

RECORD
D.B. 979, PG. 261

N/F
JOHN WAYNE JONES, SR.
D.B. 1016, PG. 212
TAX MAP #086-A-43

N/F
JOHN WAYNE JONES
D.B. 946, PG. 257
P.B. 31, PG. 35
TAX MAP #086-A-44A

TITLE COMMITMENT NOTES – SCHEDULE B. PART II:

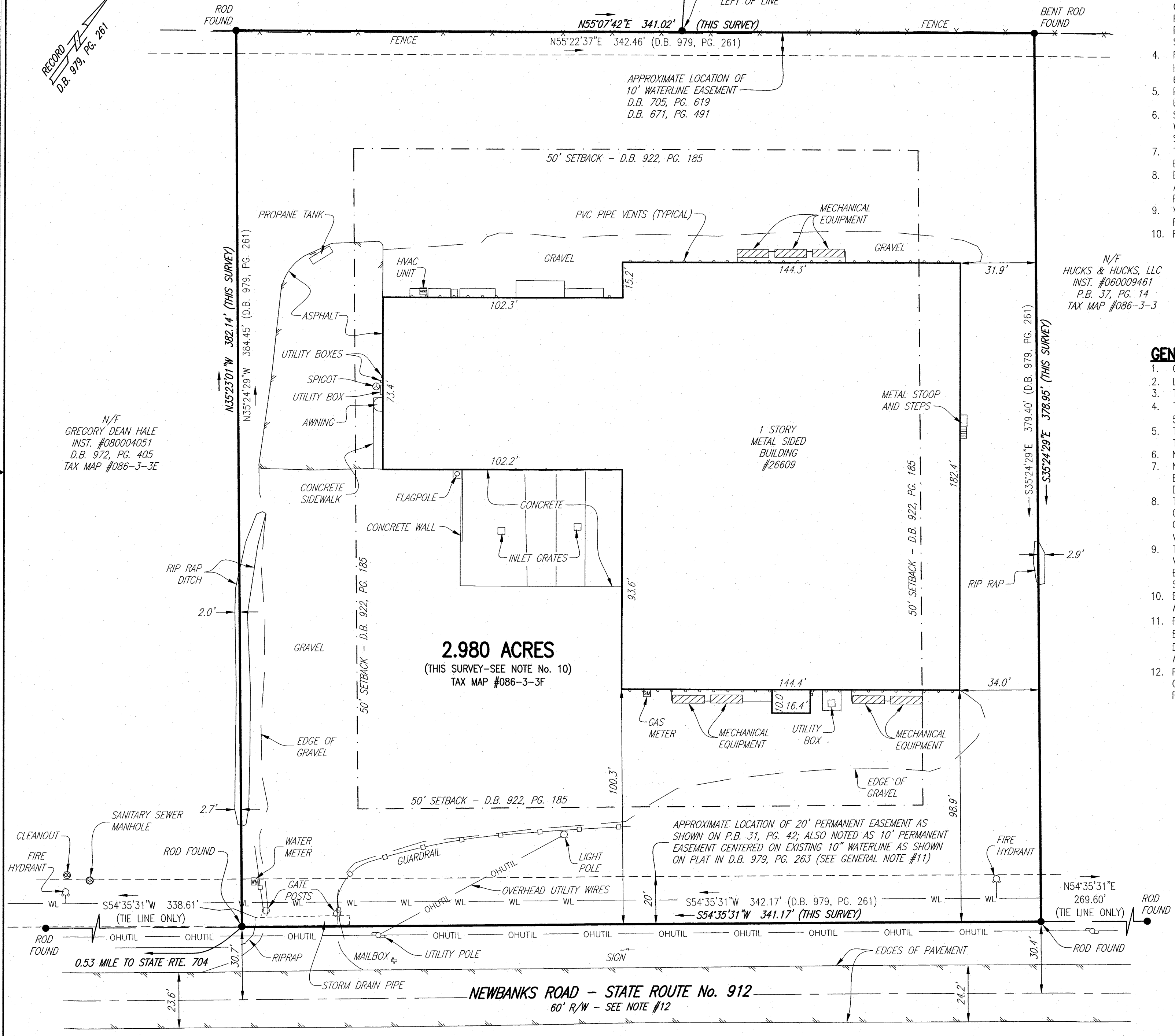
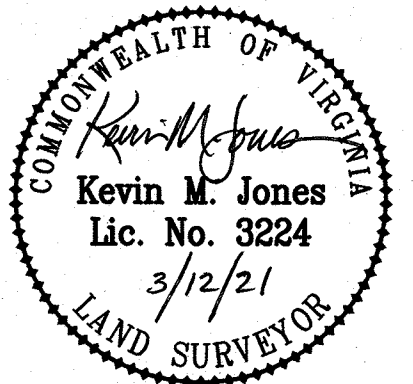
SEE FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE No. VAC000057, DATE: FEBRUARY 23, 2021, 8:00 AM

1. REAL ESTATE TAXES ACCRUING FROM THE BEGINNING OF THE FIRST HALF OF THE FISCAL YEAR 2021-2022, AND SUBSEQUENT SEMI-ANNUAL PAYMENTS, NOT YET DUE AND PAYABLE. NOT A SURVEY RELATED ITEM.
2. EASEMENT TO APPALACHIAN POWER COMPANY RECORDED IN DEED BOOK 346, AT PAGE 150 APPEARS TO BE BLANKET IN NATURE AND IS UNABLE TO BE PLOTTED BASED ON THE INFORMATION PROVIDED.
3. RIGHTS AND EASEMENTS CONTAINED IN DEED TO THE COMMONWEALTH OF VIRGINIA RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA IN DEED BOOK 387, AT PAGE 212. ITEMS DESCRIBED ARE UNABLE TO BE PLOTTED BASED ON THE INFORMATION PROVIDED. REFERENCE TO HIGHWAY PLAT BOOK 5, PAGES 231-234 IS NOTED, BUT NOT PROVIDED TO THE SURVEYOR.
4. RIGHT OF WAY DESCRIBED IN AGREEMENT WITH WASHINGTON COUNTY SANITARY DISTRICT #1 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA IN DEED BOOK 671, AT PAGE 491 IS UNABLE TO BE PLOTTED BASED ON THE INFORMATION PROVIDED.
5. EASEMENT TO WASHINGTON COUNTY SERVICE AUTHORITY RECORDED DEED BOOK 785, AT PAGE 53 IS UNABLE TO BE PLOTTED BASED ON THE INFORMATION PROVIDED.
6. SETBACKS NOTED IN SECOND AMENDED AND RESTATED DEED OF DEDICATION AND RESTRICTIONS FOR WASHINGTON COUNTY INDUSTRIAL PARK, SECTION 2 RECORDED IN DEED BOOK 922, PAGE 185 ARE SHOWN HEREON.
7. TEN (10) FOOT PERMANENT EASEMENT SHOWN ON PLAT ATTACHED TO DEED RECORDED IN DEED BOOK 979, AT PAGE 261 IS SHOWN HEREON.
8. EASEMENT TO APPALACHIAN POWER COMPANY RECORDED IN INSTRUMENT NUMBER 000009994 APPEARS TO BE BLANKET IN NATURE AND IS UNABLE TO BE PLOTTED BASED ON THE INFORMATION PROVIDED.
9. VISIBLE EVIDENCE OF ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES, IF ANY FOUND, ARE SHOWN HEREON.
10. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASEES. NOT A SURVEY RELATED ITEM.

N/F
HUCKS & HUCKS, LLC
INST. #060009461
P.B. 37, PG. 14
TAX MAP #086-3-3

GENERAL NOTES:

1. OWNER OF RECORD: POWERS PROPERTIES, LLC
2. LEGAL REFERENCES: INSTRUMENT #130005401; D.B. 979, PG. 261
3. TAX MAP NUMBER: 086-3-3F
4. THE PROPERTY LIES IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON FIRM MAP NUMBER 51191C0285C (SEE EFFECTIVE DATE: SEPTEMBER 29, 2010).
5. TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR ON MARCH 10, 2021. SEE FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE No. VAC000057, DATED FEBRUARY 23, 2021 AT 8:00 AM.
6. NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.
7. NO VISIBLE EVIDENCE OF GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL. SURVEYOR EXPRESSLY DISCLAIMS ANY LEGAL OR FINANCIAL RESPONSIBILITY FOR ANY GRAVES THAT WERE NOT DETECTED.
8. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON A COMBINATION OF OBSERVED SURFACE EVIDENCE AND RECORD INFORMATION. SURVEYOR DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES ON THIS PLAT. CONTACT MISS UTILITY OF VIRGINIA (811) BEFORE EXCAVATION.
9. THIS PLAT IS BASED ON A FIELD SURVEY DATED FEBRUARY 24, 2021. VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN. THERE ARE NO VISIBLE EVIDENCE OF ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES OTHER THAN SHOWN HEREON.
10. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE BASED ON INFORMATION FOUND IN THE FIELD AND MAY NOT CONFORM TO THOSE FOUND IN RECORD DEEDS AND PLATS.
11. PLAT RECORDED IN DEED BOOK 979, PAGE 261 SHOWS A "10' PERM. EASEMENT CENTERED ON EXISTING 10" WATERLINE". THE EASEMENT AS SHOWN ON THE PLAT SCALES 20' WIDE. OTHER DOCUMENTS LIST A 20' WIDE EASEMENT. UNDERGROUND WATERLINE AS SHOWN HEREON IS APPROXIMATE AND SCALED FROM PLAT BOOK 31, PAGE 42.
12. PLAT RECORDED IN DEED BOOK 979, PAGE 261 LISTS NEWBANKS ROAD AS "VA. SEC. RTE. NO. 910." CURRENT ROAD SIGNS LIST NEWBANKS ROAD AS ROUTE 912. DEED BOOK 794, PAGE 440 LISTS THE RIGHT-OF-WAY AS 60 FEET WIDE, 30 FEET FROM THE CENTERLINE AS CONSTRUCTED.



2.980 ACRES
(THIS SURVEY-SEE NOTE No. 10)
TAX MAP #086-3-3F

NEWBANKS ROAD – STATE ROUTE No. 912
60' R/W – SEE NOTE #12

PHYSICAL IMPROVEMENT SURVEY
OF
TAX MAP NUMBER 086-3-3F

PROPERTY LOCATED AT 26609 NEWBANKS ROAD
MONROE MAGISTERIAL DISTRICT
WASHINGTON COUNTY, VIRGINIA
SURVEYED: FEBRUARY 24, 2021
REVISED: MARCH 12, 2021
JOB #25210033.HS
SCALE: 1" = 30'
SHEET 1 OF 1

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.co

