Line	Delta	Radius	Tangent	Arc	Chord Bearing	Chord
C1	0°18'29"	985.19'	2.54'	5.17'	N49°21'35"W	5.17'

LEGAL DESCRIPTION

COMMENCING AT AN IRON AT THE POINT OF BEGINNING; THENCE NORTH 40°28'33" EAST, A DISTANCE OF 501.00 FEET TO AN IRON ROD; THENCE SOUTH 21°57'20" EAST, A DISTANCE OF 360.66 FEET TO AN IRON ROD; THENCE SOUTH 40°28'34" WEST, A DISTANCE OF 334.14 FEET TO A PK NAIL ON POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 985.19 FEET AND A CENTRAL ANGLE OF 0°19'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°31'35" WEST 5.17 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 5.17 FEET; THENCE NORTH 49°31'27" WEST TANGENT TO SAID CURVE, A DISTANCE OF 314.45 FEET TO THE POINT OF BEGINNING. CONTAINING 3.0639 ACRES, MORE OR LESS.

THE FOLLOWING EASEMENTS DO NOT AFFECT THE PROPERTY SHOWN HEREON:
D.B. 383 PG. 471 (VTGT)
D.B. 411 PG. 590 (VTGT)

THE FOLLOWING EASEMENT IS NO LONGER IN EFFECT:
D.B. 1271 PG. 316 (VDOT CONSTRUCTION EASEMENT)

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF VIRGINIA, CERTIFIES TO: (I) J.P. MORGAN CHASE BANK, N.A., ITS SUCCESSORS AND ASSIGNS, (II) J.P. MORGAN MORTGAGE CAPITAL INC., (III) CHICAGO TITLE INSURANCE COMPANY, AND (IV) GREENBRIER DRIVE, LLC, AS FOLLOWS:

1. 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 THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1997 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED THEREIN (CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION SURVEY) (OR EQUIVALENT).

2. THE SURVEY WAS MADE ON THE GROUND ON APRIL 5, 2005 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL VISIBLE ABOVE-GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

3. [EXCEPT AS SHOWN ON THE SURVEY,] THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

4. [EXCEPT AS SHOWN ON THE SURVEY,] THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.

5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 2021-0021 DATED MARCH 15, 2005, ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTIONS OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE COMMITMENT.

6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

7. [EXCEPT AS SHOWN ON THE SURVEY,] THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.

8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

9. [EXCEPT AS SHOWN ON THE SURVEY,] NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. [THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL HAZARD AREA.]

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

COMMONWEALTH OF VIRGINIA
ARTHUR F. EDWARDS
1420-B
12-13-05
LAND SURVEYOR

61W - 1 - A - 1A
CHICKEN CHALET ROTISSERIE INCORPORATED
T/A HANDS ON DESIGN INC
D.B. 679 PG. 590

61W - 1 - A - 1
CHRISTOPHER A. COVERT
D.B. 1636 PG. 650

61W - 1 - A - 1C
FREEDOM PROPERTIES, LLC
D.B. 1742 PG. 200

61W - 1 - A - 2
ADRENALINE SPORTS, LLC
D.B. 2244 PG. 354

T.M.P. 61W-1-A-5
3.0639 Acres

SITE
GREENBRIER DR.
U.S. RT. 29 (SOUTHBOUND LANE)
TO CHARLOTTESVILLE
VICINITY MAP
N.T.S.

PARKING SCHEDULE
130 REGULAR SPACES
31 VARIABLE WIDTH SPACES (LOADING ZONES)
3 HANDICAPPED SPACES

BUILDING
370 GREENBRIER DRIVE
VET EMERGENCY HOSPITAL AND VET CLINIC USE
GROSS BLDG SQUARE FOOTAGE PER PLAT IS 13,782 SF

1 STORY BLOCK BLDG OFFICE/ WAREHOUSE
13,782 Sq. Ft.

BUILDING
380-386 GREENBRIER DR
VET CLINIC USE ALLOWED
SPECIAL USE PERMIT AMENDMENT 2021
GROSS BLDG SF
PER PLAT IS 25,943 SF

1 STORY BLOCK BLDG OFFICE/ WAREHOUSE
25,943 SQ.FT.

T.H.P. 61W - 1 - A - 5A
FLOWERS BAKING CO. OF LYNCHBURG INC.
D.B. 739 PG. 440

T.H.P. 61W - 1 - A - 5B
CHAXU INC.
D.B. 2614 PG. 73

LEGEND
DI = DROP INLET
SMH = SEWER MANHOLE
MH = MANHOLE
CGG = CURB & GUTTER
TEL = TELEPHONE
ELEC = ELECTRIC
WV = WATER VALVE
WM = WATER METER
TV = TELEVISION
FH = FIRE HYDRANT
12.3' H = HEIGHT OF BLDG
= LIGHT POLE
S = SEWER LINE
STORM DRAIN PIPE
= HANDICAPED PARKING SPACE

AMENDMENT TO SP 2009 - 00030
DECEMBER 5, 2011

GREENBRIER DRIVE
70' R/W

ALTA/ASCM LAND TITLE SURVEY SHOWING
PARCEL B-1 SECTION ONE
WESTFIELD
SCALE: 1" = 20' ALBEMARLE COUNTY, VIRGINIA APRIL 13, 2005
B. AUBREY HUFFMAN & ASSOCIATES, LLC.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
CHARLOTTESVILLE, VIRGINIA