

METES and BOUNDS DESCRIPTION of LOT 3C

BEGINNING AT A DRILL HOLE SET IN THE SOUTHERN RIGHT-OF-WAY LINE OF CROSSOVER BOULEVARD AT THE NORTHERNMOST CORNER OF LOT 3B, SAID DRILL HOLE LOCATED APPROXIMATELY 193 FEET NORTHWESTERLY FROM LEGGE BOULEVARD; THENCE WITH LOT 3B S32°46'02"W 265.94 FEET TO AN IRON ROD SET IN THE NORTHERN LINE OF LOT 2A; THENCE WITH LOT 2A N57°54'53"W 77.35 FEET TO A PK NAIL SET; THENCE CONTINUING WITH LOT 3A N19°37'12"E 181.54 FEET TO A DRILL HOLE SET; N09°16'13"E 10.44 FEET TO A PK NAIL SET; N19°56'14"E 16.00 FEET TO A PK NAIL SET; N10°48'31"E 24.16 FEET TO A PK NAIL SET; N19°30'41"E 35.62 FEET TO A DRILL HOLE SET IN THE AFOREMENTIONED SOUTHERN RIGHT-OF-WAY LINE OF CROSSOVER BOULEVARD; THENCE WITH THE SAID RIGHT-OF-WAY LINE BY A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,510.00 FEET AND AN ARC OF 138.27 FEET (CHORD S60°20'04"E 138.22 FEET) TO A DRILL HOLE SET; S57°42'41"E 41.44 FEET TO THE BEGINNING CONTAINING 0.8815 ACRES.

- NOTES:**
- THE INFORMATION SHOWN ON THIS PLAT IS BASED ON AN ACTUAL FIELD RUN SURVEY COMPLETED NOVEMBER 20, 2023.
 - MERIDIAN BASED UPON VA NAD83 NORTH ZONE STATE GRID.
 - TITLE COMMITMENT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. VA2300776, WITH AN EFFECTIVE DATE OF MAY 1, 2023 AT 8:00 A.M. (REVISION DECEMBER 12, 2023)
 - UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE.
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 51069C0218E DATED JANUARY 29, 2021, THE PROPERTY SHOWN HEREON LIES WITHIN AN AREA DESIGNATED AS ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
 - NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS FOUND ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- TITLE EXCEPTIONS AS NUMBERED IN SCHEDULE B-2 OF THE ABOVE-REFERENCED TITLE COMMITMENT:**
- INTENTIONALLY DELETED.
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 - THE DESCRIPTION OF THE LOCATION OF THE EASEMENT GRANTED TO NORTHERN VIRGINIA POWER COMPANY BY RIGHT OF WAY AGREEMENT DATED FEBRUARY 10, 1947 AND RECORDED FEBRUARY 24, 1947 IN THE FREDERICK COUNTY CLERK'S OFFICE IN DEED BOOK 199 AT PAGE 296 IS AMBIGUOUS AND THEREFORE CANNOT BE PLOTTED.
 - INTENTIONALLY DELETED.
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 - THE LOCATION OF THE 10-FOOT GAS PIPELINE EASEMENT GRANTED TO WASHINGTON GAS LIGHT COMPANY, AS SHOWN ON PLAT ATTACHED TO EASEMENT AND RIGHT OF WAY DATED APRIL 6, 2004 AND RECORDED APRIL 14, 2004 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 040001481 IS SHOWN HEREON.
 - THE LOCATIONS OF THE EASEMENTS DEDICATED TO THE CITY OF WINCHESTER, VIRGINIA BY DEED OF DEDICATION AND SUBDIVISION DATED AUGUST 3, 2004 AND RECORDED AUGUST 6, 2004 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 040003537 DO NOT AFFECT LOT 3C EXCEPT FOR THE DRAINAGE EASEMENT AS SHOWN HEREON.
 - LOT 3C IS A PORTION OF THE PROPERTY DESCRIBED IN THE STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT DATED APRIL 2, 2007 AND RECORDED APRIL 25, 2007 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 070001429 AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN.
 - INTENTIONALLY DELETED.
 - THE LOCATION OF THE EASEMENT GRANTED TO THE POTOMAC EDISON COMPANY (D/B/A ALLEGHENY POWER) AS SHOWN ON SKETCH ATTACHED TO RIGHT OF WAY AGREEMENT DATED AUGUST 23, 2007 AND RECORDED SEPTEMBER 25, 2007 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 070003300 IS VAGUE AND THEREFORE CANNOT BE PLOTTED.
 - LOT 3C IS A PORTION OF THE PROPERTY DESCRIBED IN THE DECLARATION OF CROSS-ACCESS AND CROSS-PARKING DATED SEPTEMBER 26, 2012 AND RECORDED OCTOBER 10, 2012 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 120002827 AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN.
 - THE LOCATIONS OF THE 20-FOOT SANITARY SEWER EASEMENT AND 20-FOOT WATER EASEMENT GRANTED TO THE CITY OF WINCHESTER, VIRGINIA, AS SHOWN ON PLAT ATTACHED TO DEED OF EASEMENT DATED NOVEMBER 22, 2013 AND RECORDED DECEMBER 2, 2013 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 130003267 ARE SHOWN HEREON.
 - LOT 3C IS A PORTION OF THE PROPERTY DESCRIBED IN THE STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT DATED NOVEMBER 4, 2013 AND RECORDED DECEMBER 19, 2013 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 130003424 AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN.
 - LOT 3C IS A PORTION OF THE "SHOPPING CENTER" PROPERTY DESCRIBED IN THE MEMORANDUM OF LEASE DATED AUGUST 20, 2015 BY AND BETWEEN GLAIZE DEVELOPMENTS, INCORPORATED, LANDLORD, AND MISSION BBQ WINCHESTER, VA LLC, TENANT, RECORDED MAY 3, 2016 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 160000965 AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN.
 - THE LOCATION OF THE 15-FOOT UNDERGROUND POWER LINE EASEMENT GRANTED TO SHENANDOAH VALLEY ELECTRIC COOPERATIVE, AS SHOWN ON SKETCH ATTACHED TO DEED OF EASEMENT DATED OCTOBER 27, 2015 AND RECORDED JUNE 27, 2016 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 160001435 IS VAGUE AND THEREFORE CANNOT BE PLOTTED.
 - LOT 3C IS A PORTION OF THE PROPERTY DESCRIBED IN THE STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT DATED JUNE 11, 2015 AND RECORDED SEPTEMBER 22, 2016 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 160002255 AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN.
 - INTENTIONALLY DELETED.
 - UPON RECEIPT OF SATISFACTORY OWNERS AFFIDAVIT CERTIFYING THAT THERE ARE NO TENANT RIGHTS ASSOCIATED WITH UNRECORDED LEASES RELATIVE TO THIS PARCEL THE FOLLOWING WILL NOT APPEAR IN THE FINAL POLICY. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
 - THE LOCATIONS OF THE WATER EASEMENT, DUMPSTER EASEMENT, 20' INGRESS/EGRESS EASEMENT, SANITARY SEWER EASEMENT AND 10' VERIZON EASEMENT, ALL OF WHICH ARE SHOWN AS "HEREBY CREATED" ON A PLAT OF MINOR SUBDIVISION DATED NOVEMBER 16, 2023 ATTACHED TO CORRECTED DEED OF SUBDIVISION DATED NOVEMBER 21, 2023 AND RECORDED NOVEMBER 22, 2023 IN THE CITY OF WINCHESTER CLERK'S OFFICE AS INSTRUMENT NO. 230002060 ARE SHOWN HEREON.

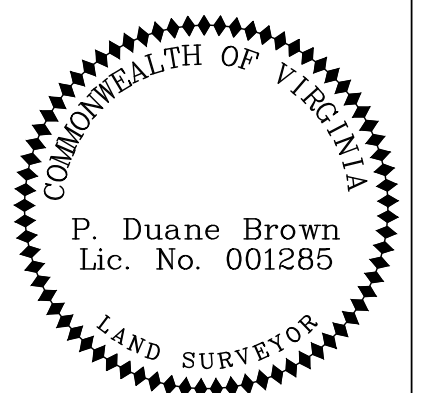


SURVEYOR'S CERTIFICATE

TO MANOJ GANDHI, AJAY MALPANI, GANGES WINCHESTER LLC AND FIDELITY NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 13, 14, 15, 16 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2023.

DATE OF PLAT OR MAP: NOVEMBER 27, 2023 (UPDATED DECEMBER 27, 2023)



Marsh & Legge Land Surveyors, P.L.C.

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ALTA/NSPS LAND TITLE SURVEY
 OF
LOT 3C
 STANDING IN THE NAME OF
GLAIZE DEVELOPMENTS, INC.
INSTRUMENT NUMBER 230001972
 175 CROSSOVER BOULEVARD
 CITY OF WINCHESTER, VIRGINIA

JOB NUMBER: ID10789
 DATE: November 27, 2023
 DWG. NAME: ID10789-ALTA_3C.DWG
 SHEET: 1
 OF: 1

UPDATED: DECEMBER 27, 2023