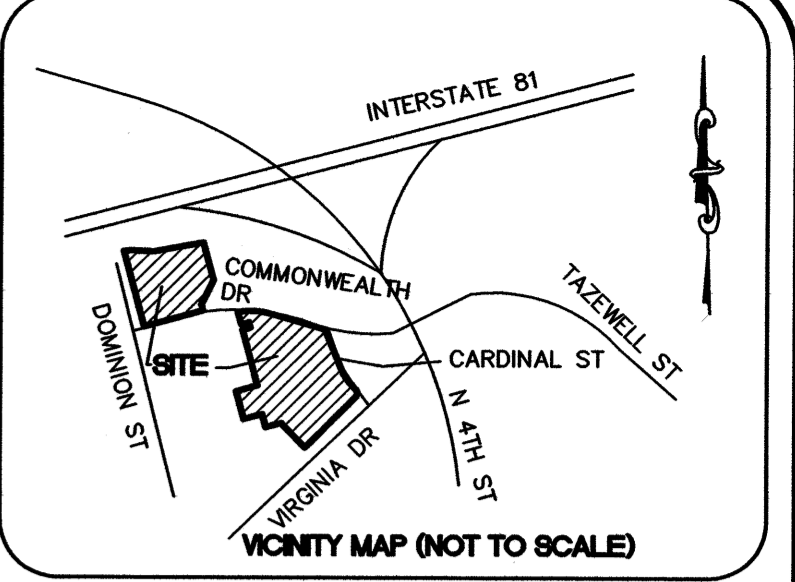


LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET (5/8" REBAR)
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EL	2 HEAD LIGHT STANDARD
ELH	3 HEAD LIGHT STANDARD
WV	WATER VALVE
WM	WATER METER
WH	FIRE HYDRANT
SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN
CBG	CATCH BASIN GRATED INLET
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SSMH	SANITARY SEWER MANHOLE
CL	CLEANOUT
GV	GAS VALVE
GM	GAS METER
TM	TELEPHONE MANHOLE
T-PED	TELEPHONE PEDESTAL
FOOMR	FIBER OPTIC CABLE MARKER
GP	GUARD POST
Y	SIGN
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
SSL	SANITARY SEWER LINE
WL	WATER LINE
US	GAS LINE
UT	UNDERGROUND TELEPHONE LINE
YL	YELLOW LINE
X	FENCE
SD	STORM DRAIN PIPE



SURVEYOR'S NOTES:

- ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY, PZR SITE # 109762-1, DATED 2-14-2018.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- THE PROPERTY HAS DIRECT ACCESS TO COMMONWEALTH DRIVE AND CARDINAL STREET, BOTH DEDICATED PUBLIC RIGHTS OF WAY.
- THE DIFFERENCE BETWEEN TO RECORD AND MEASURED CALLS DO NOT CREATE ANY TITLE PROBLEMS.

SITE ADDRESS: (LOT 3, TR. 1)
215, 235, 265 & 295
COMMONWEALTH DRIVE
WYTHEVILLE, VA 24382

SITE ADDRESS: (LOT 12R, TR. 2)
330 & 360 COMMONWEALTH DRIVE
WYTHEVILLE, VA 24382

POSSIBLE ENCROACHMENTS:
BUILDING ALONG WEST
LINE NEAR WAL-MART

**BASIS OF BEARINGS
AND BENCHMARK:**
BASIS OF BEARINGS P.B. 11 PAGE 48

FREELAND
SURVEYORS - ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: BEC/RR PARTY CHIEF: RH CHECKED: JCC
REF. PLAT BOOK: 11-48, 11-285
REF. DEED BOOK: 070000986 / 100003580
TAX MAP: 41A 079 0000 0003 / 41A-079-0000-0013
DATE OF SURVEY: 01-31-2018
DATE DRAWN: 02-07-2018
DRAWING NO: 692284
DATE OF LAST REVISION:

0' 50' 100' 150'
SCALE: 1" = 50'

PLS: JAMES R. FREELAND
NO: 2783

STATE OF VIRGINIA
WYTHE COUNTY
TOWN OF WYTHEVILLE

ALTA/NSPS LAND TITLE
SURVEY FOR
WYTHEVILLE (WYTHEVILLE)
WMC, LLC.
LOT 3 AND LOT 12-R

LAND AREA (LOT 3) (TR I) AND (LOT 12-R) (TR II)

LOT 3 (TR I) 6.381 ACRES 277,976 SQ.FT.
LOT 12-R (TR II) 3.281 ACRES 142,955 SQ.FT.
TOTAL 9.662 ACRES 420,931 SQ.FT.

LINE TABLE

LINE	LENGTH	BEARING	RECORD-MEASURED
L1	31.64'	S 43°46'37" E	R-M
L2	115.17'	N 76°17'52" E	R-M
L3	43.00'	N 76°17'52" E	R-M
L4	28.50'	N 13°42'08" W	R-M
L5	43.00'	S 76°17'52" W	R-M
L6	68.64'	N 13°42'08" W	R-M
L7 (M)	33.16'	S 13°45'21" E	M
L7 (R)	33.08'	S 13°42'08" E	R

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	RECORD-MEASURED
C1	425.00'	184.15'	93.55'	182.72'	S 84°38'31" E	24°49'35"	M
C1	425.00'	184.15'	93.55'	182.97'	S 84°39'34" E	24°49'35"	R
C2	25.00'	22.28'	11.94'	21.55'	S 46°42'42" E	51°03'43"	M
C2	25.00'	22.23'	11.94'	21.55'	S 46°42'42" E	51°03'43"	R
C3	225.00'	88.81'	44.99'	88.23'	S 32°27'58" E	22°36'51"	M
		88.81'	PLAT	PB. 11-48			R
		88.81'	DEED	100003580			R
C4	25.00'	39.27'	25.01'	35.36'	S 01°14'28" W	90°00'54"	R-M
C5 (M)	1568.01'	38.02'	19.01'	38.02'	N 85°46'54" E	1°23'21"	M
C5 (R)	1568.01'	37.74'	18.87'	37.74'	N 86°01'35" E	1°22'45"	R

PARKING INFORMATION LOT 3

321 REGULAR SPACES
8 HANDICAP SPACES
329 SPACES TOTAL

PARKING INFORMATION LOT 12-R

144 REGULAR SPACES
7 HANDICAP SPACES
151 SPACES TOTAL

REQUIRED PARKING LOT 3

324 SPACES TOTAL

REQUIRED PARKING LOT 12-R

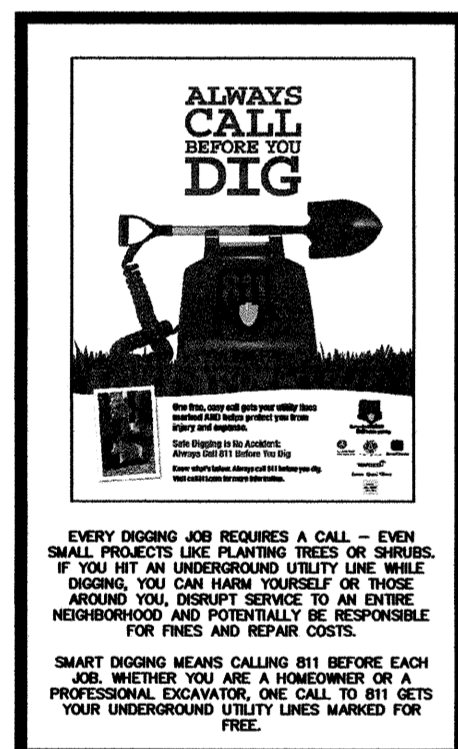
137 SPACES TOTAL

ZONING INFORMATION:

ZONED: B-2 GENERAL BUSINESS
SETBACK LINE: NONE REQUIRED
FRONT: 0'
SIDE: 0'
BACK: 0'
MAXIMUM BUILDING HEIGHT: 75'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 5197C0205D EFFECTIVE DATE: MAY 2, 2008



TRACT 1 PARCEL DESCRIPTION (RECORD)

All of those lots or parcels of land located in Wythe County, Virginia, and more particularly described as follows:

TRACT 1: SITUATED IN THE WYTHEVILLE DISTRICT OF WYTHE COUNTY, VIRGINIA, AND WITHIN THE TOWN OF WYTHEVILLE, VIRGINIA, AND BEING KNOWN AND DESIGNATED AS LOT 3, AS SHOWN BY PLAT OF CORRECTION OF RECORD IN PLAT BOOK 11, PAGE 285, SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF COMMONWEALTH DRIVE, CORNER TO LOT #1; THENCE WITH COMMONWEALTH DRIVE, CARDINAL STREET AND VIRGINIA AVENUE THE FOLLOWING CALLS: A CURVE, SAID CURVE HAVING A RADIUS OF 425.00, AN ARC LENGTH OF 184.15 FEET AND A CHORD OF S 84-39-34 E 182.97 FEET TO AN IRON PIN SET; THENCE S 72-13-44 E 272.00 FEET TO AN IRON PIN SET; THENCE A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 25.00 FEET AN ARC LENGTH OF 22.23 FEET AND A CHORD OF S 48-42-42 E 21.55 FEET TO AN IRON PIN SET; THENCE S 21-09-41 E 223.38 FEET TO AN IRON PIN SET; THENCE A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET AN ARC LENGTH OF 88.81 FEET AND A CHORD OF S 32-27-58 E 88.23 FEET TO AN IRON PIN SET; THENCE S 43-46-37 E 31.64 FEET TO AN IRON PIN SET; THENCE A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AN ARC LENGTH OF 39.27 FEET AND A CHORD OF S 01-14-28 W 35.36 FEET TO AN IRON PIN SET; THENCE S 46-14-20 W 374.86 FEET TO AN IRON PIN SET ON THE NORTH RIGHT OF WAY LINE OF VIRGINIA AVENUE CORNER TO LOT #1; THENCE WITH THE LINES OF LOT #1 THE FOLLOWING CALLS: N 43-33-10 W 178.42 FEET TO AN IRON PIN SET; THENCE S 76-17-52 W 82.46 FEET TO A POINT; THENCE N 13-42-08 W 71.67 FEET TO AN IRON PIN SET; THENCE S 76-17-52 W 100.00 FEET TO A POINT; THENCE N 76-17-52 E 115.17 FEET TO AN IRON PIN SET; THENCE N 13-42-08 W 28.50 FEET TO AN IRON PIN SET; THENCE S 76-17-52 W 43.00 FEET TO AN IRON PIN SET; THENCE S 76-17-52 W 43.00 FEET TO AN IRON PIN SET; THENCE S 76-17-52 W 43.00 FEET TO AN IRON PIN SET; THENCE N 13-42-08 W 68.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO ENTER UPON LOTS 2 AND 6 FOR THE PURPOSE OF USING, MAINTAINING, REPAIRING OR REPLACING THE SIGNS AND SIGN PANELS LOCATED ON LOTS 2 AND 6, AND FOR THE FURTHER PURPOSE OF USING, MAINTAINING, REPAIRING OR REPLACING THE ELECTRICAL SYSTEMS FOR SUCH SIGNS AS ESTABLISHED BY SIGN EASEMENT AND MAINTENANCE AGREEMENT BETWEEN COMMONWEALTH WYTHEVILLE PARTNERS, L.P. AND LOWE'S HOME CENTERS, INC., DATED JULY 24, 2000, AND RECORDED AS INSTRUMENT NO. 000002801, IN THE CLERK'S OFFICE, CIRCUIT COURT, COUNTY OF WYTHE, VIRGINIA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS ESTABLISHED BY THE DOCUMENT TITLED EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND AMONG WAL-MART REAL ESTATE BUSINESS TRUST, WAL-MART STORES EAST, INC., LOWE'S HOME CENTERS, INC. AND COMMONWEALTH WYTHEVILLE PARTNERS, L.P., DATED JULY 24, 2000, AND RECORDED AS INSTRUMENT NO. 000002599, IN THE CLERK'S OFFICE, CIRCUIT COURT, COUNTY OF WYTHE, VIRGINIA, AS AMENDED BY FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") DATED JANUARY 11, 2002, RECORDED OCTOBER 22, 2002, AS INSTRUMENT NO. 020004818 IN THE AFORESAID CLERK'S OFFICE, AND AS FURTHER AMENDED BY SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") DATED NOVEMBER 3, 2003, RECORDED JANUARY 22, 2004, AS INSTRUMENT NO. 040000235, IN THE AFORESAID CLERK'S OFFICE.

TRACT II:

SITUATED IN THE WYTHEVILLE DISTRICT OF WYTHE COUNTY, VIRGINIA, AND WITHIN THE TOWN OF WYTHEVILLE, VIRGINIA, AND BEING KNOWN AND DESIGNATED AS LOT 12-R OF WYTHEVILLE CENTER, CONTAINING 3.28 ACRES, AS SHOWN BY PLAT OF SAME OF RECORD IN PLAT BOOK 11, PAGE 48, IN THE WYTHE COUNTY, VIRGINIA, CIRCUIT COURT CLERK'S OFFICE, SAID LOTS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED BY PLAT AFORESAID, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH TEMPORARY EASEMENTS FOR INGRESS AND EGRESS THERETO AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES UPON, OVER, UNDER AND THROUGH THE ACRES SHOWN AS ROADS AND/OR DESIGNATED AS "PROPOSED ACCESS ROAD" AND "PROPOSED 50' R/W ACRES ROAD" UPON THE PLAT RECORDED IN PLAT BOOK 10, PAGE 36, AS ESTABLISHED BY DECLARATION OF TEMPORARY EASEMENTS RECORDED AS INSTRUMENT NO. 000002595, IN THE CLERK'S OFFICE, CIRCUIT COURT, COUNTY OF WYTHE, VIRGINIA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS ESTABLISHED BY THE DOCUMENT TITLED EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND AMONG WAL-MART ROAD ESTATE BUSINESS TRUST, WAL-MART STORES EAST, INC., LOWE'S HOME CENTERS, INC. AND COMMONWEALTH WYTHEVILLE PARTNERS, L.P., DATED JULY 24, 2000, AND RECORDED INSTRUMENT NO. 000002599, IN THE CLERK'S OFFICE, CIRCUIT COURT, COUNTY OF WYTHE, VIRGINIA, AS AMENDED BY FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") DATED JANUARY 11, 2002, RECORDED OCTOBER 22, 2002, AS INSTRUMENT NO. 020004818 IN THE AFORESAID CLERK'S OFFICE, AND AS FURTHER AMENDED BY SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") DATED NOVEMBER 3, 2003, RECORDED JANUARY 22, 2004, AS INSTRUMENT NO. 040000235, IN THE AFORESAID CLERK'S OFFICE.

LOT 3 - (TRACT I) PARCEL DESCRIPTION

(MEASURED)
Tract I Measured:

BEGINNING AT AN IRON PIN SET WITH CAP # 2783 LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE WEST RIGHT OF WAY OF CARDINAL ST. AND THE NORTH RIGHT OF WAY OF VIRGINIA AVE. AND RUNNING ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, AN ARC OF 39.27 FEET AND A CHORD OF S 01-14-28 W FOR 35.36 FEET TO AN IRON PIN SET WITH CAP # 2783; THENCE ALONG THE NORTH RIGHT OF WAY OF VIRGINIA AVE. S 46-14-20 W FOR 374.86 FEET TO AN IRON PIN SET WITH CAP # 2783; THENCE ALONG THE COMMON LINE OF WAL-MART REAL ESTATE BUSINESS TRUST IN 43-33-10 W FOR 178.42 FEET TO A POINT, PASSING A P/K NAIL SET AT 177.71 FEET; THENCE S 76-17-52 W FOR 82.46 FEET TO A P/K NAIL SET; THENCE N 13-42-08 W FOR 71.67 FEET TO A P/K NAIL SET; THENCE S 76-17-52 W FOR 100.00 FEET TO A POINT, PASSING A P/K NAIL SET AT 99.50 FEET; THENCE N 13-42-08 W FOR 150.03 FEET TO A P/K NAIL SET; THENCE N 76-17-52 E FOR 115.17 FEET TO AN "X" SET IN CONCRETE; THENCE N 13-42-08 W FOR 300.50 FEET TO A P/K NAIL SET; THENCE N 76-17-52 E FOR 43.00 FEET TO A P/K NAIL SET; THENCE S 76-17-52 W FOR 28.50 FEET TO A P/K NAIL SET; THENCE S 76-17-52 W FOR 43.00 FEET TO A P/K NAIL SET; THENCE N 13-42-08 W FOR 68.64 FEET TO AN "X" SET IN CONCRETE; THENCE ALONG THE SOUTH RIGHT OF WAY OF COMMONWEALTH ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 425.00 FEET, AN ARC OF 184.15 FEET AND A CHORD OF S 84-39-34 E FOR 182.97 FEET TO AN IRON PIN SET WITH CAP # 2783; THENCE S 72-13-44 E FOR 272.00 FEET TO AN IRON PIN SET WITH CAP # 2783; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, AN ARC OF 22.28 FEET AND A CHORD OF S 48-42-42 E FOR 21.55 FEET TO AN IRON PIN SET WITH CAP # 2783; THENCE ALONG THE WEST RIGHT OF WAY OF CARDINAL ST. S 21-09-41 E FOR 223.38 FEET TO A P/K NAIL SET; THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 225.00 FEET, AN ARC OF 88.81 FEET AND A CHORD OF S 32-27-58 E FOR 88.23 FEET TO A P/K NAIL SET; THENCE S 43-46-37 E FOR 31.64 FEET TO A P/K NAIL SET BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 6.381 ACRES OR 277,976 SQUARE FEET MORE OR LESS.

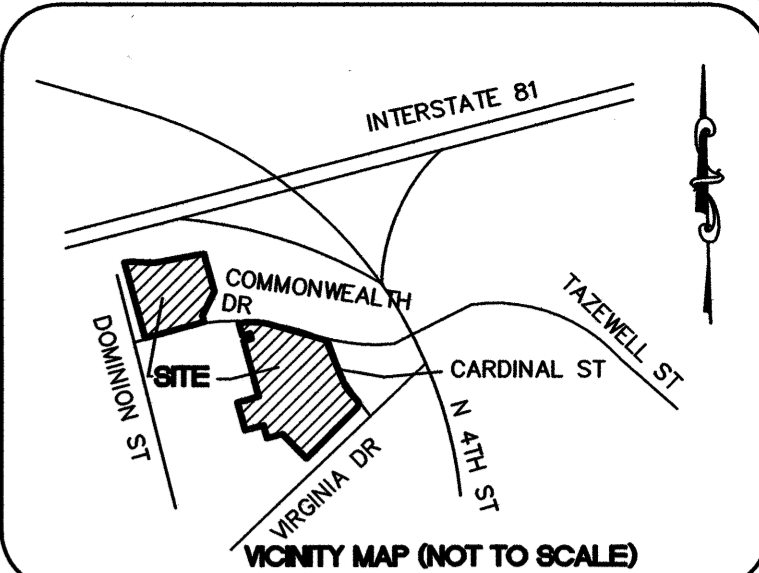
THE TRACT DESCRIBED HEREIN IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #3020-888521VA2, DATED JANUARY 25, 2018.

LOT 12-R - (TRACT II) PARCEL DESCRIPTION

(MEASURED)
Tract II Measured:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERN RIGHT OF WAY OF INTERSTATE 81, POINT BEING A COMMON CORNER WITH, AND THE NORTHWEST CORNER OF CARWASH INVESTMENTS WYTHEVILLE LC (BEING DESCRIBED AS LOT 11, ON PLAT BOOK 11, PAGE 48, IN THE WYTHE COUNTY, VIRGINIA, CIRCUIT COURT CLERK'S OFFICE); THENCE WITH COMMON LINE OF SAID LOT, S13-42-08E FOR A DISTANCE OF 205.42 FEET TO AN IRON PIN SET WITH A CAP #2783; THENCE S29-27-23W FOR A DISTANCE OF 141.21 FEET TO A P/K NAIL FOUND IN ASPHALT; THENCE S13-45-21E FOR A DISTANCE OF 33.16 FEET TO A P/K NAIL SET IN ASPHALT, POINT BEING IN THE NORTHERN RIGHT OF WAY OF COMMONWEALTH DRIVE; THENCE WITH THE NORTHERN RIGHT OF WAY OF COMMONWEALTH DRIVE, S76-16-43W FOR A DISTANCE OF 317.19 FEET TO A P/K NAIL SET IN ASPHALT; THENCE ALONG THE COMMON LINE WITH ALLIANCE 2009 LLC (BEING DESCRIBED AS LOT 14, ON PLAT BOOK 11 PAGE 48, IN THE WYTHE COUNTY, VIRGINIA, CIRCUIT COURT CLERK'S OFFICE), N13-41-30W FOR A DISTANCE OF 407.80 FEET TO AN IRON PIN FOUND IN SOUTHERN RIGHT OF WAY OF INTERSTATE 81; THENCE RUNNING WITH THE SOUTHERN RIGHT OF WAY OF INTERSTATE 81, ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1568.01, AN ARC DISTANCE OF 38.02, AND A CHORD OF N85-46-54E FOR 38.02 FEET TO A R/W MONUMENT FOUND; THENCE N85-52-13E FOR A DISTANCE OF 119.46 FEET TO A R/W MONUMENT FOUND; THENCE N81-02-00E FOR A DISTANCE OF 251.53 FEET TO THE POINT OF BEGINNING. SAID TRACT BEING DESCRIBED AS LOT 12-R ON PLAT BOOK 11 PAGE 48, IN THE WYTHE COUNTY, VIRGINIA, CIRCUIT COURT CLERK'S OFFICE. TRACT CONTAINS 3.218 ACRES OR 142,955 SQUARE FEET MORE OR LESS.

THE TRACT DESCRIBED HEREIN IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #3020-888521VA2, DATED JANUARY 25, 2018.



SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY, PZR SITE # 109762-1, DATED 2-14-2018.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 4) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- 5) THE PROPERTY HAS DIRECT ACCESS TO COMMONWEALTH DRIVE AND CARDINAL STREET, BOTH DEDICATED PUBLIC RIGHTS OF WAY.
- 6) THE DIFFERENCE BETWEEN TO RECORD AND MEASURED CALLS DO NOT CREATE ANY TITLE PROBLEMS.

SITE ADDRESS: 215 COMMONWEALTH DRIVE WYTHEVILLE, VA 24382

POSSIBLE ENCROACHMENTS:

BUILDING ALONG WEST LINE NEAR WAL-MART

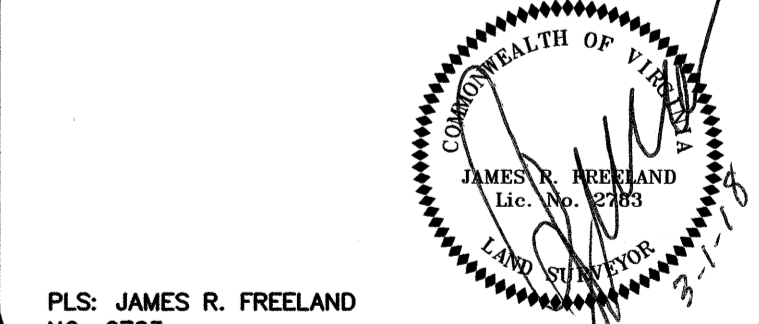
BASIS OF BEARINGS AND BENCHMARK:

BASIS OF BEARINGS P.B. 11 PAGE 48



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

Table with drawing details: DRAWN: BEC/IR, PARTY CHIEF: RH, CHECKED: JCC, REF. PLAT BOOK: 11-48, 11-285, REF. DEED BOOK: 070000986 / 100003580, TAX MAP: 41A 079 0000 0003; 41A-079-0000-0013, DATE OF SURVEY: 01-31-2018, DATE DRAWN: 02-07-2018, DRAWING NO: 69284, DATE OF LAST REVISION: [blank], SCALE: 1" = 50'



STATE OF VIRGINIA
WYTHE COUNTY
TOWN OF WYTHEVILLE
ALTA/NSPS LAND TITLE SURVEY FOR
WYTHEVILLE (WYTHEVILLE)
WMC, LLC.
LOT 3 AND LOT 12-R

TITLE EXCEPTIONS:

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-888521VA2 EFFECTIVE: JANUARY 25, 2018
- 3. Terms, conditions, provisions, agreements and easements contained in Easements With Covenants and Restrictions Affecting land ("ECR") recorded July 27, 2000 as Instrument No. 000002599; amended as instrument No. 020004818 and by Instrument No. 040000235, * AFFECTS PROPERTY-SEE DEED OF RECORD.
- 4. Terms, conditions and easements contained in Sign Easement and Maintenance Agreement by and between Commonwealth Wytheville Partners, L.P. and Lowe's Home Centers Inc. recorded July 27, 2001 as instrument No. 000002601, * AFFECTS PROPERTY FOR MAINTENANCE AND SIGN EASEMENT OVER LOT 2- NOTHING TO PLOT.
- 5. Easement granted Appalachian Power Company by instrument recorded April 16, 2002 as instrument No. 020001830, * AFFECTS AS SHOWN.
- 7. Terms, conditions and easements contained in Permanent Maintenance Agreement for Storm Water Facilities recorded April 21, 2004 as instrument No. 040001529, * AFFECTS -SEE DEED OF RECORD-NOTHING TO PLOT.
- 8. Terms, conditions, provisions and easements as contained in Declaration of Easement and Restrictions for Permanent Maintenance of Storm Water Facility recorded April 23, 2004 as instrument No. 040001618, * AFFECTS -SEE DEED OF RECORD-NOTHING TO PLOT.
- 9. Dedication of Roads and Utility Lines to the Town of Wytheville, Virginia recorded May 6, 2004 as instrument No. 040001723, * AFFECTS AS SHOWN.
- 10. Matters shown on Plats recorded in Plat Book 10, page 36 and Plat Book 11, page 48 and Plat Book 11, page 285, * ALL APPLICABLE MATTERS ARE SHOWN.
- 11. Declaration of Temporary easements recorded in instrument 000002595, * NO LONGER AFFECTS.

Table with land area information: LAND AREA (LOT 3) AND (LOT 12-R), LOT 3 6.381 ACRES 277,976 SQ.FT., LOT 12-R 3.281 ACRES 142,955 SQ.FT., TOTAL 9.662 ACRES 420,931 SQ.FT.

ALTA/NSPS CERTIFICATE:
TO: WYTHEVILLE (WYTHEVILLE) WMC, LLC, a Delaware limited liability company, MORGAN STANLEY BANK, N.A., a national banking association and its successors and/or assigns, and FIRST AMERICAN TITLE INSURANCE COMPANY, THE PLANNING AND ZONING RESOURCE COMPANY
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 1-4, 6A, 6B, 7A, 7B, 7C, 8, 9, 10A, 11, 13, 14, 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-31-2018.
DATE OF PLAT OR MAP: 2-07-2018
THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #3020-888521VA2, DATED JANUARY 25, 2018).
JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 2783