

TITLE SEARCH REVIEW

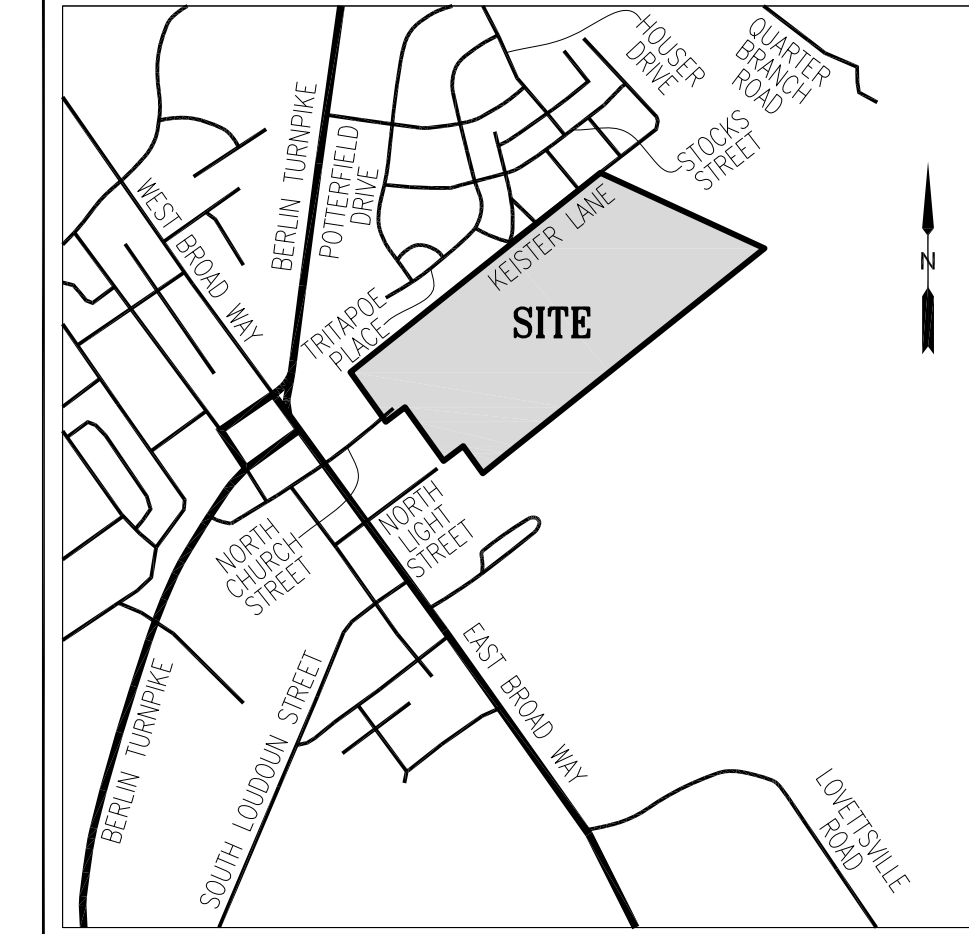
THIS PLAT HAS BEEN PREPARED IN REFERENCE TO REPORT OF TITLE PREPARED BY AMARISEARCH, INC. CLIENT CASE NO. RL2021-041902 DATED: APRIL 23, 2021, AT 8:00 AM.

MATTERS AFFECTING SURVEYED PROPERTY:

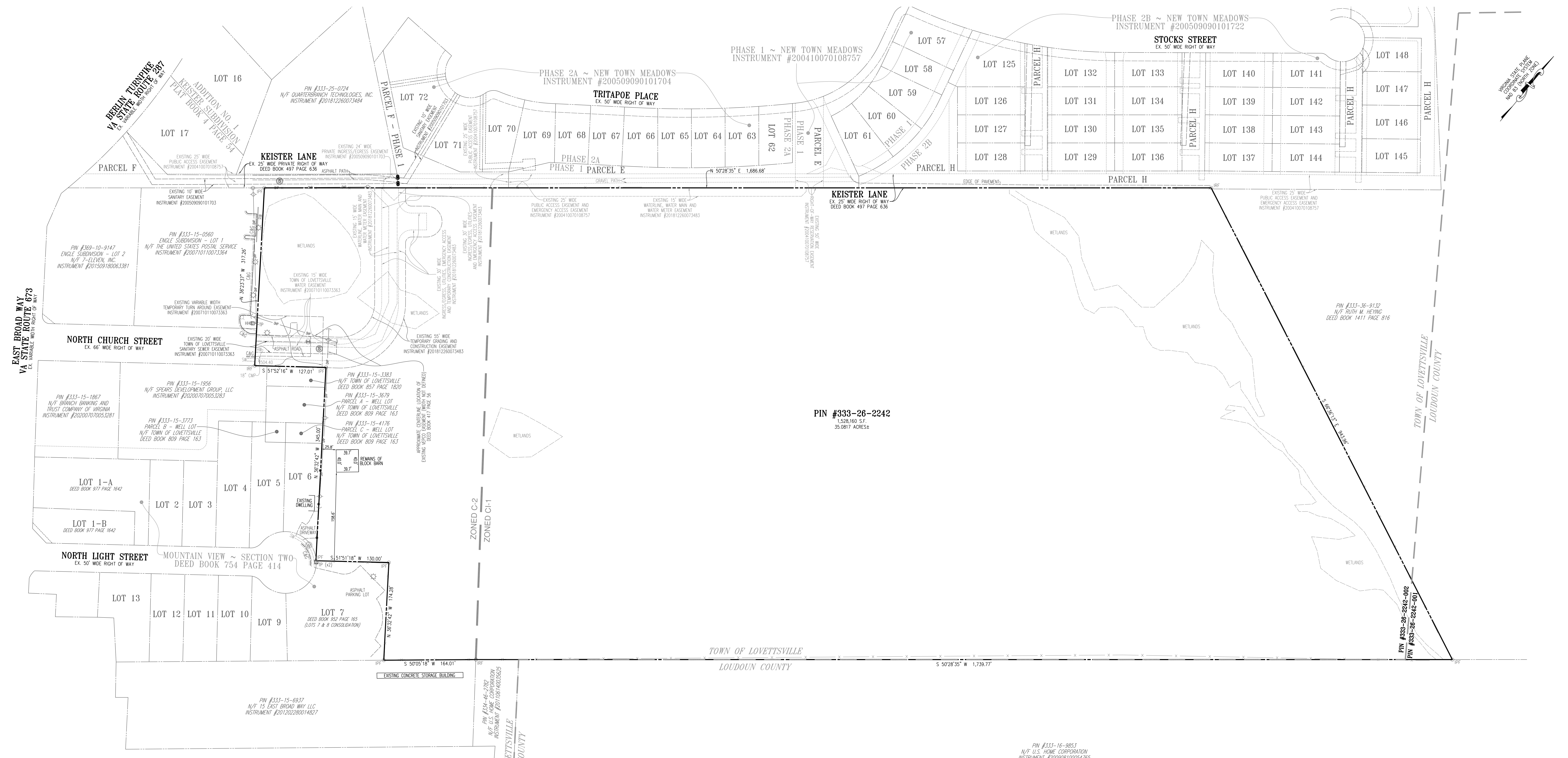
- VIRGINIA ELECTRIC AND POWER COMPANY (VEPCO) EASEMENT AS RECORDED IN DEED BOOK 13-U PAGE 25, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA. ~ DOES NOT AFFECT SURVEYED PROPERTY
- VIRGINIA ELECTRIC AND POWER COMPANY (VEPCO) EASEMENT AS RECORDED IN DEED BOOK 362 PAGE 82, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA. ~ AFFECTS SURVEYED PROPERTY - NOT PLOTTABLE - VAGUE DESCRIPTION - NO PLAT ATTACHED
- VIRGINIA ELECTRIC AND POWER COMPANY (VEPCO) EASEMENT AS RECORDED IN DEED BOOK 417 PAGE 56, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA. ~ AFFECTS SURVEYED PROPERTY AND IS SHOWN HEREON
- DEED OF SUBDIVISION, DEDICATION AND EASEMENTS AS RECORDED IN INSTRUMENT #200710110073362 AND PLAT RECORDED IN INSTRUMENT #200710110073363, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA. ~ AFFECTS SURVEYED PROPERTY AND IS SHOWN HEREON
- DEED OF EASEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT AS RECORDED IN INSTRUMENT #201812260073482 AND PLAT RECORDED IN INSTRUMENT #201812260073483, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA. ~ AFFECTS SURVEYED PROPERTY AND IS SHOWN HEREON

NOTES

- A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE TOWN OF LOVETTSVILLE, VIRGINIA, AND IS IDENTIFIED AS PARCEL IDENTIFICATION NO. 333-26-2242-002 AND REMAINDER OF THE SURVEYED PROPERTY IS LOCATED IN LOUDOUN COUNTY, VIRGINIA, AND IS IDENTIFIED AS PARCEL IDENTIFICATION NO. 333-26-2242-001.
- SURVEYED PROPERTY IS IN THE NAME OF NEW ERA VENTURES DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT #202105180057045, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
- SURVEYED PROPERTY HAS INDIRECT ACCESS TO NORTH CHURCH STREET, AN EXISTING 66' WIDE PUBLIC RIGHT OF WAY.
- A PORTION OF THE SURVEYED PROPERTY LOCATED WITHIN THE TOWN OF LOVETTSVILLE IS CURRENTLY ZONED C-1 (COMMERCIAL/LIMITED INDUSTRIAL), C-2 (MIXED USE BUSINESS) AND THE REMAINING PORTION OF THE SURVEYED PROPERTY LOCATED IN LOUDOUN COUNTY IS CURRENTLY ZONED AR-1 (AGRICULTURAL RURAL-1) NO ZONING REPORT OR LETTER REGARDING BUILDING SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS HAS BEEN PROVIDED BY THE CLIENT.
- SURVEYED PROPERTY LIES IN "OTHER AREAS" ZONE "X" (NO SCREEN), AREAS OF MINIMAL FLOOD HAZARD, PER FLOOD INSURANCE RATE MAP NUMBER 51107C0020E, EFFECTIVE DATE FEBRUARY 17, 2017.
- IN THE PROCESS OF CONDUCTING THE FIELDWORK:
NO EVIDENCE OF CEMETERIES OBSERVED.
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED.
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE OBSERVED.
- WETLANDS MARKERS WERE LOCATED IN 2021 AND ARE SHOWN HEREON.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PER CONTROLLING JURISDICTION.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT "MISS UTILITY" 1 (800) 253-7777.
- SUBJECT PROPERTY CONTAINS NO PARKING SPACES.



VICINITY MAP
1" = 1000'



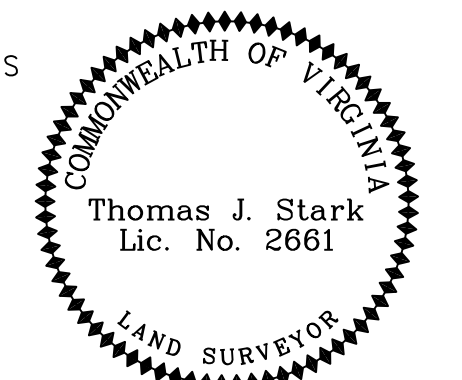
- SYMBOL LEGEND**
- BOLLARD POST
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - STREET LIGHT
 - UTILITY POLE
 - GLY WIRE
 - OVERHEAD UTILITY LINE
 - WOOD RAIL FENCE
 - BROKEN WIRE FENCE
 - CORRUGATED METAL PIPE
 - CURB & GUTTER
 - VERIZON HAND HOLD
 - CONCRETE HEADWALL
 - IRON PIPE FOUND
 - IRON ROD FOUND
 - RETAINING WALL
 - CONCRETE SIDEWALK
 - TELEPHONE PEDESTAL



SURVEYOR'S CERTIFICATE

TO: NEW ERA VENTURES DEVELOPMENT, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TITLE WRITE AND ESCROW, INC.:
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, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 17, 2021.
DATE OF PLAT: SEPTEMBER 27, 2021

THOMAS J. STARK, L.S. #2661 DATE
tstark@urban-llc.com



ALTA / NSPS LAND TITLE SURVEY
ON THE LAND OF
NEW ERA VENTURES DEVELOPMENT, LLC
PIN #333-26-2242
INSTRUMENT #202105180057045
TOWN OF LOVETTSVILLE
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1" = 60' DATE: SEPTEMBER, 2021

