

TITLE REPORT – SCHEDULE BII EXCEPTIONS  
 BRIDGETRUST TITLE GROUP  
 COMMITMENT No. VAC001665  
 DATED JUNE 12, 2023

ITEMS 1 AND 2 ARE NOT SURVEY RELATED MATTERS.

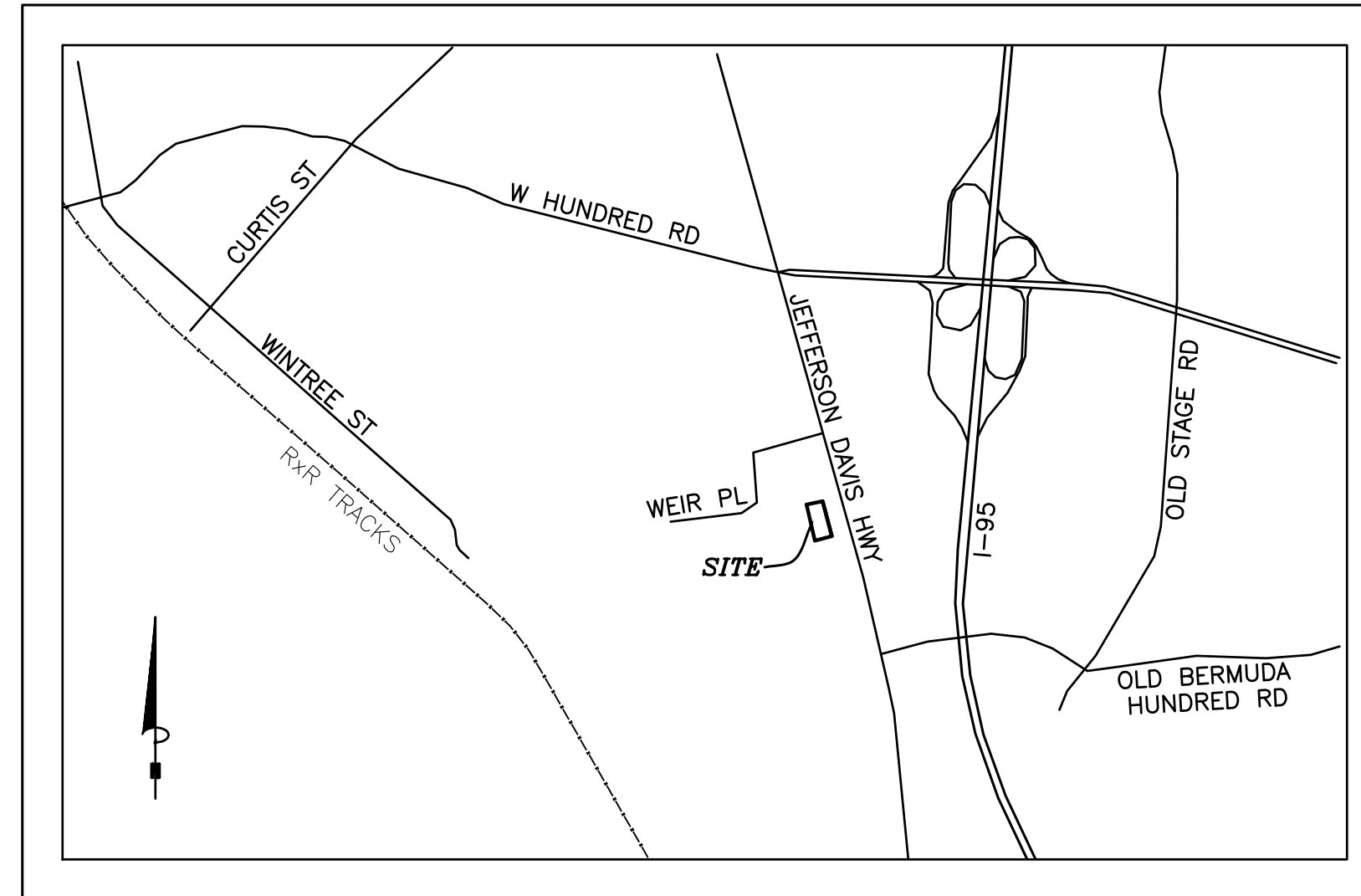
3. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER DATED OCTOBER 6, 1988, RECORDED OCTOBER 7, 1988 IN DEED BOOK 1978, PAGE 348. AFFECTS SUBJECT PARCEL AND SHOWN HEREON.

4. MATTERS OF RECORD SHOWN ON PLAT OF "COOL SPRING SUBDIVISION", RECORDED IN PLAT BOOK 8, PAGE 107. AFFECTS SUBJECT PARCEL AND SHOWN HEREON.

5. VACATION ORDINANCE BY CHESTERFIELD COUNTY VACATING SPRING STREET 50' RIGHT OF WAY, HALF OF WHICH IS NOW PART OF THIS PARCEL, DATED MARCH 27, 1985, RECORDED APRIL 4, 1985 IN DEED BOOK 1700, PAGE 190, THE GRANTEE CONVEY UNTO CHESTERFIELD COUNTY, 16' WATER EASEMENT, 16' SEWER EASEMENT AND VARIABLE WIDTH CONSTRUCTION EASEMENT WITHIN VACATED STREET. 8' OF 16' WATER EASEMENT RUNS ALONG WESTERN PARCEL LINE. AFFECTS SUBJECT PARCEL AND SHOWN HEREON.

ITEM 6 IS NOT A SURVEY RELATED MATTER.

7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. AFFECTS SUBJECT PARCEL AND SHOWN HEREON. SIGN ENCROACHES INTO RIGHT OF WAY AT NORTHEAST CORNER OF SUBJECT PARCEL. GUY WIRE ENCROACHES ONTO ADJOINING PARCEL TO THE SOUTHEAST. GRAVEL PARKING LOT ENCROACHES OVER WESTERN PROPERTY LINE.



VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES:

1. THE LAND DELINEATED HEREON IS LOCATED IN THE BERMUDA DISTRICT OF CHESTERFIELD COUNTY, VIRGINIA KNOWN AS PARCEL NUMBER 799-651-2857
2. CURRENT OWNER & REFERENCES: M & H INVESTMENTS LLC  
D.B. 11787, PG. 16
3. TOTAL AREA: 2.324 ACRES
4. PROPERTY IS CURRENTLY ZONED: COMMERCIAL O, B & C
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND TITLE REPORT PROVIDED BY BRIDGETRUST TITLE GROUP
6. BEARINGS REFERENCED TO VIRGINIA SOUTH ZONE NAD83
7. THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51041C0335D, EFFECTIVE DATE 12/18/2012.
8. EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. 811 WAS UNABLE TO MARK UTILITIES AT THE TIME OF SURVEY.
9. THERE IS DIRECT ACCESS TO SWIFTRUN ROAD
10. NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY.
11. NO EVIDENCE OR INDICATIONS OF A CEMETERY WERE FOUND AT THE TIME OF SURVEY. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE REGARDING POSSIBLE CEMETERIES.
13. THE PARCEL SHOWN AND DEPICTED ON SHEET 2 OF THIS PLAT IS THE SAME PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION.
14. PROPERTY ADDRESS: 2611 SWIFTRUN ROAD  
CHESTER, VIRGINIA 23831

GPIN: 799-651-2857 LEGAL DESCRIPTION

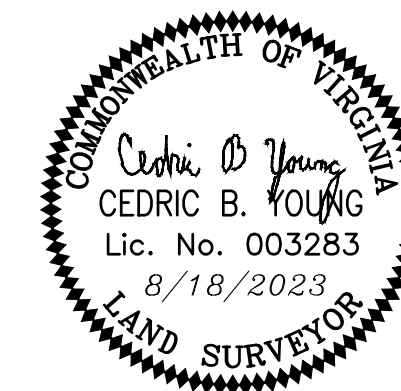
BEGINNING AT A POINT 200.0'± SOUTHWEST OF THE WESTERN LINE OF U.S. ROUTE 1, JEFFERSON DAVIS HIGHWAY, SAID POINT LABELED "P.O.B." AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 DEPARTING FROM "P.O.B." N75°14'36"E 225.00';  
 THENCE S14°45'24"E 450.00';  
 THENCE S75°14'36"W 225.00';  
 THENCE N14°45'24"W 450.00' TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 2.324 ACRES OF LAND.

SURVEYOR'S CERTIFICATE:

TO: M & H INVESTMENTS LLC., BRIDGETRUST TITLE GROUP AND ITS SUCCESSORS 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, 7(a), 8, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2023.

*Cedric B. Young*  
 CEDRIC B. YOUNG, L.S.  
 VIRGINIA CERTIFICATION NO. 003283



ALTA/NSPS LAND TITLE SURVEY  
 OF

GPIN: 799-651-2857  
 STANDING IN THE NAME OF  
 M & H INVESTMENTS LLC  
 LOCATED IN THE BERMUDA DISTRICT  
 OF CHESTERFIELD COUNTY, VIRGINIA

SCALE = AS SHOWN

DATE: AUGUST 18, 2023

SHEET 1 OF 2



8500 BELL CREEK RD. MECHANICSVILLE, VA 23116 PH: 804-569-7060