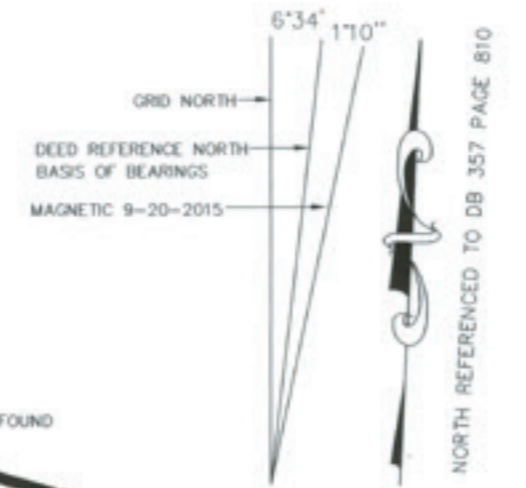


RIGHT OF WAY WIDTH VARIES  
**PUTNAM VILLAGE DRIVE**  
 SEE SHEET 2 OF 3

**REFERENCE TO TITLE**

PROPERTY SHOWN HEREON IS THE SAME PROPERTY RECORDED IN DEED BOOK 471 AT PAGE 854 DATED DECEMBER 21, 2006 FROM MTC ASSOCIATES LIMITED PARTNERSHIP TO PUTNAM VILLAGE PARTNERS, LLC AND BEING THE SAME PROPERTY AS DESCRIBED IN THE TITLE NUMBER M1274.02863/15FN-23 AND AS SHOWN ON TAX 213 PARCEL 38.7 IN SCOTT DISTRICT.



**ALTA/ACSM LAND TITLE SURVEY**  
 SHOWING  
 14.099 ACRE PARCEL 1  
 AND 0.009 ACRE PARCEL 2  
**PUTNAM VILLAGE SHOPPING CENTER**  
 SCOTT DISTRICT, TEAYS VALLEY  
 PUTNAM COUNTY, WEST VIRGINIA  
 SCALE: 1" = 50 FEET

**MISCELLANEOUS NOTES:**

1. SURVEY PERFORMED ON THE GROUND SEPTEMBER 20, 2015
2. SURVEY PERFORMED WITH TRIMBLE G.P.S. AND TRANSIT
3. SURVEY BEARINGS ARE ORIENTED TO DEED BOOK 357 PAGE 810
4. SURVEY MEETS PRECISION REQUIREMENTS OF ALTA/ACSM 2011 SPECIFICATIONS.
5. PROPERTY CORNERS ARE OLD IRON PINS (FINDING), PAX NAILS IN ASPHALT AND REBAR AS NOTED HEREIN.
6. DIMENSIONS SHOWN ARE RECORD AND SURVEY AS NOTED.
7. ADDRESS FOR SUBJECT PROPERTY WAS NOT AVAILABLE.
8. SURVEY IS INTENDED FOR THIS TRANSACTION ONLY.
9. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
10. ACCESS TO SUBJECT PROPERTY IS FROM ROUTE 34 AND PUTNAM VILLAGE DRIVE.
11. PUTNAM VILLAGE DRIVE HAS A RIGHT OF WAY OF 36 FEET, 30.00 FEET, AND VARIED WIDTH AS SHOWN HEREIN.
12. THERE ARE NO PROPOSED RIGHT-OF-WAY OR STREET CHANGES AWARE OF, OR REPORTED BY GOVERNING AUTHORITY.
13. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION GOING ON AT SUBJECT PROPERTY THE TIME OF THIS SURVEY.
14. THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL AT THE TIME OF SURVEY.
15. THERE IS NO OBSERVABLE SURFACE INDICATIONS OF CEMETERIES OR GRAVEYARDS ON SUBJECT PROPERTY AT THE TIME OF SURVEY.
16. SUBJECT PROPERTY IS SERVED TELEPHONE, GAS ELECTRIC, WATER, SANITARY SEWER, AS PLOTTED HEREIN.
17. THERE IS CURRENTLY 'SAI' STRIPED PARKING SPACES ON SUBJECT PROPERTY AS PLOTTED HEREIN, AND 10 ADDITIONAL FOR HANDICAP PARKING.

**ZONING DATA**

**ZONING CLASSIFICATION:** THE PROPERTY IS ZONED AS C-02, HIGH DENSITY COMMERCIAL.  
**REMARK:** NONE PER COUNTY, HOWEVER WV STATE FIRE MARSHALL REQUIRES 25 FEET ON ALL ACCESSORY STRUCTURES.  
**SETBACKS:** THERE IS A 20.00' FRONT SETBACK FOR NEW ADDITIONS ONLY.  
**DEED RESTRICTIONS:** NONE.  
**PARKING:** THE SUBJECT TRACT WAS BUILT PRIOR TO CURRENT REGULATIONS THEREFORE NO RESTRICTIONS APPLY TO THE EXISTING CONDITIONS. IF NEW CONSTRUCTION IN THE FUTURE THEN THERE WILL BE RESTRICTIONS OF 1 SPACE PER 400 SQ. FT. OF FLOOR SPACE IF BUILDING IS OVER 5,000 SQ. FT. AND 1 SPACE PER 200 SQ. FT. OF FLOOR SPACE IF BUILDING IS UNDER 5,000 SQ. FT.  
**SOURCE:** THE ABOVE WAS OBTAINED PER PHONE CONTACT WITH SANDY MELLERT OF THE PUTNAM COUNTY PLANNING AND ZONING COMMISSION. (PHONE: 304-586-0237)

**STATEMENT OF ENCROACHMENTS**

NO ENCROACHMENTS WERE FOUND THIS NONE ARE SHOWN HEREIN.

**SURVEYOR'S CERTIFICATION**

To Hauppauge Properties LLC, Fidelity National Title Insurance Company (Insurer), and Rock Branch Community Bank, Inc., its successors and/or assigns (Lender):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no items of Table A thereof. The field work was completed on September 20, 2015.

*Kevin D. Schaffer*  
 KEVIN D. SCHAFER P.S.  
 WV NO. 923



**THRASHER**  
 300 ASSOCIATION DRIVE  
 CHARLESTON, WV 25311  
 PHONE 304-343-7601

DATE: 09/08/2015  
 SCALE: 1" = 50'  
 DRAWN BY: KDS  
 APPROVED BY: KDS

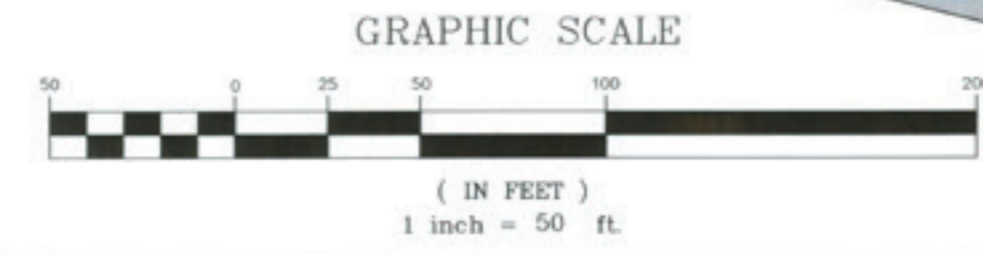
PAGE # 1 OF 3  
 DRAWING NO.: 050-5324

**UTILITY INFORMATION**

THE LOCATION OF UTILITIES SHOWN HEREIN ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. FROM OBSERVED ABOVE GROUND LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON SURVEY, ALL UTILITIES APPEAR TO BE UNDERGROUND. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHOULD CONTACT MISS UTILITY OF WEST VIRGINIA (1-800-245-4848) TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES.

**FLOOD ZONE INFORMATION**

THIS PROPERTY IS LOCATED WITHIN ZONE X PER FEMA MAP PANEL NUMBER 54039C0426E. ZONE X DETERMINED AS AREA OF MINIMAL FLOODING.



**LEGEND**

- DENOTES PROPERTY CORNERS NOT SET CONCRETE BARRIER OBSTRUCTIONS.
- DENOTES PROPERTY CORNERS FOUND AS LABELED HEREIN.
- ⊕ DENOTES WATER VALVE
- ⊖ DENOTES DROP INLET
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES HANDICAP PARKING
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SCHEDULE "B" EXCEPTIONS
- SAN- DENOTES APPROX LOCATION OF SEWER LINES
- W- DENOTES APPROX LOCATION OF WATER LINES
- E- DENOTES OVERHEAD ELECTRIC

