

- NOTES:**
- 1) THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY BY CARSON ASHLEY & ASSOCIATES, LLC.
 - 2) CURRENT OWNER: VINT HILL ECONOMIC DEVELOPMENT AUTHORITY
DEED BOOK 851, PAGE 366 & DEED BOOK 869, PAGE 1966
 - 3) TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY
ORDER NO. 4456439 & 4472175, EFFECTIVE DATE: MARCH 18, 2014.
 - 4) ZONING: RFD
 - 5) TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE DO NOT APPEAR TO BE ANY GAPS, STRIPS OR GORES ON THE PROPERTY SHOWN.
 - 6) NO EVIDENCE OF CURRENT OR SITE EARTH MOVING WORK.
 - 7) BASED ON THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY NUMBER 50616, SHEET NUMBER 0325C REVISED FEBRUARY 6, 2008, THE SURVEYED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP. THE FLOOD ZONE CLASSIFICATION FOR THE SURVEYED PROPERTY IS ZONE X.
 - 8) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED.
 - 9) PROPERTY ADDRESS: NO ADDRESS OF RECORD.
 - 10) NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - 11) THIS SURVEY IS BASED ON A PLAT OF RECORD IN DEED BOOK 1417, PAGE 882 & DEED BOOK 1496, PAGE 610.



SURVEY CERTIFICATE

TO: VINT HILL MANAGEMENT, LLC
VINT HILL ECONOMIC DEVELOPMENT AUTHORITY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
VINT HILL VILLAGE, LLC
VINT HILL DEVELOPMENT, LLC
THE FAUQUIER BANK

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, 14, 16 & 18 of Table A thereof. The field work was completed on April 30, 2013.



CURVE TABLE

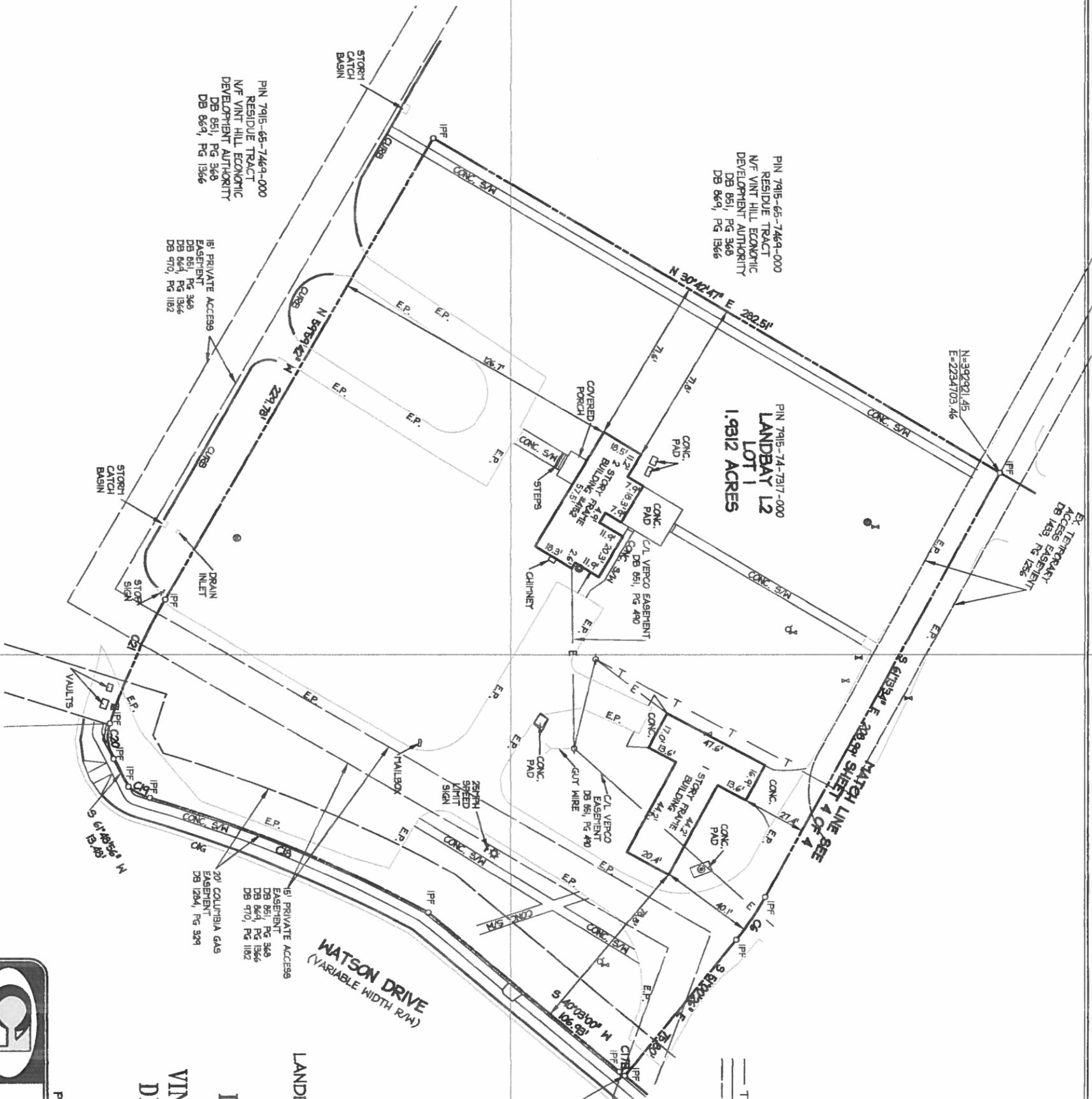
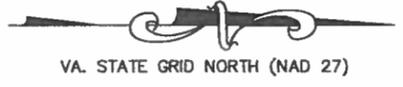
CURVE	RAD.	DELTA	ARC	TAN.	CHD.	CHD. BRG.
C6	125.00'	10°13'08"	22.29'	11.18'	22.26'	S 56°07'00" E
C17	594.00'	07°42'38"	80.61'	40.37'	80.55'	S 42°31'32" W
C17A	594.00'	07°25'37"	77.64'	38.88'	77.59'	N 42°40'03" E
C17B	594.00'	00°17'01"	2.97'	1.48'	2.97'	N 38°48'44" E
C18	611.00'	12°08'28"	129.47'	64.98'	129.23'	S 22°31'22" W
C19	27.00'	22°24'10"	10.56'	5.35'	10.49'	S 27°39'00" W
C20	20.00'	45°41'25"	15.95'	8.43'	15.53'	S 84°34'39" W
C21	268.50'	12°29'57"	58.57'	29.40'	58.46'	N 66°14'40" W

PLAT SHOWING
ALTA/ACSM Land Title Survey
LANDBAY L2 - LOT 1 & LOT 2 (REVISED)
THE PROPERTIES OF
VINT HILL ECONOMIC
DEVELOPMENT AUTHORITY
(FORMERLY KNOWN AS)
VINT HILL FARMS ECONOMIC
DEVELOPMENT AUTHORITY
SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
MAY 7, 2014

PROJECT #20076-100 SHEET 1 OF 4

CARSON ASHLEY
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LEGEND

—●—	IRON ROD FOUND
—IPF—	IRON PIPE FOUND
—IPS—	IRON PIPE SET
—C/L—	CENTERLINE
—●—	POINT OF BEGINNING
—(TYP.)—	TYPICAL
—N/F—	NOM OR FORMERLY
—DB—	DEED BOOK
—PG—	PAGE
—R/W—	RIGHT-OF-WAY
—C/G—	CURB & GUTTER
—S/W—	SIDEWALK
—CONC.—	CONCRETE
—○—	WELL
—○—	UTILITY POLE
—○—	TELEPHONE PEDESTAL
—○—	VALVE
—○—	MANHOLE
—○—	GAS METER
—○—	WATER METER
—○—	FIRE HYDRANT
—○—	BOLLARD
—○—	CLEAN-OUT
—○—	SANITARY MANHOLE
—○—	ELECTRIC BOX
—○—	POST
—○—	OVERHEAD TELEPHONE LINE
—○—	OVERHEAD ELECTRIC LINE
—○—	FENCE LINE
—○—	NUMBER OF MARKED PARKING SPACES

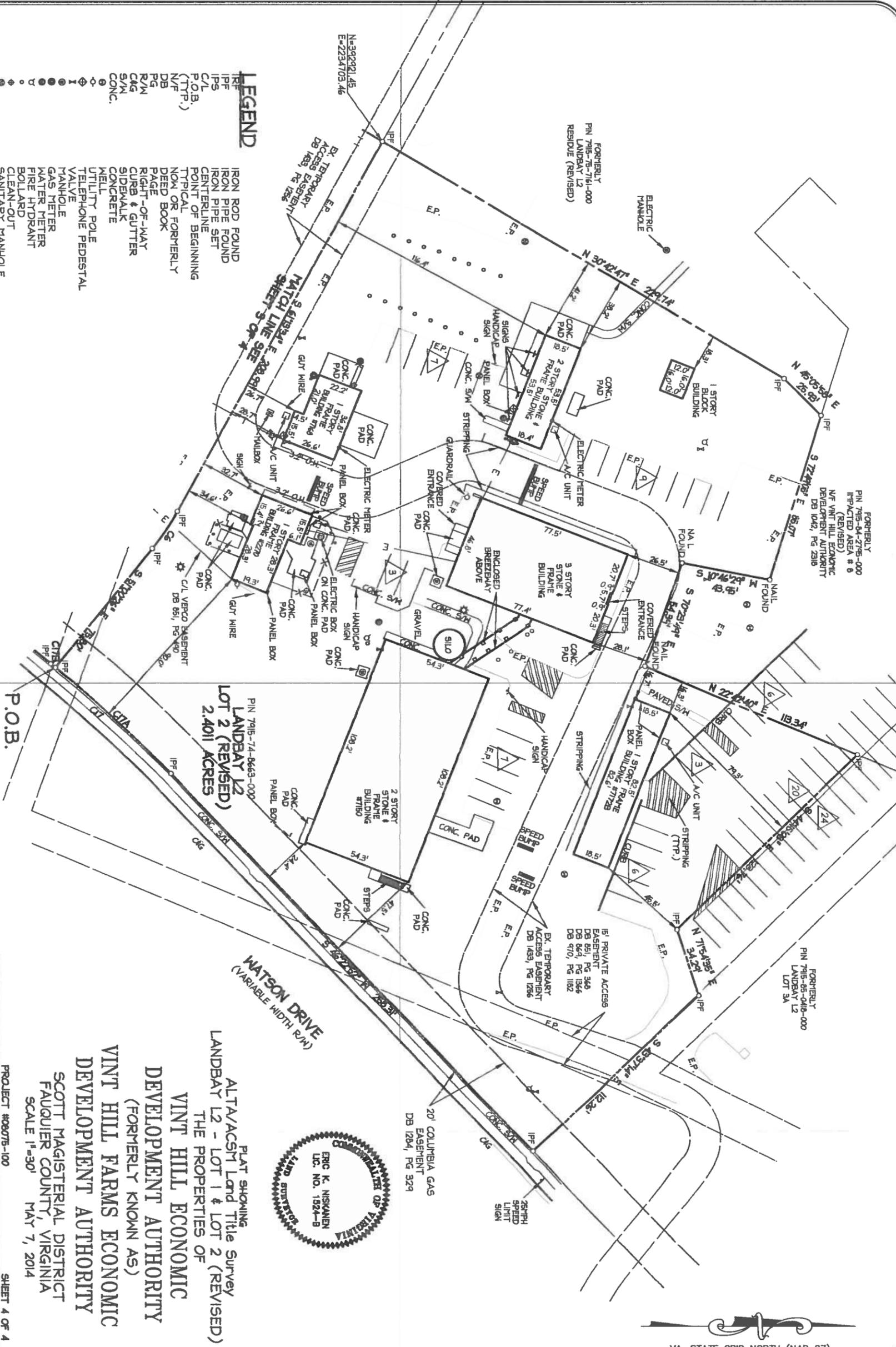


PLAT SHOWING
 ALTA/ACSM Land Title Survey
 LANDBAY L2 - LOT 1 & LOT 2 (REVISED)
 THE PROPERTIES OF
**VINT HILL ECONOMIC
 DEVELOPMENT AUTHORITY**
 (FORMERLY KNOWN AS)
**VINT HILL FARMS ECONOMIC
 DEVELOPMENT AUTHORITY**
 SCOTT MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA
 SCALE 1"=30'
 MAY 7, 2014

PROJECT #08075-100 SHEET 3 OF 4

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- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON PIPE SET
 - CENTERLINE
 - POINT OF BEGINNING
 - TYPICAL
 - NOW OR FORMERLY
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 - BOLLARD
 - CLEAN-OUT
 - SANITARY MANHOLE
 - ELECTRIC BOX
 - POST
 - OVERHEAD TELEPHONE LINE
 - OVERHEAD ELECTRIC LINE
 - FENCE LINE
 - NUMBER OF MARKED PARKING SPACES



PLAT SHOWING
 ALTA/CASH Land Title Survey
 LANDBAY L2 - LOT 1 & LOT 2 (REVISED)
 THE PROPERTIES OF
 VINT HILL ECONOMIC
 DEVELOPMENT AUTHORITY
 (FORMERLY KNOWN AS)
 VINT HILL FARMS ECONOMIC
 DEVELOPMENT AUTHORITY
 SCOTT MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA
 SCALE 1"=30'
 MAY 7, 2014

PROJECT #08075-100 SHEET 4 OF 4

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VA. STATE GRID NORTH (NAD 27)