THE BROOKE COUNTY ON THE MARCH 12, 2003 IN P.B. 3, PAGE 100. SUBDIVISION NO. 2 THREE SPRINGS INDUSTRIAL AND BUSINESS PARK, MADE BY GAI CONSULTANTS, INC., WHICH MAP WAS RECORDED IN THE BROOKE COUNTY ON THE JANUARY 26, 1999 IN P.B. 3, PAGE 66. SUBDIVISION NO. 10 THREE SPRINGS INDUSTRIAL AND BUSINESS PARK, MADE BROOKE COUNTY ON THE NOVEMBER 21, 2007 IN P.B. 3, PAGE 139. SUBDIVISION NO. 3 THREE SPRINGS INDUSTRIAL AND BUSINESS PARK, MADE BY GAI CONSULTANTS, INC., WHICH MAP WAS RECORDED IN THE BROOKE COUNTY ON THE JUNE 26, 2000 IN P.B. 3, PAGE 80. SUBDIVISION NO. 2R THREE SPRINGS INDUSTRIAL AND BUSINESS PARK, MADE BY GAI CONSULTANTS, INC., WHICH MAP WAS RECORDED IN THE BROOKE COUNTY ON THE SEPTEMBER 7, 1999 IN P.B. 3, PAGE 70. SUBDIVISION NO. 1 THREE SPRINGS INDUSTRIAL AND BUSINESS PARK, MADE BY GAI CONSULTANTS, INC., WHICH MAP WAS RECORDED IN THE BROOKE COUNTY ON THE JULY 26, 1996 IN P.B. 3, PAGE 55. THE BASIS OF BEARING IS BASED UPON SUBDIVISION NO. 1 - THREE SPRINGS INDUSTRIAL AND BUSINESS PARK AS RECORDED IN PLAT BOOK 3, PG. 55. SUBJECT PROPERTIES HAVE DIRECT ACCESS TO/FROM PARK DRIVE AND COMMERCE DRIVE, WHICH IS A PUBLIC RIGHT OF WAY. ACCESS POINTS ARE SHOWN ON THE SURVEY. JBDIVISION NO. 4 THREE SPRINGS INDUSTRIAL AND BUSINESS PARK, MADE BY GAI CONSULTANTS, INC., WHICH MAP WAS RECORDED IN THE BROOKE DUNTY ON THE SEPTEMBER 7, 1999 IN P.B. 3, PAGE 72. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE WV DIG-CHECK TICKET NO. 2225574228. ANY APPLICABLE PLOTTABLE OFFSITE EASEMENT DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SUTHE SURVEY. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY. THE MEASURED HEIGHT OF THE BUILDING IS SHOWN ON THE SURVEY. THE HIGHEST BUILDING POINT IS NOTED AS SUCH ON THE THE DIMENSIONS OF THE BUILDING AT GROUND LEVEL ARE SHOWN ON THE SURVEY THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING IS SHOWN ON THE SURVEY. ZONING REPORT REPORT NOT PROVIDED TO THE SURVEYOR ITH REGARD TO TABLE A, ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF TILLTIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES, HOWEVER LACKING EXCAVATION, THE EXACT DISCRIPTION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, IN ADDITION, SOME URISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE ESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE DICATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION ND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. (SIGNATURE OF SURVEYOR) PRINTED NAME: DAVOJ. SEBISTIMJE REGISTRATION NO._

ITEM 6(a)

IING REPORT REPORT NOT PROVIDED TO THE SURVEYOR.

ITEM 4:

THE SQUARE FOOTAGE OF THE SUBJECT PROPERTY IS:

TRACT ONE 6-W3-7.14:

TRACT TWO 6-W3-7.13:

TRACT THREE PARCEL A 6-W3-5.1:

TRACT THREE PARCEL B 6-W3-4.1:

TRACT THREE PARCEL B 6-W3-4.1:

TRACT FOUR 6-W3-7 (WEST SIDE):

#294,192 SQ. FT. OR 0.213 ACRES

#294,192 SQ. FT. OR 0.205 ACRES

#294,192 SQ

ITEM 3:

THE SUBJECT PROPERTY IS LOCATED IN "OTHER AREAS" FLOOD "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FLOOD INSURANCE RATE MAP, MAP NO.: 54029C0118E, WITH A MAP EFFECTIVE DATE OF APRIL 19, 2010.

ITEM 2:

2021

MINIMUM STANDARD ALTA/NSPS

TABLE A ITEMS:

MONUMENTS FOUND OR SET AS SHOWN ON THE SURVEY.

EL 1-A-1 OF THE EING AT THE

324 A PENCO ROAD WEIRTON, WEST VIRGINIA 26062 491 PARK DRIVE WEIRTON, WEST VIRGINIA



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Civil & Environmental Consultants, Inc. 4350 Northern Pike · Suite 141 · Monroeville, PA 15146 724-327-5200 · 800-899-3610 www.cecinc.com

		REVISION RECORD
NO	DATE	DESCRIPTION
1	09/28/2023	UPDATED PER COMMENTS
-	· · · · · · · · · · · · · · · · · · ·	
	20 10	

ALTA / NSPS LAND TITLE SURVEY
491 PARK DRIVE
WEIRTON, WEST VIRGINIA 26062

NOV. 2022 DRAWN BY:

1"=50' CHECKED BY

DWG SCALE:

PROJECT NO:

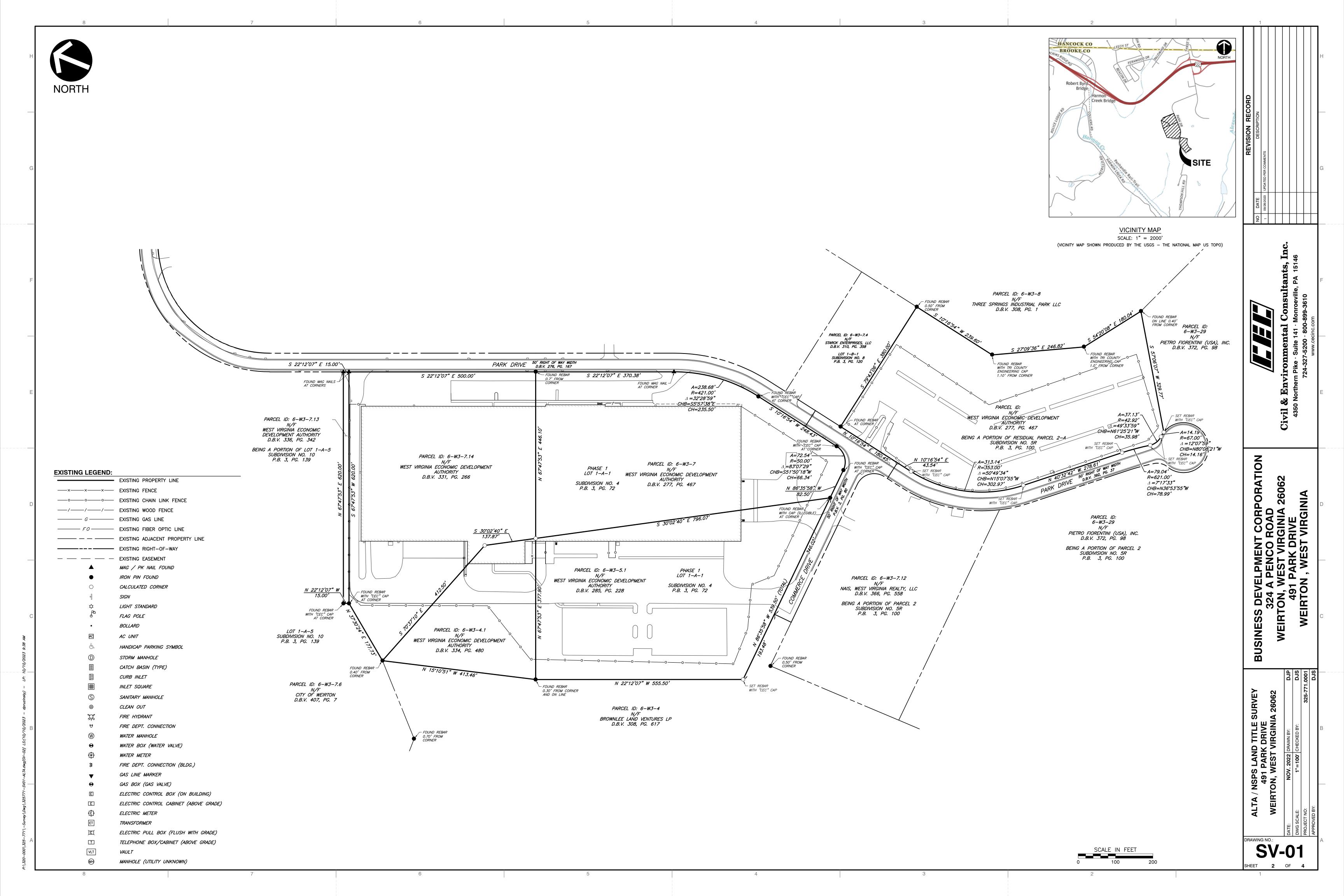
APPROVED BY

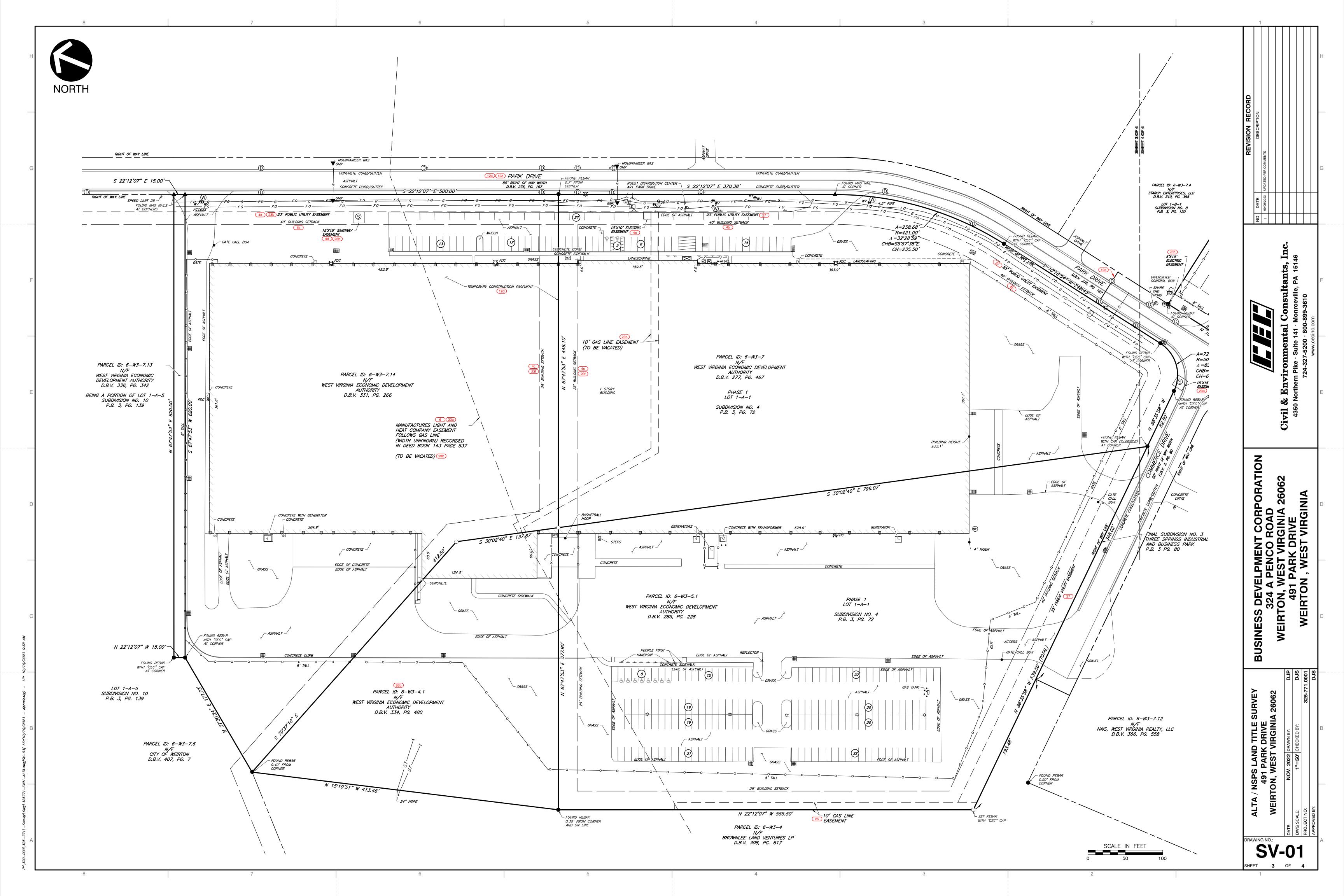
DJP

DJS

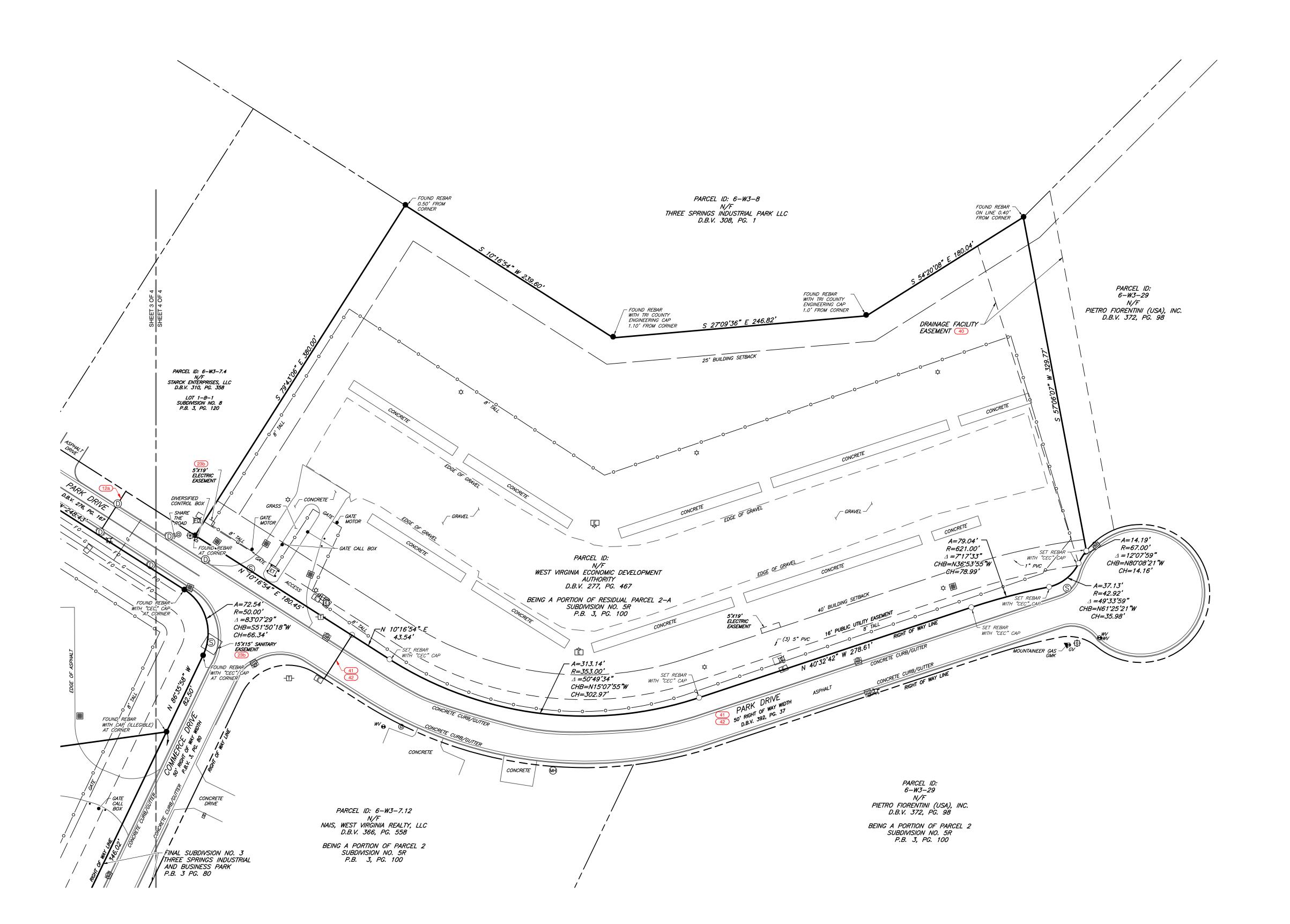
DJS

325-771.0001









BUSINESS DEVELPMENT CORPORATION
324 A PENCO ROAD
WEIRTON, WEST VIRGINIA 26062
491 PARK DRIVE
WEIRTON, WEST VIRGINIA

SURVEY

ALTA / NSPS LAND TITLE S 491 PARK DRIVE WEIRTON, WEST VIRGINIA

DRAWING NO.:

SCALE IN FEET