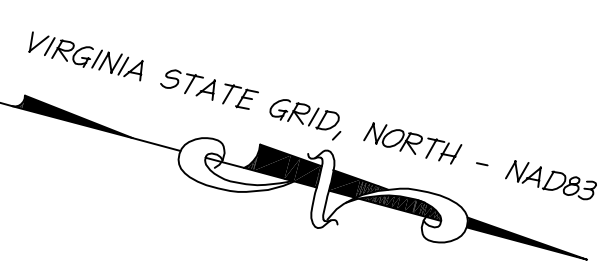
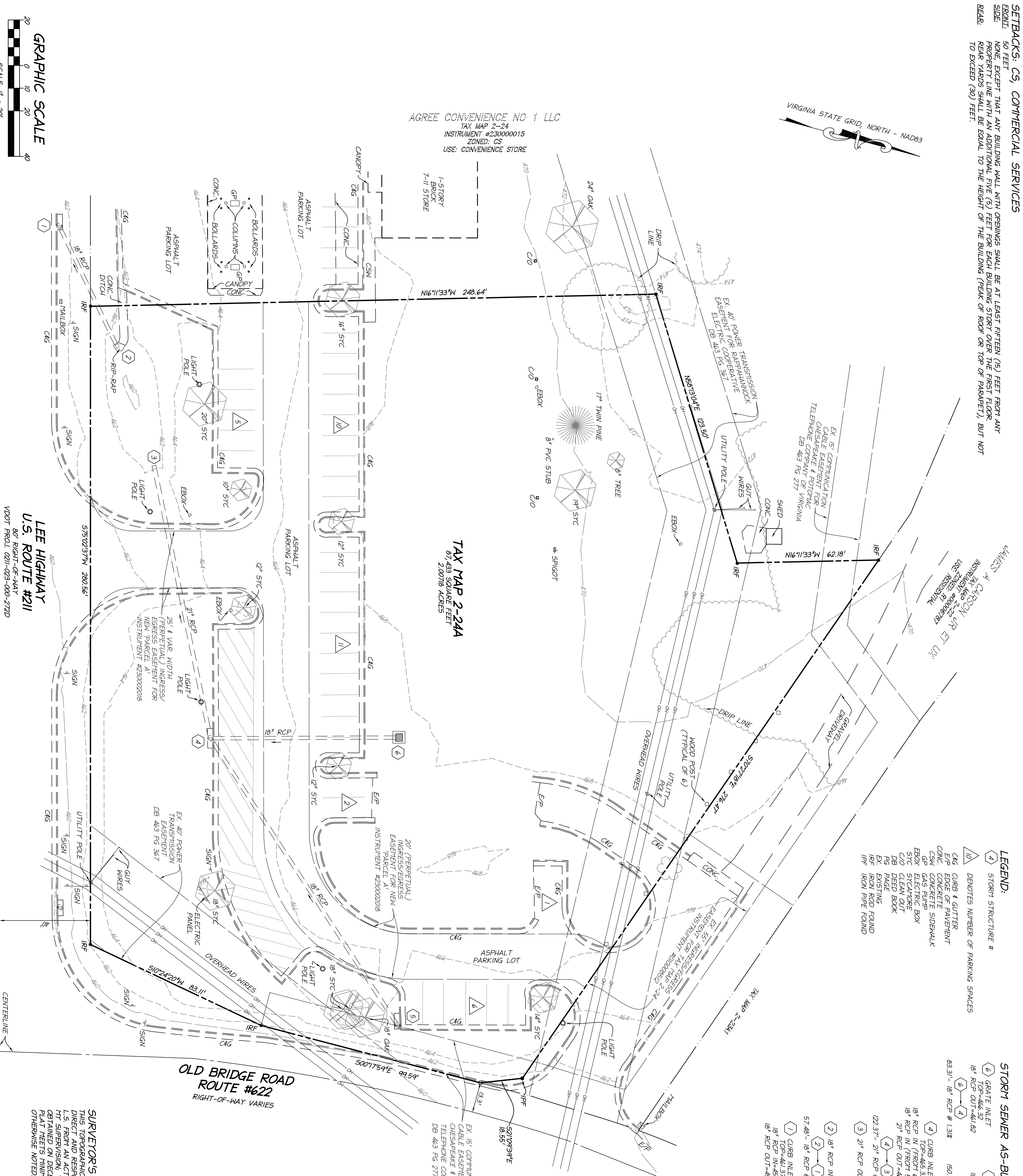
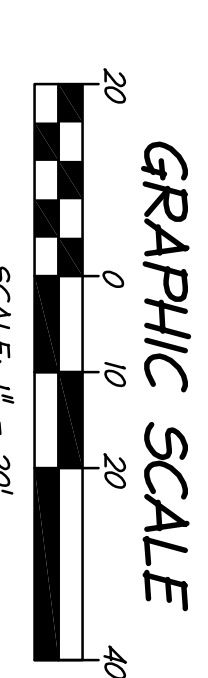


SETBACKS: C5, COMMERCIAL SERVICES

EXPOSE: 50 FEET
SIDE: NONE, EXCEPT THAT ANY BUILDING WALL WITH GREENING SHALL BE AT LEAST FIFTEEN (15) FEET FROM ANY PROPERTY LINE WITH AN ADDITIONAL FIVE (5) FEET FOR EACH BUILDING STORY OVER THE FIRST FLOOR.
REAR: REAR YARDS SHALL BE EQUAL TO THE HEIGHT OF THE BUILDING (PEAK OF ROOF OR TOP OF PARAPET), BUT NOT TO EXCEED (30) FEET.



AGREE CONVENIENCE NO 1 LLC
 TAX MAP 2-24
 INSTRUMENT #230000015
 ZONED: C5
 USE: CONVENIENCE STORE



LEGEND:

- 1 STORM STRUCTURE #
- 10 DEVOTES NUMBER OF PARKING SPACES
- CG GUTTER
- E/P EDGE OF PAVEMENT
- CNC CONCRETE
- CSM CONCRETE SIDEWALK
- GP GAS FUMP
- EBX ELECTRICAL BOX
- C/O CLEAN OUT
- DB DEED BOOK
- PG PAGE
- EX EXISTING
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND

STORM SEWER AS-BUILT INFORMATION:

- 1 GRATE INLET
TOP=466.32
18" RCP OUT=461.82
- 2 CURB INLET
TOP=465.09
18" RCP OUT=461.24
- 3 CURB INLET
TOP=465.09
18" RCP OUT=461.24
- 4 CURB INLET (CLOGGED WITH DEBRIS)
TOP=465.33
18" RCP IN (FROM 2)=460.73
18" RCP IN (FROM 5)=460.73
21" RCP OUT=460.55
- 5 CURB INLET
TOP=461.37
18" RCP IN=458.13
18" RCP OUT=457.93
- 6 CURB INLET (CLOGGED WITH DEBRIS)
TOP=465.33
18" RCP IN (FROM 2)=460.73
18" RCP IN (FROM 5)=460.73
21" RCP OUT=460.55
- 7 CURB INLET
TOP=461.37
18" RCP IN=458.13
18" RCP OUT=457.93
- 8 CURB INLET
TOP=465.33
18" RCP IN (FROM 2)=460.73
18" RCP IN (FROM 5)=460.73
21" RCP OUT=460.55
- 9 CURB INLET
TOP=461.37
18" RCP IN=458.13
18" RCP OUT=457.93
- 10 CURB INLET
TOP=465.33
18" RCP IN (FROM 2)=460.73
18" RCP IN (FROM 5)=460.73
21" RCP OUT=460.55

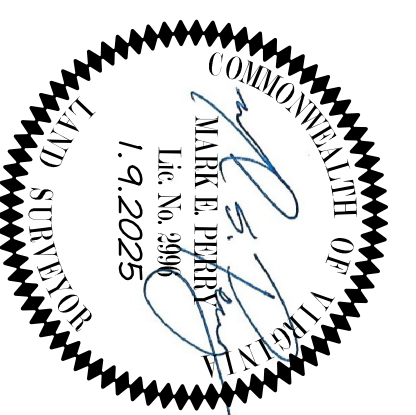
NOTES:

1. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF GARRAYA, LLC AS ACQUIRED BY DEEDS RECORDED AS INSTRUMENT #20000980 AMONG THE LAND RECORDS OF CLYDE COUNTY, VIRGINIA. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN THAT EXIST.
2. THE PROPERTY HEREON LIES WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 5047C0050D BEARING AN EFFECTIVE DATE OF FEBRUARY 26, 2021.
3. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED C5.
4. THE VERTICAL DATUM IS BASED ON NAVD83. THE CONTIGUOUS INTERVAL IS TWO (2).
5. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT SHOWN.
6. EXISTING WETLANDS AND/OR HAZARDOUS WASTE ARE NOT SHOWN.
7. THIS SURVEY HAS NOT BEEN INVESTIGATED NOR CONDUCTED IN CONJUNCTION WITH THE PROPERTY IS SERVED BY PRIVATE SEWER AND WATER.
8. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY SANDOZ & TOWNSEND, P.C. DATED FEBRUARY 15, 2024 AND FIELD VERIFIED BY THIS FIRM.

TAX MAP 2-24A
 87,483 SQUARE FEET
 2.00718 ACRES

OLD BRIDGE ROAD
 ROUTE #622
 RIGHT-OF-WAY VARIES

SURVEYOR'S CERTIFICATE:
 THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MARK E. PERRY, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 27 & 30, 2024, AND THAT THIS PLAN MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



TOPOGRAPHIC SURVEY
 ON THE PROPERTY OF
GARRAYA, LLC
 INSTRUMENT #210009060
 TAX MAP PARCEL 2-24A
 INSTRUMENT #230002018
 PLAT FOLDER 4, PAGES 1123
 JEFFERSON MAGISTERIAL DISTRICT
 CLYDE COUNTY, VIRGINIA
 DATE: JANUARY 6, 2025

