

TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: VA2500268
 COMMITMENT DATE: FEBRUARY 28, 2025, 8:00 AM

EXCEPTIONS

- REAL ESTATE TAXES AND ASSESSMENTS, SPECIAL AND GENERAL, SUBSEQUENT TO DECEMBER 5, 2024, A LIEN NOT YET DUE AND PAYABLE; AND IN ADDITION THERETO, POSSIBLE SUPPLEMENTAL TAXES DUE TO RECENT IMPROVEMENTS, IF ANY, TO THE LAND. (ADMINISTRATIVE - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED MARCH 5, 1946 AND RECORDED JULY 3, 1946 IN DEED BOOK 821, PAGE 114. (NO EVIDENCE OF POLE LINES REFERENCED IN 1946 DEED - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED MARCH 29, 1946 AND RECORDED JULY 3, 1946 IN DEED BOOK 821, PAGE 115. (NO EVIDENCE OF POLE LINES REFERENCED IN 1946 DEED - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED SEPTEMBER 11, 1952 AND RECORDED DECEMBER 17, 1952 IN DEED BOOK 1086, PAGE 527, AND SHOWN ON THE PLAT ATTACHED THERETO. (NO EVIDENCE OF POLE LINES REFERENCED IN 1952 DEED - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED JULY 31, 1963 AND RECORDED SEPTEMBER 6, 1963 IN DEED BOOK 1377, PAGE 547, AND SHOWN ON THE PLAT ATTACHED THERETO. (NO EVIDENCE OF POLE LINES REFERENCED IN 1963 DEED - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE DEED DATED AUGUST 17, 1967 AND RECORDED SEPTEMBER 7, 1967 IN DEED BOOK 1494, PAGE 688. (NO LONGER EFFECTS SUBJECT PROPERTY - NOT PLOTTED)
- TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED JANUARY 30, 1968 AND RECORDED FEBRUARY 26, 1968 IN DEED BOOK 1507, PAGE 196, AND SHOWN ON THE PLAT ATTACHED THERETO. (NO LONGER EFFECTS SUBJECT PROPERTY - NOT PLOTTED)
- TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED JANUARY 30, 1968 AND RECORDED FEBRUARY 26, 1968 IN DEED BOOK 1507, PAGE 198, AND SHOWN ON THE PLAT ATTACHED THERETO. (NO LONGER EFFECTS SUBJECT PROPERTY - NOT PLOTTED)
- TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED OCTOBER 19, 1976 AND RECORDED OCTOBER 28, 1976 IN DEED BOOK 1750, PAGE 331. (PLOTTED)
- TERMS AND CONDITIONS CONTAINED IN THE LEASE AGREEMENT DATED OCTOBER 9, 1985 AND RECORDED MAY 6, 1986 IN DEED BOOK 2182, PAGE 266. (ADMINISTRATIVE - NOT PLOTTED)
- TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN THE AGREEMENT AND DEED OF EASEMENT DATED MAY 1, 1986 AND RECORDED JULY 23, 1986 IN DEED BOOK 2203, PAGE 482, AND SHOWN ON THE PLAT ATTACHED THERETO. (PLOTTED)
- TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN THE EASEMENT DATED NOVEMBER 3, 1986 AND RECORDED DECEMBER 3, 1986 IN DEED BOOK 2242, PAGE 782. (PLOTTED)
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED JANUARY 19, 1987 AND RECORDED JANUARY 30, 1987 IN DEED BOOK 2259, PAGE 767, AND SHOWN ON THE PLAT ATTACHED THERETO. (PLOTTED)
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE DEED OF DEDICATION DATED FEBRUARY 16, 1987 AND RECORDED FEBRUARY 24, 1987 IN DEED BOOK 2266, PAGE 809. (BLANKET IN NATURE - COVERING ALL UNDERGROUND SEWER AND WATER LINES ON SITE - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE AGREEMENT OF EASEMENT DATED FEBRUARY 27, 1987 AND RECORDED MARCH 6, 1987 IN DEED BOOK 2270, PAGE 541. (PLOTTED)
- TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE OUTPARCEL RESTRICTION AGREEMENT DATED AUGUST 10, 1987 AND RECORDED AUGUST 11, 1987 IN DEED BOOK 2321, PAGE 733; AS CORRECTED BY THE CORRECTION OF OUTPARCEL RESTRICTION AGREEMENT RECORDED FEBRUARY 24, 1988 IN DEED BOOK 2370, PAGE 558, AND SHOWN ON THE PLAT ATTACHED THERETO; AS AMENDED BY THE AMENDMENT TO OUTPARCEL RESTRICTION AGREEMENT DATED JUNE 19, 1989 AND RECORDED DECEMBER 20, 1989 IN DEED BOOK 2539, PAGE 140, AND SHOWN ON THE PLAT ATTACHED THERETO. (ADMINISTRATIVE - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE CROSS EASEMENT, DEVELOPMENT AND OPERATING AGREEMENT DATED AUGUST 10, 1987 AND RECORDED AUGUST 11, 1987 IN DEED BOOK 2321, PAGE 747. (ADMINISTRATIVE - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE DECLARATION OF RESTRICTION DATED AUGUST 10, 1987 AND RECORDED SEPTEMBER 1, 1987 IN DEED BOOK 2327, PAGE 706. (ADMINISTRATIVE - NOT PLOTTED)
- TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS DATED APRIL 18, 2019 AND RECORDED MAY 8, 2019 IN DEED BOOK 10010, PAGE 291. (ADMINISTRATIVE - NOT PLOTTED)
- MATTERS, EASEMENTS, AND STATEMENTS OF FACT AS ARE SHOWN ON THE FOLLOWING RECORDED PLATS:
 A. PLAT BOOK 86, PAGE 71; (PLOTTED) AND
 B. PLAT BOOK 87, PAGE 13. (PLOTTED)

**NOTES FROM ZONING REPORT
 PZR SITE NUMBER: 178473-1
 REPORT DATE: MARCH 03/03/2025**

THIS SITE ADDRESS IS 701 BATTLEFIELD BOULEVARD NORTH, ZONING DISTRICT: B-1 (NEIGHBORHOOD BUSINESS DISTRICT) WITHIN THE URBAN OVERLAY DISTRICT.
 CURRENT USE OF SHOPPING CENTER IS PERMITTED AND IN CONFORMANCE
 NO ZONING, BUILDING, FIRE, OR NONCONFORMITY VIOLATIONS, WITH THE FOLLOWING EXCEPTIONS:

THE VAPE SHOP USE IS NOT PERMITTED IN THE "B-1" DISTRICT.
 THE REAR SETBACK IS DEFICIENT BY 4 FT. (ENCROACHMENT SHOWN ON SURVEY)
 THE FRONT PARKING SETBACK IS DEFICIENT BY 7.27 FT. +/- (ENCROACHMENT SHOWN ON SURVEY)
 THE MAXIMUM SEPARATE BUSINESS ESTABLISHMENT SIZE IS EXCEEDED BY AS MUCH AS 6,650 SQ. FT. +/-

THE USE OF SHOPPING CENTER (RETAIL) IS PERMITTED BY RIGHT IN THE B-1 NEIGHBORHOOD BUSINESS DISTRICT WITHIN THE URBAN OVERLAY DISTRICT. THERE ARE CURRENTLY NO OUTSTANDING ZONING CODE VIOLATIONS, BUILDING CODE VIOLATIONS, OR FIRE CODE VIOLATIONS ON FILE. NO VARIANCES, EXCEPTIONS, OR CONDITIONS HAVE BEEN DISCLOSED THAT WOULD AFFECT THE SUBJECT PROPERTY. THE PROPERTY IS CONSIDERED TO BE LEGAL CONFORMING TO CURRENT ZONING DISTRICT REQUIREMENTS AS NOTED HEREIN. UPON COMPARING APPLICABLE ZONING CODE REQUIREMENTS TO EXISTING PROPERTY CONDITIONS AS NOTED ON THE SURVEY, NO KNOWN NONCONFORMITIES WERE DISCLOSED.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF CHESAPEAKE, COMMONWEALTH OF VIRGINIA.

BEING KNOWN, NUMBERED AND DESIGNATED AS PARCEL "A" ON THE PLAT ENTITLED "CORRECTION PLAT FOR SUBDIVISION OF PROPERTY OWNED BY WOODFORD SQUARE ASSOCIATES, M.B. 84, PG. 52 & 52A, WASHINGTON BOROUGH, CHESAPEAKE VIRGINIA" (HEREINAFTER REFERRED TO AS THE "SUBDIVISION PLAT"), WHICH SUBDIVISION PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CHESAPEAKE CIRCUIT COURT IN MAP BOOK 86, AT PAGES 71 AND 71A (HEREINAFTER REFERRED TO AS "PARCEL A"). SAVE AND EXCEPT THAT PORTION OF PARCEL A AS SHOWN ON THE SUBDIVISION PLAT WHICH IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE CITY OF CHESAPEAKE, VIRGINIA, AND BEING KNOWN, NUMBERED AND DESIGNATED AS PARCEL A-1 ON THE PLAT ENTITLED "SUBDIVISION OF PARCEL A, WOODFORD SQUARE ASSOCIATES (REF. M.B. 86, PG. 71 & 71A), WASHINGTON BOROUGH, CHESAPEAKE, VIRGINIA, " WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CHESAPEAKE CIRCUIT COURT IN MAP BOOK 87, PAGES 13 AND 13A.

NOTE FOR INFORMATION: BEING PARCEL NO. 037000001241, OF THE CITY OF CHESAPEAKE.

PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE SOUTHERN RIGHT-OF-WAY OF MEDICAL PARKWAY MEETS THE EASTERN RIGHT-OF-WAY OF BATTLEFIELD BOULEVARD; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF MEDICAL PARKWAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INTERIOR ANGLE OF 90° 57' 15", AN ARC LENGTH OF 47.62 FEET, AND A CHORD OF N 34° 47' 16" E 42.78' FEET TO A POINT; THENCE FOLLOWING SAID RIGHT-OF-WAY N 80° 15' 54" E 152.18 FEET TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 80° 15' 40" E 540.00 FEET TO A PIN; THENCE LEAVING SAID RIGHT-OF-WAY S 9° 44' 06" E 795.23 FEET TO A PIN; THENCE S 80° 15' 54" W 175.96 FEET ALONG THE FACE OF PARCEL A AND PARCEL A-1; THENCE S 80° 15' 54" W 70.04 FEET TO A POINT IN SAID WALL; THENCE S 9° 44' 06" E 0.50 FEET TO A POINT IN SAID WALL; THENCE S 80° 15' 54" W 22.00 FEET TO AN IRON PIN IN ASPHALT; THENCE N 9° 44' 06" W 84.50 FEET TO A NAIL IN ASPHALT; THENCE S 80° 15' 54" W 272.00 FEET TO A NAIL IN ASPHALT; THENCE N 9° 44' 06" W 153.95 FEET TO AN IRON PIN; THENCE S 80° 15' 54" W 155.00 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AN INTERIOR ANGLE OF 90° 00' 00", AN ARC LENGTH OF 47.12 FEET, AND A CHORD OF S 35° 15' 54" W 42.43 FEET TO AN IRON PIN ON THE EASTERN RIGHT-OF-WAY OF BATTLEFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY N 9° 44' 06" W 110.00 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN INTERIOR ANGLE OF 90° 00' 00", AN ARC LENGTH OF 47.12 FEET AND A CHORD OF S 54° 44' 06" E 42.43 FEET TO AN IRON PIN; THENCE N 80° 15' 54" E 155.00 FEET TO AN IRON PIN; THENCE N 9° 44' 06" W 507.78 FEET TO A PIN WHICH IS THE TRUE POINT OF BEGINNING HAVING AN AREA OF 416,407 SQ. FT. OR 9.559 ACRES.

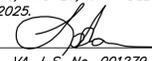
NOTES

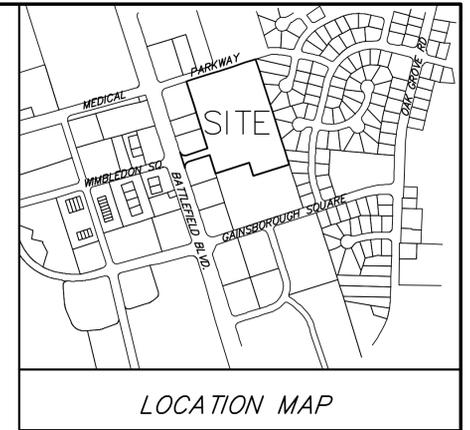
- THE PROPERTY ENCOMPASSED BY THIS ALTA SURVEY APPEARS TO LIE IN FLOOD ZONE 'X', AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL 510034 0038 D, EFFECTIVE 12/16/2014.
- THE AREA ENCOMPASSED BY THIS ALTA SURVEY IS 416,407 SQ. FT. OR 9.559 ACRES.
- THIS SITE ADDRESS IS 701 BATTLEFIELD BOULEVARD NORTH, AND IS ZONED B1. (NEIGHBORHOOD BUSINESS DISTRICT) PRINCIPLE BUILDING SETBACK REQUIREMENTS:
 FRONT: 30 FEET FROM PROPERTY ZONED FOR OTHER THAN RESIDENTIAL USE.
 SIDE: NO SETBACK REQUIRED; HOWEVER, IF A SETBACK (YARD) IS PROVIDED, IT SHALL BE AT LEAST FOUR (4) FEET.
 REAR: 30' WHERE ABUTTING RESIDENTIAL USE.
- REQUIRED PARKING:
 ONE (1) SPACE SHALL BE REQUIRED FOR EVERY TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA. THIS SITE GROSS FLOOR AREA= 87,314 SQ. FT. = 437 SPACES REQUIRED INCLUDING A MINIMUM OF 9 HANDICAPPED SPACES.
 PROVIDED PARKING: THIS PROPERTY CONTAINS A TOTAL OF 474 PARKING SPACES:
 456 STANDARD PARKING SPACES
 18 HANDICAPPED PARKING SPACES
- THE SURVEYOR OBSERVED NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
- PARCEL 'A' HAS ACCESS TO BATTLEFIELD BOULEVARD, A DEDICATED PUBLIC RIGHT OF WAY.

SURVEY CERTIFICATION

TO: WOODFORD SQUARE, LLC
 ISLAND ABSTRACT INC.
 FIFTH THIRD BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS
 FIDELITY NATIONAL 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, 6A OR 6B, 7A, 8, 9, 10, 11, B 13, 14, 16, 17, 18, AND 20, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/03/2025. DATE OF PLAT: 06/26/2025.

SIGNED:  06/26/2025
 LYNN D. EVANS, VA. L.S. No. 001279 DATE:



LOCATION MAP

SCALE 1"=600'

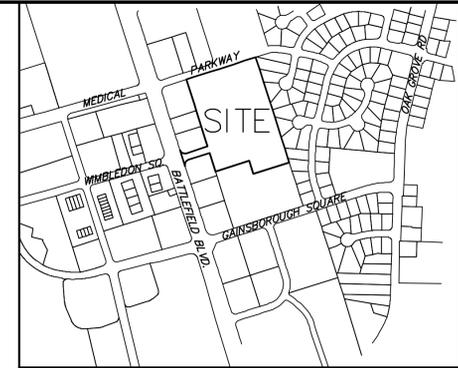
LEGEND

	L.P.	LIGHT POLE
	P.P.	POWER POLE
	C&P	C&P TELEPHONE POLE
	F.P.	FLAG POLE
	M.B.	MAIL BOX
	L.P.	LIGHT POST
	G.P.	GUARD POST
	SIGN	SIGN
	BARRICADE	BARRICADE
	FENCE	FENCE
	CONCRETE	CONCRETE
	F.H.	FIRE HYDRANT
	W.V.	WATER VALVE
	W.M.	WATER METER
	SAN. M.H.	SANITARY MANHOLE
	SAN.	SANITARY CLEANOUT
	ELEC. M.H.	ELECTRICAL MANHOLE
	STM. M.H.	STORM MANHOLE
	A.T.&T. M.H.	A.T.&T. TELEPHONE MANHOLE
	C&P M.H.	C&P TELEPHONE MANHOLE
	D.I.	DROP INLET
	M.D.I.	MULTIPLE DROP INLET
	C.B.	CATCH BASIN
	M.C.B.	MULTIPLE CATCH BASIN
	G.M.	GAS METER
	G.V.	GAS VALVE
	R.C.P.	REINFORCED CONCRETE PIPE
	S	SANITARY SEWER
	V.D.O.T.	VIRGINIA DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL BOX
	A.T.&T.	A.T.&T. WITNESS POST
	E.T.	VIRGINIA POWER TRANSFORMER
	O.E.W.	OVERHEAD ELECTRIC WIRES
	#	INDICATES NUMBER OF 9' x 20' PARKING SPACES
	# H.C.	INDICATES NUMBER OF 12' x 20' HANDICAP PARKING SPACES
	T.P.	TELEPHONE PEDESTAL
	T.B.	TELEPHONE BOX
	E.M.	ELECTRIC METER
	E.B.	ELECTRIC BOX
	F.D.C.	FIRE DEPARTMENT CONNECTION
	C.T.V.P.	CABLE TELEVISION PEDISTAL

ALTA/NSPS LAND TITLE SURVEY
 OF PARCEL "A"
 TAX PARCEL 0370000001241
 AS SHOWN IN M.B. 87 AT PAGE 13
 AND M.B. 86 AT PAGE 71
 FOR
 WOODFORD SQUARE, LLC
 ISLAND ABSTRACT INC.
 FIFTH THIRD BANK, NATIONAL ASSOCIATION,
 ITS SUCCESSORS AND/OR ASSIGNS
 AND
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 WASHINGTON BOROUGH
 CHESAPEAKE, VIRGINIA
 SHEET 1 OF 2

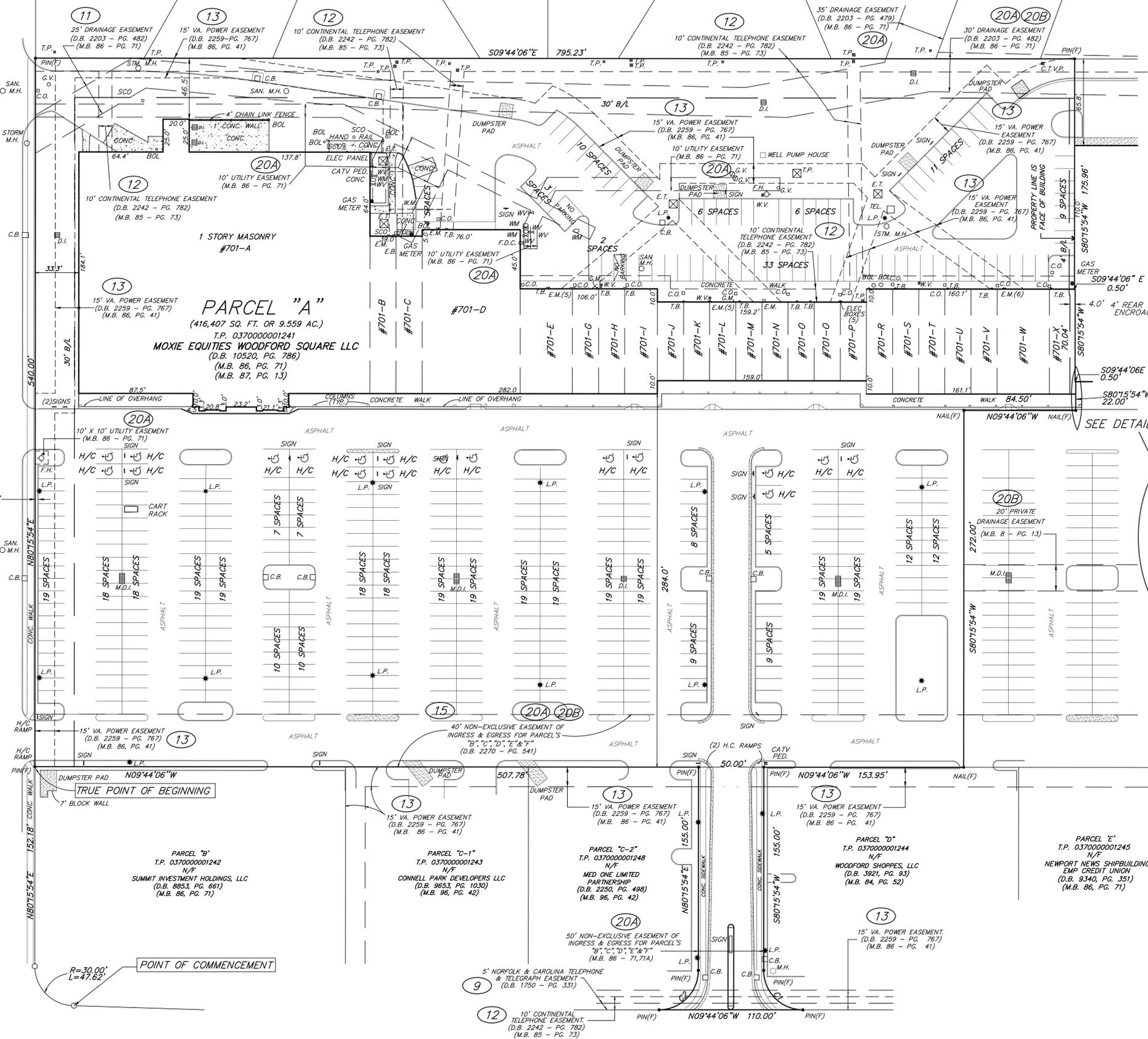
HASELL & FOLKES, P.C.		DATE: 06/26/2025	
ENGINEERS-SURVEYORS-PLANNERS		SCALE: 1"=40'	
870 GREENBRIER CIRCLE, SUITE 100			
CHESAPEAKE, VIRGINIA (757) 361-5212			
PROJECT # DRN.	CHK.	PRJ. MGR.	SHEET
24-044	CAH	LDE	1 OF 2

OAK GROVE MEADOWS LOT 52, PHASE ONE (M.B. 114, PG. 73) OAK GROVE MEADOWS LOT 53, PHASE ONE (M.B. 114, PG. 73) OAK GROVE MEADOWS LOT 54, PHASE ONE (M.B. 114, PG. 73) OAK GROVE MEADOWS LOT 55, PHASE ONE (M.B. 114, PG. 73) OAK GROVE MEADOWS LOT 66, PHASE TWO (M.B. 119, PG. 64) OAK GROVE MEADOWS LOT 67, PHASE TWO (M.B. 119, PG. 64) OAK GROVE MEADOWS LOT 68, PHASE TWO (M.B. 119, PG. 64) OAK GROVE MEADOWS LOT 70, PHASE TWO (M.B. 119, PG. 64) OAK GROVE MEADOWS LOT 71, PHASE TWO (M.B. 119, PG. 64) OAK GROVE MEADOWS LOT 72, PHASE TWO (M.B. 119, PG. 64)



LOCATION MAP
SCALE 1"=600'

MEDICAL PARKWAY
(50' R/W) (M.B. 86, PG. 71)



PARCEL "A"
(416,407 SQ. FT. OR 9.559 AC.)
T.P. 0370000001241
MOXIE EQUITIES WOODFORD SQUARE LLC
(D.B. 10520, PG. 786)
(M.B. 86, PG. 71)
(M.B. 87, PG. 13)

PARCEL "A-1"
T.P. 0370000001247
N/F
C.H. & B ASSOCIATES
(D.B. 2321, PG. 795)
(M.B. 87, PG. 13)

PARCEL "A-1"
T.P. 0370000001247
N/F
C.H. & B ASSOCIATES
(D.B. 2321, PG. 795)
(M.B. 87, PG. 13)

PARCEL "B"
T.P. 0370000001242
N/F
SUMMIT INVESTMENT HOLDINGS, LLC
(D.B. 8853, PG. 661)
(M.B. 86, PG. 71)

PARCEL "C-1"
T.P. 0370000001243
N/F
CONNELL PARK DEVELOPERS LLC
(D.B. 9653, PG. 1030)
(M.B. 96, PG. 42)

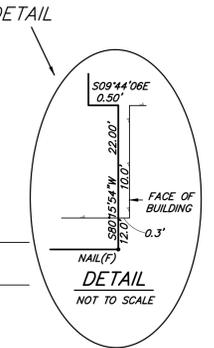
PARCEL "C-2"
T.P. 0370000001248
N/F
MED ONE LIMITED PARTNERSHIP
(D.B. 2250, PG. 498)
(M.B. 96, PG. 42)

PARCEL "D"
T.P. 0370000001244
N/F
WOODFORD SHOPS, LLC
(D.B. 3921, PG. 93)
(M.B. 84, PG. 52)

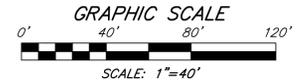
PARCEL "E"
T.P. 0370000001245
N/F
NEWPORT NEWS SHIPBUILDING EMP CREDIT UNION
(D.B. 9340, PG. 351)
(M.B. 86, PG. 71)

LEGEND

- ★ L.P. LIGHT POLE
- P.P. POWER POLE
- C&P C&P TELEPHONE POLE
- F.P. FLAG POLE
- M.B. MAIL BOX
- ★ L.P. LIGHT POST
- G.P. GUARD POST
- SIGN
- BARRICADE
- FENCE
- CONCRETE
- F.H. FIRE HYDRANT
- W.V. WATER VALVE
- W.M. WATER METER
- SAN. M.H. SANITARY MANHOLE
- C.O. SANITARY CLEANOUT
- ELEC. M.H. ELECTRICAL MANHOLE
- STM. M.H. STORM MANHOLE
- A.T.&T. M.H. A.T.&T. TELEPHONE MANHOLE
- C&P M.H. C&P TELEPHONE MANHOLE
- D.I. DROP INLET
- M.D.I. MULTIPLE DROP INLET
- C.B. CATCH BASIN
- M.C.B. MULTIPLE CATCH BASIN
- G.M. GAS METER
- G.V. GAS VALVE
- 12" R.C.P. REINFORCED CONCRETE PIPE
- SANITARY SEWER
- V.D.O.T. VIRGINIA DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL BOX
- A.T.&T. A.T.&T. WITNESS POST
- E.T. VIRGINIA POWER TRANSFORMER
- O.H.E. OVERHEAD ELECTRIC WIRES
- # INDICATES NUMBER OF 9' x 20' PARKING SPACES
- #/H.C. INDICATES NUMBER OF 12' x 20' HANDICAP PARKING SPACES
- T.P. TELEPHONE PEDESTAL
- T.B. TELEPHONE BOX
- E.M. ELECTRIC METER
- E.B. ELECTRIC BOX
- F.D.C. FIRE DEPARTMENT CONNECTION
- C.T.V.P. CABLE TELEVISION PEDESTAL



7.4' FRONT PARKING 2.6' SETBACK ENCROACHMENT



BATTLEFIELD BOULEVARD
(VARIABLE WIDTH R/W)
(M.B. 86, PG. 71)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 35°15'54" W
C2	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 54°44'06" E

ALTA/NSPS LAND TITLE SURVEY
OF PARCEL "A"
TAX PARCEL 0370000001241
AS SHOWN IN M.B. 87 AT PAGE 13
AND M.B. 86 AT PAGE 71
FOR
WOODFORD SQUARE, LLC
ISLAND ABSTRACT INC.
FIFTH THIRD BANK, NATIONAL ASSOCIATION,
ITS SUCCESSORS AND/OR ASSIGNS
AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY
WASHINGTON BOROUGH
CHESAPEAKE, VIRGINIA
SHEET 2 OF 2



HASSELL & FOLKES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
870 GREENBRIER CIRCLE, SUITE 100
CHESAPEAKE, VIRGINIA (757) 361-5212
PROJECT # DRN. 24-044
CHK. CAH
CHK. LDE
PRJ. MGR. LDE
DATE: 06/26/2025
SCALE: 1"=40'
SHEET 2 OF 2