

FLOOD NOTE

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMPTON, VIRGINIA, MAP NUMBER 5155270029H, DATED MAY 16, 2016.

REFERENCES

INST# 190009790
M.P.B. 5, PG. 106

VICINITY MAP

SCALE: N'

General Notes

1. TOTAL AREA: 44,757 S.F. - 1.027 AC.

2. EXISTING PARKING SPACES: HANDICAP SPACES 1
 REGULAR SPACES 17
 LARGE VEHICLE SPACES 0

TOTAL 18

3. PROPERTY IS ZONED: MULTIFAMILY RESIDENTIAL DISTRICT (MD-1)

3. PROPERTY IS ZONED: MULTIFAMILY RESIDENTIAL DISTRICT (MD-4)
REFER TO CITY OF HAMPTON, VIRGINIA

REFER TO CITY OF HAMPTON, VIRGINIA,
FOR ADDITIONAL RESTRICTIONS. (757) 727-8311
22 LINCOLN STREET, 3RD FLOOR, HAMPTON, VA, 23669

BUILDING SETBACKS: SEE ORDINANCE FOR ADDITIONAL RESTRICTIONS

| | |
|----------------------|--|
| FRONT SETBACK | 0' FEET, MAXIMUM OF 25' |
| REAR SETBACK | 20' FEET |
| SIDE SETBACK | 20' FEET WHEN ABBUTTING A ONE FAMILY RESIDENTIAL DISTRICT |

**PROPERTY IS SUBJECT TO THE FOLLOWING BOARD OF ZONING APPEALS VARIANCES
VA18-00025, VA18-00026, VA18-00027, VA18-00028 & VA18-00029*

4. PROPERTY IS A PART OF LRSN# 1005036
ADDRESS: 200 CLAREMONT AVE, HAMPTON, VA., 23661
5. ACCESS TO PROPERTY WILL BE FROM CLARMONT AVENUE, WHICH IS A PUBLIC STREET
6. EXCEPT AS NOTED, THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND UNDERGROUND UTILITY DESIGNATIONS PERFORMED BY MSM BETWEEN AUGUST & SEPTEMBER OF 2016. THERE MAYBE OTHER UTILITIES PRESENT THAT ARE ABANDONE OR THAT HAVE BEEN INSTALLED AFTER THIS SURVEY WAS COMPLETED.
8. ADJACENT PROPERTY OWNER INFORMATION WAS TAKEN FROM RECORD TAX INFORMATION OBTAINED FROM THE CITY OF HAMPTON, RECORD DEED INFORMATION AND MAY OR MAY NOT BE CURRENT AFTER ALL REVISIONS HAVE BEEN MADE TO THIS SURVEY.
9. THIS SURVEY IS BASED ON AN ACTUAL FIELD BOUNDARY SURVEY COMPLETED BY THIS FIRM IN NOVEMBER . THE IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST AND WERE MEASURED BETWEEN DECEMBER 2015 AND SEPTEMBER OF 2016. A VISUAL INSPECTION OF THE SITE WAS CONDUCTED IN AUGUST OF 2019.
10. CURRENT OWNER: WYTHE ELEMENTARY SCHOOL, LLC – INST# 190009790
11. EASEMENTS THAT ARE SHOWN ARE BASED ON A CURRENT TITLE REPORT OUTLINED HEREIN THERE MAY BE OTHER EASEMENTS AND COVENANTS OF RECORD THAT MAY NOT BEEN SHOWN.
12. AT THE TIME OF THIS SURVEY, THE SURVEYOR HAS NO KNOWLEDGE OF FUTURE CHANGES TO THE RIGHT OF WAY LINES.
13. AT THE TIME OF THIS SURVEY NO WETLAND FLGAS WERE PRESENT NOR HAS THIS SURVEYOR BEEN NOTIFIED THAT WETLANDS EXIST ON THE PROPERTY.

Certification

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, WYTHE ELEMENTARY SCHOOL LLC, WYTHE APARTMENTS, LLC, WYTHE ELEMENTARY INVESTOR, LLC, WYTHE ELEMENTARY VA INVESTMENTS, LLC & VCC BANK, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE 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, 6(B), 7(A)(B1)(C), 8, 9, 10(A), 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 2015. BETWEEN DECEMBER 2015 & SEPTEMBER 2016, VISUALLY INSPECTED FOR OBSERVED CHANGES IN AUGUST 2019.

Paul W. Michael, Jr., L.S.
Michael Surveying and Mapping P.C.
email: pmichael@msmva.com
VIRGINIA LAND SURVEYOR - #00243

8/5/19

Notes Corresponding to Schedule B

TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER PRO-19-3620H - COMMITMENT DATE: JULY 31, 2019 AT 8:00AM

1 — 3 **LEGAL ITEMS NOT SHOWN HEREON.**

4 **RESERVATION OF EASEMENTS AS SET OUT IN DEED DATED JULY 29, 2019 FROM THE CITY OF HAMPTON, VIRGINIA TO HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY RECORDED AS INSTRUMENT NO. 190009663, AFFECT THE PROPERTY AND ARE PLOTTED HEREON.**

5 **EASEMENT GRANTED TO GREGORY E. GORE AND FRANCES E. GORE BY INSTRUMENT DATED JULY 29, 2019, FROM THE CITY OF HAMPTON, VIRGINIA, RECORDED AS INSTRUMENT NO. 190009662, AFFECT THE PROPERTY AND ARE PLOTTED HEREON.**

6 **TERMS AND CONDITIONS OF ORDINANCE #1272, FILE NO. 18-0363, DATED NOVEMBER 19, 2018, RECORDED AS INSTRUMENT NO. 190009091, AFFECTS THE PROPERTY AND ARE PLOTTED HEREON.**

7 **TERMS AND CONDITIONS OF VACATION AGREEMENT DATED JULY 17, 2019 BETWEEN GREGORY E. GORE AND FRANCES E. GORE AND THE CITY OF HAMPTON, VIRGINIA, RECORDED AS INSTRUMENT NO. 190009092, AFFECTS THE PROPERTY AND IS NOT SHOWN HEREON.**

8 **TERMS AND CONDITIONS OF PROFFER AGREEMENT DATED JULY 29, 2019 FROM WYTHE ELEMENTARY SCHOOL, LLC TO THE CITY OF HAMPTON, VIRGINIA, RECORDED AS INSTRUMENT NO. 190009661, MAY OR MAY NOT AFFECT THE PROPERTY AS THE DOCUMENT WAS NOT FURNISHED.**

9 **MATTERS SHOWN ON BOUNDARY LINE ADJUSTMENT, BOUNDARY LINE VACATION & RIGHT OF WAY DEDICATION PLAT OF THE PROPERTY OF CITY OF HAMPTON, FORMERLY THE WYTHE ELEMENTARY SCHOOL PROPERTY, DATED SEPTEMBER 20, 2018, MADE BY MICHAEL SURVEYING & MAPPING, P.C., RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 106, AS IT PERTAINS TO PARCEL WS-2 DO AFFECT THE PROPERTY AND ARE SHOWN HEREON.**

10 **ITEMS SHOWN OF PLAT OF SUBDIVISION RECORDED IN DEED BOOK 35, PAGE 210 DO NOT AFFECT THE PROPERTY. A PORTION OF PARCEL WS-2 WAS ORIGINALLY LOTS 1-9, BLOCK F OF DARNABY PLACE (DEED BOOK 35, PAGE 210). THESE INTERIOR LOT LINES HAVE BEEN VACATED BY M.P.B. 5, PG. 106.**

11 — 13 **LEGAL ITEMS NOT SHOWN HEREON.**

Legal Description

57,308 S.F. - 1.316 ACRES OF LAND
City of Hampton, Virginia

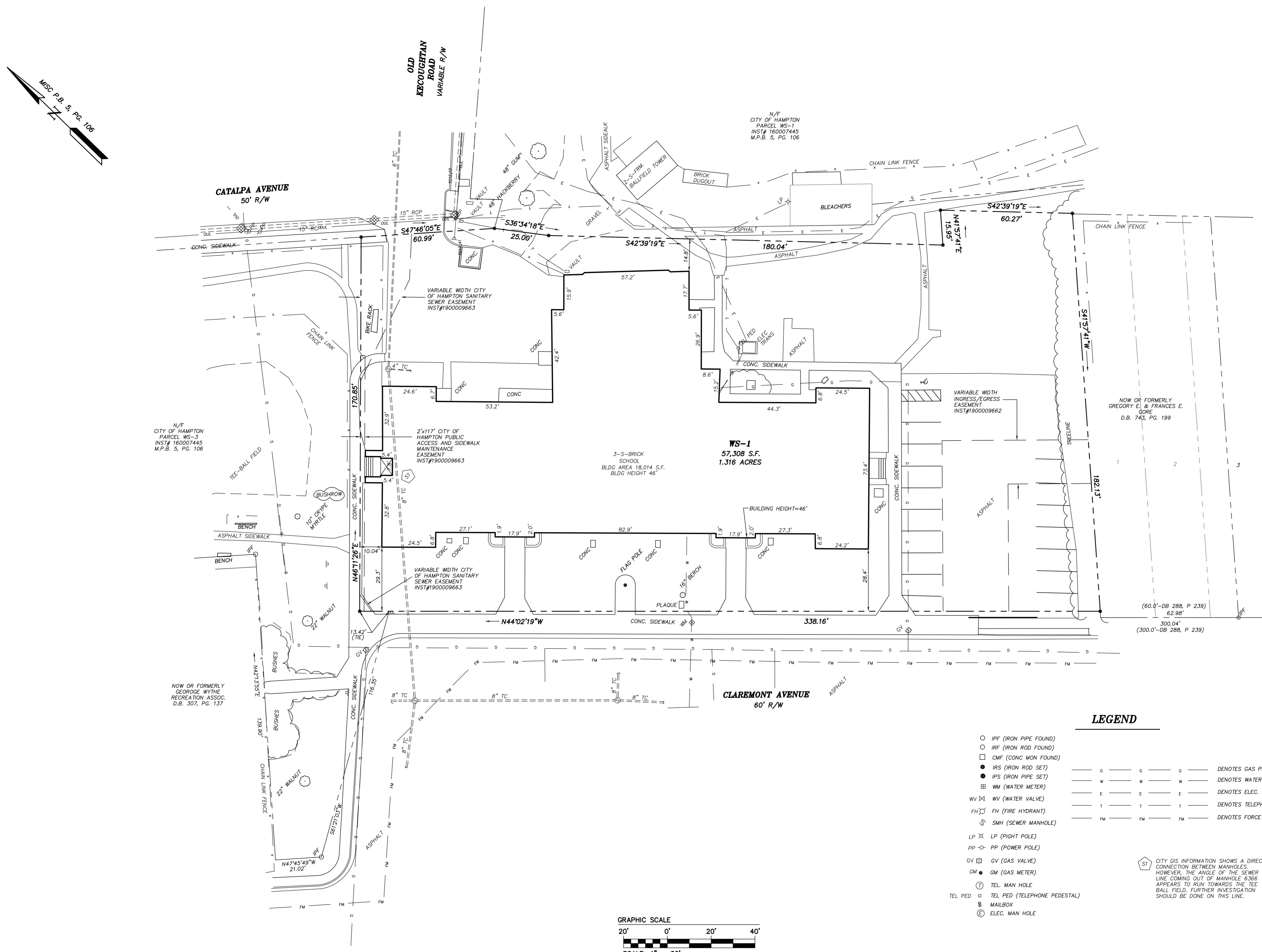
All that certain lot or parcel of land located in the City of Hampton, Virginia, and designated as WS-2, containing 57,308 S.F. - 1.316 ACRES Acres, as shown on a certain plat entitled, "Boundary Line Adjustment, Boundary Line Vacation & Right of Way Dedication Plat of the Property of the City of Hampton, formerly the Wythe Elementary School Property" and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Miscellaneous Plat Book 5, Page 106.

**MICHAEL SURVEYING
& MAPPING, P.C.**
41 OLD OYSTER POINT RD.
SUITE B
NEWPORT NEWS, VA. 23602
TEL 757.873.1762
FAX 757.873.1772

A circular seal with a black and white diamond pattern border. The words "COMMONWEALTH OF VIRGINIA" are written in a circular arc at the top. In the center, the date "8/5/19" is printed above the name "PAUL W. MICHAEL, JR.". Below that is the license number "Lic NO. 002438". At the bottom, the words "LAND SURVEYOR" are written in a circular arc.

ALTA/NSPS LAND TITLE SURVEY
PARCEL WS-2
BOUNDARY LINE ADJUSTMENT, BOUNDARY LINE VACATION
& RIGHT OF WAY DEDICATION PLAT OF THE PROPERTY OF
THE CITY OF HAMPTON FORMERLY WYTHE ELEMENTARY
SCHOOL PROPERTY
CITY OF HAMPTON
VIRGINIA

| | |
|------------------------|---------------------|
| Designed PWM | Drawn PWM |
| Scale | Date |
| 1"=20' | 8/5/19 |
| Project No. | |
| 19-034 | |
| Drawing No. | |
| 1 OF 2 | |



**MICHAEL SURVEYING
& MAPPING, P.C.**

41 OLD OYSTER POINT ROAD
SUITE B

NEWPORT NEWS, VA. 23602
TEL 757.873.1762
FAX 757.873.1772

M **S**

0/PP
239)

ALTA/NSPS LAND TITLE SURVEY
PARCEL WS-2
BOUNDARY LINE ADJUSTMENT, BOUNDARY LINE VACATION
& RIGHT OF WAY DEDICATION PLAT OF THE PROPERTY OF
THE CITY OF HAMPTON FORMERLY WYTHE ELEMENTARY
SCHOOL PROPERTY
CITY OF HAMPTON
VIRGINIA

| | |
|------------------------|-----------------------|
| Designed PWM | Drawn PWM |
| Scale 1"=20' | Date 8/5/19 |
| Project No. | |
| 19-034 | |
| Drawing No. | |
| 2 OF 2 | |

LEGEND

| | | | | | | | |
|--------------------------|--------------------------|------------------------------|----|-------|----|-------|--|
| ○ | IPF (IRON PIPE FOUND) | | | | | | |
| ○ | IRF (IRON ROD FOUND) | | | | | | |
| <input type="checkbox"/> | CMF (CONC MON FOUND) | | | | | | |
| ● | IRS (IRON ROD SET) | _____ | G | _____ | G | _____ | DENOTES GAS PAINT BY MSM |
| ● | IPS (IRON PIPE SET) | _____ | W | _____ | W | _____ | DENOTES WATER PAINT BY MSM |
| 田 | WM (WATER METER) | _____ | E | _____ | E | _____ | DENOTES ELEC. PAINT BY MSM |
| WV ▷ | WV (WATER VALVE) | _____ | T | _____ | T | _____ | DENOTES TELEPHONE/CABLE PAINT BY MSM |
| FH ○ | FH (FIRE HYDRANT) | _____ | FM | _____ | FM | _____ | DENOTES FORCE MAIN PAINT MARKED BY MSM |
| ◎ | SMH (SEWER MANHOLE) | _____ | | | | | |
| LP ☒ | LP (PIGHT POLE) | | | | | | |
| PP -○- | PP (POWER POLE) | | | | | | |
| GV □ | GV (GAS VALVE) | | | | | | |
| GM ● | GM (GAS METER) | | | | | | |
| ⑦ | TEL. MAN HOLE | | | | | | |
| TEL PED | <input type="checkbox"/> | TEL PED (TELEPHONE PEDESTAL) | | | | | |
| ✉ | MAILBOX | | | | | | |
| ⑤ | ELEC. MAN HOLE | | | | | | |

S1

CITY GIS INFORMATION SHOWS A DIRECT CONNECTION BETWEEN MANHOLES. HOWEVER, THE ANGLE OF THE SEWER LINE COMING OUT OF MANHOLE 6366 APPEARS TO RUN TOWARDS THE TEE BALL FIELD. FURTHER INVESTIGATION SHOULD BE DONE ON THIS LINE.