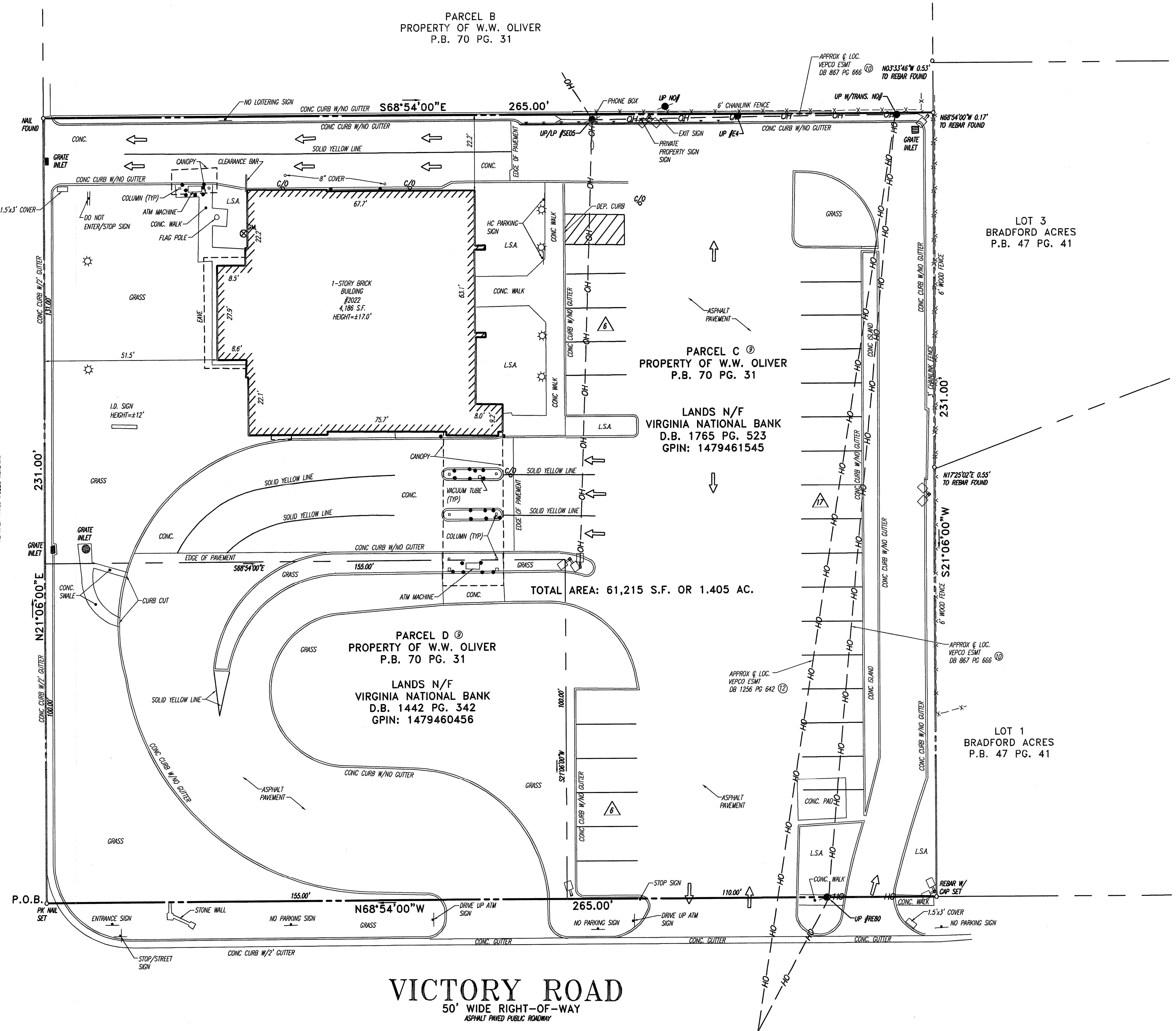
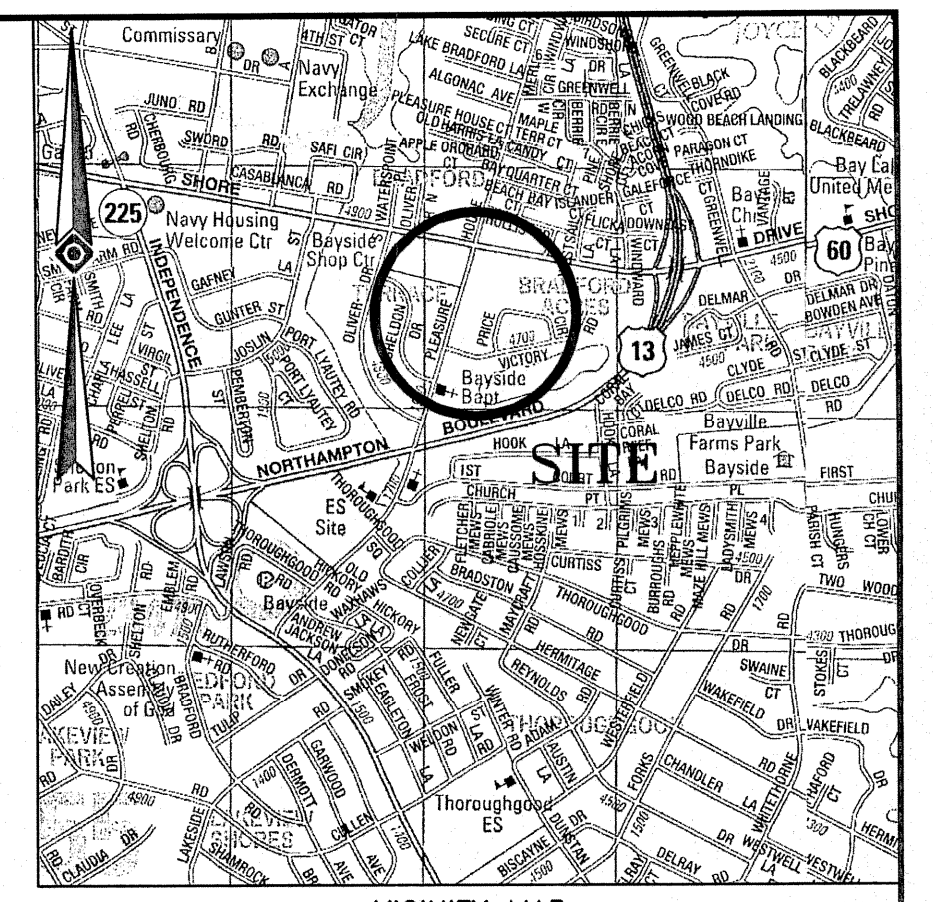


PLEASURE HOUSE ROAD®  
40' WIDE RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC HIGHWAY



- NOTES:
- PROPERTY IS KNOWN AS PARCEL C & D AS RECORDED IN PLAT BOOK 70 PAGE 31 AND BEING THE LANDS VIRGINIA NATIONAL BANK AS RECORDED IN DEED BOOK 1765 PAGE 523 AMONG THE LAND RECORDS OF THE CITY OF VIRGINIA BEACH, VIRGINIA AND HAVING A PARCEL ID NUMBER OF 1479461545 AND 1479460456.
  - AREA = 61,215 SQUARE FEET OR 1.405 ACRES.
  - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 11582379, EFFECTIVE DATE MARCH 19, 2009. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
    - PLAT RECORDED IN PLAT BOOK 64, PAGE 26; NO SURVEY RELATED INFORMATION IS SHOWN.
    - PLAT RECORDED IN PLAT BOOK 691, PAGE 213; PLAT OF LEASE PARCELS, NO SURVEY RELATED INFORMATION FOUND.
    - AGREEMENT DATED AUGUST 24, 1964 BY AND BETWEEN BAYSIDE CORPORATION AND VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, RECORDED ON OCTOBER 10, 1941 IN DEED BOOK 867, PAGE 666; AFFECTS THE SUBJECT PROPERTY, SHOWN.
    - AGREEMENT DATED NOVEMBER 02, 1964, BY AND BETWEEN BAYSIDE CORPORATION, A VIRGINIA CORPORATION AND VIRGINIA NATIONAL BANK, A BANKING ASSOCIATION RECORDED ON DECEMBER 16, 1964 IN DEED BOOK 880, PAGE 31; MAY AFFECTS THE SUBJECT PROPERTY, NOT SURVEY RELATED.
    - AGREEMENT DATED NOVEMBER 05, 1971, BY AND BETWEEN BAYSIDE CORPORATION AND VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, RECORDED ON FEBRUARY 15, 1972 IN DEED BOOK 1256, PAGE 642; AFFECTS THE SUBJECT PROPERTY, SHOWN.
    - AGREEMENT DATED AUGUST 13, 1974 BY AND BETWEEN VIRGINIA NATIONAL BANK AND BAYSIDE CORPORATION, RECORDED AUGUST 23, 1974 IN DEED BOOK 1442, PAGE 344; AGREEMENT TO PURCHASE WITH CONDITIONS, MAY AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.
  - FEE IN STREETS RESERVED WITH RIGHT TO LAY RAILROAD TRACTS, SEWER, GAS OR WATER PIPES TO ERECT TELEGRAPHS OR TELEPHONE, AND ELECTRIC LIGHT POLES, AS CONTAINED IN MAP 4, PAGE 47; BENEFITS THE SUBJECT PROPERTY.
  - THE OVERLAP OF CANOPY ROOF AS SHOWN ON THE PHYSICAL SURVEY PREPARED BY BONIFANT LAND SURVEYS, DATED OCTOBER 11, 1985; NOT FOUND AT THE TIME OF THE CURRENT FIELD SURVEY.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
  - ZONING: B-2 (COMMUNITY BUSINESS DISTRICT)
- BUILDING SETBACKS  
FRONT: 35 FEET  
SIDE: 0 FEET  
REAR: 0 FEET
- MAX. HEIGHT: 35 FEET
- ZONING INFORMATION IS PER PLAN REFERENCE #3 AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.
- REFERENCES:
- THE CITY OF VIRGINIA BEACH, VIRGINIA DEPARTMENT OF REAL ESTATE ASSESSMENTS GPIN OF 1479461545 AND 1479460456.
  - MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, CITY OF VIRGINIA BEACH, VIRGINIA, PANEL 19 OF 300", COMMUNITY-PANEL NUMBER 5155310019F, MAP EFFECTIVE DATE MAY 4, 2009.
  - CITY OF VIRGINIA BEACH, VIRGINIA, ORDINANCE CODE, ORDINANCE NO. 3071, ADOPTED MARCH 10, 2009.



VICINITY MAP  
ADC THE MAP PEOPLE  
PERMIT USE NO. 20620153-5  
SCALE: 1"=2,000'

METES AND BOUNDS DESCRIPTION

PARCELS C & D  
PROPERTY OF W.W. OLIVER  
PLAT BOOK 70 PAGE 31

LANDS OF  
VIRGINIA NATIONAL BANK  
DEED BOOK 1442 PAGE 342  
DEED BOOK 1765 PAGE 523  
BAYSIDE BOROUGH  
CITY OF VIRGINIA BEACH, VIRGINIA

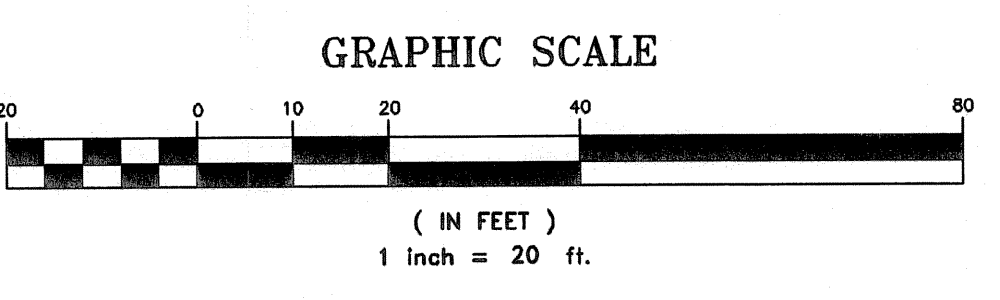
BEGINNING AT A PK NAIL MARKING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF VICTORY ROAD (50' WIDE RIGHT-OF-WAY), WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF PLEASURE HOUSE ROAD (40' WIDE RIGHT-OF-WAY), THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS;

- NORTH 21 DEGREES - 06 MINUTES - 00 SECONDS EAST, 231.00 FEET TO THE POINT OF INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF PARCEL C, PROPERTY OF W.W. OLIVER (PLAT BOOK 71 PAGE 31) ON THE NORTH, AND PARCEL C, PROPERTY OF W.W. OLIVER (PLAT BOOK 70 PAGE 31) ON THE SOUTH, THENCE WITH SAID DIVISION LINE;
- SOUTH 68 DEGREES - 54 MINUTES - 00 SECONDS EAST, 265.00 FEET TO THE POINT OF INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF PARCEL C, PROPERTY OF W.W. OLIVER ON THE WEST, AND LOT 3, BRADFORD ACRES (PLAT BOOK 47 PAGE 41) AND LOT 1, BRADFORD ACRES (PLAT BOOK 47 PAGE 41), ON THE EAST, THENCE WITH SAID DIVISION LINE;
- SOUTH 21 DEGREES - 06 MINUTES - 00 SECONDS WEST, 231.00 FEET TO A NAIL FOUNDING MARKING THE POINT OF INTERSECTION OF SAID DIVISION LINE WITH THE SAID NORTHERLY RIGHT-OF-WAY LIMITS OF VICTORY ROAD, THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS;
- NORTH 68 DEGREES - 54 MINUTES - 00 SECONDS WEST, 265.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 61,215 SQUARE FEET OR 1.405 ACRES.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 11582379, WITH AN EFFECTIVE DATE OF MARCH 19, 2009 AND BEING SUBJECT TO RESTRICTIONS, EASEMENTS AND OR COVENANTS AS CONTAINED THEREIN.

- LEGEND
- OH OVERHEAD WIRES
  - UTILITY POLE
  - GAS METER
  - SIGN
  - BOLLARD
  - METAL GUARDRAIL
  - FENCE
  - L.S.A. LANDSCAPED AREA
  - AREA LIGHT
  - DOUBLE AREA LIGHT
  - CLEAN OUT
  - PAINTED ARROWS
  - TITLE REPORT EXCEPTION
  - DENOTES PARKING SPACE COUNT
  - UTILITY POLE/LIGHT POLE
  - CUY WIRE



BOHLER ENGINEERING - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.

THIS SURVEY IS CERTIFIED TO:  
BANK OF AMERICA, N.A.  
CHICAGO 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), & 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LICENSED LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOT VALID UNTIL SEALED

DATE

**KEVIN F. STEINHILBER**  
VIRGINIA LICENSED LAND SURVEYOR NO. 1653

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

1	REVISE PER TITLE COMMITMENT	K.A.G.	05-06-09
No.	DESCRIPTION OF REVISION	BY:	DATE
FIELD DATE	ALTA/ACSM LAND TITLE SURVEY		
3-04-09			
FIELD BOOK NO.	PARCELS C & D		
BE09-20	PROPERTY OF W.W. OLIVER		
FIELD BOOK PG.	P.B. 70 PG. 31		
10	BAYSIDE BOROUGH		
	CITY OF VIRGINIA BEACH, VIRGINIA		
DRAWN:			
S.U.	22630 DAVIS DRIVE, SUITE 200		
REVIEWED:	STERLING, VIRGINIA 20164		
J.S.C.	703.904.9400 - 703.904.9797 FAX		
APPROVED:	www.bohlerengineering.com		
K.F.S.	DATE	SCALE	FILE NO.
	03-10-09	1"=20'	S095521.SR
			DWG. NO.
			1 OF 1