

SURVEYOR'S CERTIFICATE

TO: .

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, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(d), 12, 13, 16, 17, 18, & 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 04/07/2025

DATE OF PLAT OR MAP: 04/08/2025

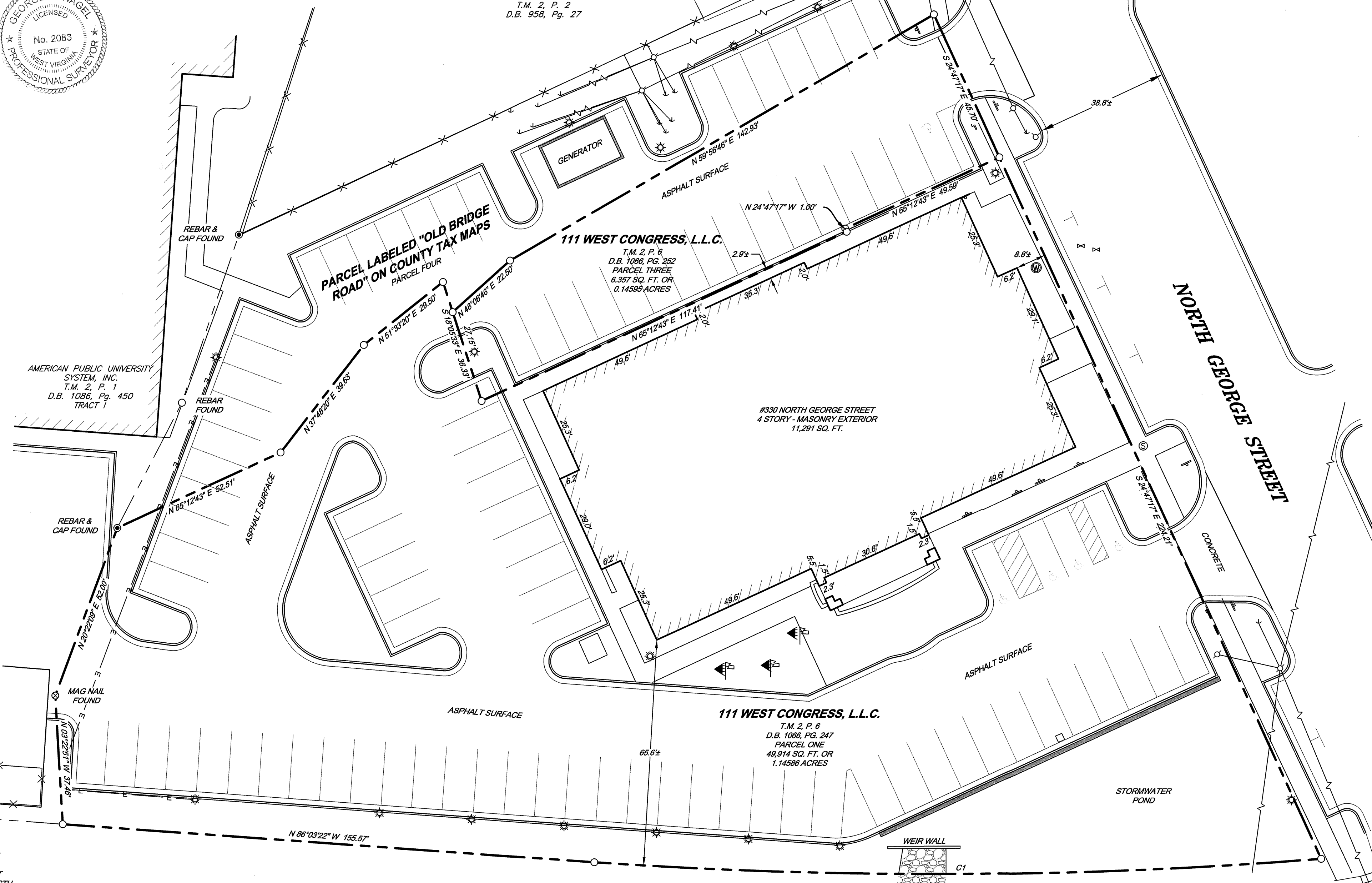
GEORGE E. NAGEL, P.S. #2083

04/24/2025
DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1412.39	212.54	212.54	S 89°30'05" W	83°7'05"	108.42
C2	1447.39	51.26	51.26	N 85°50'26" E	2°01'54"	25.63

WAITMAN E. McKINNEY, Jr.
T.M. 2, P. 2
D.B. 558, Pg. 27



SCHEDULE B - SECTION 2 EXCEPTIONS

- SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 248, PAGE 586 IN THE OFFICIAL RECORDS 1-3(PDF). NO PLOTTABLE ITEMS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS DISCLOSED BY THE ALTA/NSPS LAND TITLE SURVEY FOR LANDS OF 111 WEST CONGRESS L.L.C. PREPARED BY FOX & ASSOCIATES, INC., PROJECT NO 25-44808, DATED APRIL 8, 2025, SHOWN HEREON.

RECORD LEGAL DESCRIPTION

BEING ALL OF THOSE PARCELS OF REAL ESTATE, LYING ON THE WEST SIDE OF NORTH GEORGE STREET IN THE CITY OF CHARLES TOWN, AND DESCRIBED AS FOLLOWS:

PARCEL ONE: BEGINNING AT THE INTERSECTION OF THE NORTHERN LIMIT OF THE WINCHESTER POTOMAC RAILROAD COMPANY AND THE WESTERN LIMIT OF NORTH GEORGE STREET THE POINT BEING SHOWN ON THE "SITE PLAN OF GATEWAY CENTER", DATED JUNE 2007, WHICH IS PREPARED BY DEWBERRY AS POINT 228, THENCE WITH THE NORTHERN LIMIT OF WINCHESTER POTOMAC RAILROAD COMPANY INITIALLY THAT HAS A CURVE WITH A LENGTH OF 212.44, A RADIUS OF 1412.39, A TANGENT OF 108.42, A CHORD BEARING NW 85°59'04", A CHORD LENGTH OF 212.54 AND A DELTA OF 83°07'05" TO POINT 230, THENCE NW 81°40'31" 155.57' TO POINT 239 SITUATE IN THE EASTERN BOUNDARY LINE OF WPM PROP. LLC, THENCE LEAVING THE WINCHESTER POTOMAC RAILROAD COMPANY AND WITH WPM, NE 01°00'30" 37.46' TO POINT 202, THENCE NE 24°45'00" 52.00' TO POINT 203, THENCE LEAVING WPM NE 69°35'34" 52.51' TO POINT 33, THENCE NE 42°11'11" 39.63' TO POINT (UNDESIGNATED), THENCE NE 55°36'11" 29.50' TO THE COMMON BOUNDARY WITH GROVE TO A POINT (UNDESIGNATED), THENCE WITH GROVE SE 13°42'42" 36.33' TO POINT 356, THENCE NE 69°35'34" 117.41' TO POINT 1004, THENCE NW 20°24'26" 1.00' TO POINT 1005, THENCE NE 69°35'34" 43.59' TO THE WESTERN LIMIT OF NORTH GEORGE STREET BEING POINT 1006, THENCE WITH NORTH GEORGE STREET SE 20°24'26" 24.20' TO THE POINT OF BEGINNING.

PARCEL TWO: BEGINNING AT THE INTERSECTION OF THE SOUTHERN LIMIT OF THE WINCHESTER POTOMAC RAILROAD COMPANY AND THE WESTERN LIMIT OF NORTH GEORGE STREET, THE POINT BEING SHOWN ON THE "SITE PLAN OF GATEWAY CENTER" DATED JUNE 2007, WHICH IS PREPARED BY DEWBERRY AS POINT 1008, THENCE WITH THE SOUTHERN LIMIT OF WINCHESTER POTOMAC RAILROAD COMPANY BY A CURVE HAVING A LENGTH OF 51.26, A RADIUS OF 1447.39, A TANGENT OF 25.63, A CHORD BEARING SE 89°40'42", A CHORD DISTANCE OF 51.26 AND A DELTA OF 2°01'44" TO POINT 1007, THENCE LEAVING THE RAILROAD COMPANY AND WITH THE ASBURY UNITED METHODIST CHURCH SE 20°35'06" 111.63' TO POINT 1227, THENCE NE 69°44'04" 47.80' TO POINT 1228, A NUMBER 6 REBAR FOUND TO THE WESTERN LIMIT OF GEORGE STREET, THENCE WITH THE WESTERN LIMIT OF GEORGE STREET NW 20°20'01" 93.70' TO THE POINT OF BEGINNING.

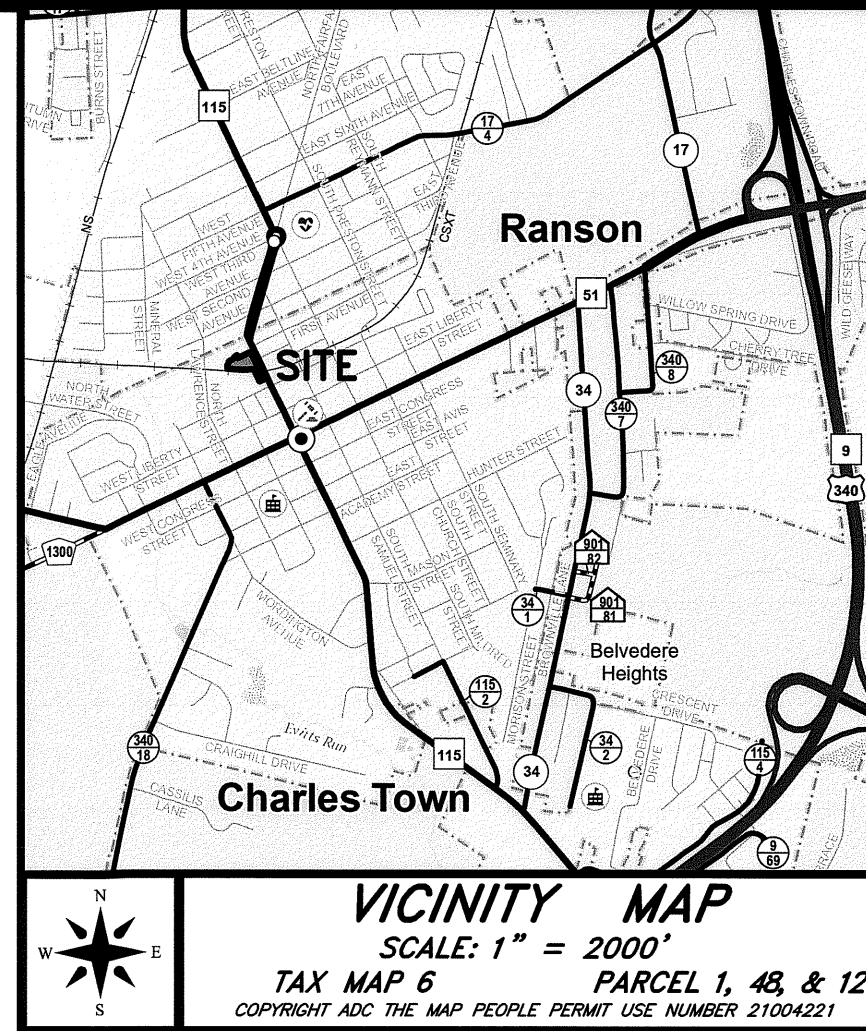
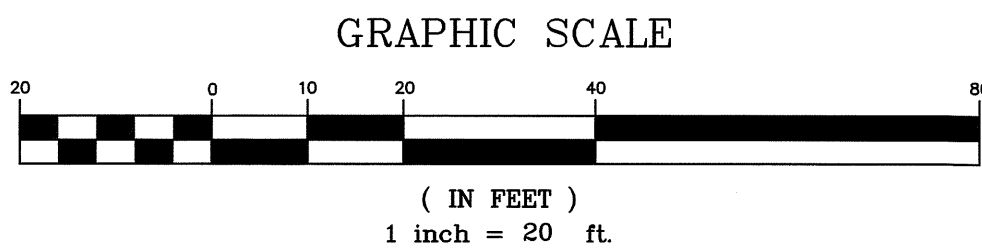
PARCEL THREE: PROPERTY FORMERLY KNOWN AS 332 NORTH GEORGE STREET (BUT WITH NO CURRENT SEPARATELY DESIGNATED POSTAL ADDRESS) AND MORE PARTICULARLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAT THEREOF MADE BY J. JAS. SKINNER, S.J.C., DATED AUGUST 2, 1989, AND ATTACHED TO AND MADE A PART OF AND INCORPORATED IN A DEED DATED SEPTEMBER 1, 1991, FROM FRANCIS N. WHITE, ET UX, TO CHARLES D. GROVE, ET UX, RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN DEED BOOK 248, AT PAGE 586, TO WHICH SAID DEED AND PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION BY METES AND BOUNDS OF THE PARCEL, HEREBY CONVEYED.

PARCEL FOUR: THAT PORTION OF IRON BRIDGE ROAD (AKA OLD BRIDGE ROAD) FORMERLY REFERRED TO AS FIRST AVENUE WHICH ABUTS NORTH GEORGE STREET, THE PARCEL DESCRIBED FOR TAX PURPOSES AS CHARLES TOWN DISTRICT, MAP 2A, PARCEL 6 AND THE PARCEL DESCRIBED FOR TAX PURPOSES AS CHARLES TOWN DISTRICT, MAP 2, PARCELS 2 AND 1 AND IDENTIFIED BY HATCHED AREA SHOWN ON THE "SITE PLAN OF GATEWAY CENTER" DATED JUNE 2007, WHICH IS PREPARED BY DEWBERRY & DAVIS AND ATTACHED TO THAT ORDINANCE VACATING, ABANDONING, AND ANNULLING THAT PORTION OF IRON BRIDGE ROAD (AKA OLD BRIDGE ROAD) AND/OR FIRST AVENUE NOT USED FOR STREET PURPOSES IN THE CITY OF CHARLES TOWN DATED FEBRUARY 18, 2025, AND RECORDED IN THE FORESAID CLERK'S OFFICE IN DEED BOOK 1340, PAGE 475, AND BY QUITCLAIM DEED FROM THE CITY OF CHARLES TOWN, WEST VIRGINIA, TO 111 WEST CONGRESS, L.L.C., A WEST VIRGINIA LIMITED LIABILITY COMPANY, IN DEED BOOK PAGE TOGETHER WITH THAT SHARED PARKING LEASE AGREEMENT DATED FEBRUARY 18, 2025, BETWEEN THE CITY OF CHARLES TOWN, WEST VIRGINIA, A HOME-RULE MUNICIPAL CORPORATION AND 111 WEST CONGRESS, L.L.C., A WEST VIRGINIA LIMITED LIABILITY COMPANY OVER PROPERTY OWNED BY THE CITY OF CHARLES TOWN, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 1340, PAGE 476.

NOTES:

- BEARINGS ARE BASED ON GRID NORTH OF THE WEST VIRGINIA COORDINATE SYSTEM OF 1983 - NORTH ZONE (NAD83(2011)).
- THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON JEFFERSON COUNTY TAX MAP 2A AS PARCEL 6 PARCEL 12, BEING ALL OF THE PROPERTY CONVEYED TO 111 WEST CONGRESS STREET, L.L.C. FROM MSA, INC. BY DEED DATED JUNE 29, 2008 AND RECORDED IN DEED BOOK 1086 AT PAGE 24, AND ALL OF THE PROPERTY CONVEYED TO 111 WEST CONGRESS STREET L.L.C. FROM EDWARD L. BOYD, EXECUTOR OF THE ESTATE OF MARJORIE MAC GROVE BY DEED DATED JUNE 29, 2008 AND RECORDED IN DEED BOOK 1086, PAGE 292, BOTH BEING RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA.
- THE SURVEYED PROPERTY IS THE SAME AS SHOWN IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 101884K, HAVING AN EFFECTIVE DATE OF JUNE 13, 2025 AT 9:00 AM.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, AND EASEMENTS: ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 54037C0136E, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2009.
- THERE WAS NO FIELD DELINEATION OF WETLANDS AT THE TIME OF SURVEY.
- NO INFORMATION HAS BEEN PROVIDED WHICH WOULD INDICATE A CHANGE IN THE STREET RIGHT OF WAY LINE FOR CORNING WAY AND/OR DEVELOPMENT DRIVE. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF A CEMETERY OBSERVED AT THE TIME OF THE SURVEY.
- THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO NORTH GEORGE STREET.
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.

90	REGULAR SPACES
5	HANDICAP SPACES
95	TOTAL SPACES



LEGEND:	
	TREE LINE
	FENCE
	RAILROAD TRACKS
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	UNKNOWN UTILITY
	GAS MARKER
	FIRE HYDRANT
	WATER VALVE
	FIRE VALVE
	SEWER VALVE
	SEWER MANHOLE
	GAS METER
	BOLLARD
	LIGHT POLE
	UTILITY POLE
	CLEANOUT
	STORMDRAIN MANHOLE
	WATER METER



FOX & ASSOCIATES, INC.

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DATE	REVISION	DRAWN BY	CHECKED BY
06-20-25	REVISED TITLE COMMITMENT	R.E.N.	G.E.N.

ALTA/NSPS LAND TITLE SURVEY
LANDS OF
111 WEST CONGRESS L.L.C.
NORTH GEORGE STREET
CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1" = 20'

PROJECT NO. 25-44808
DRAWING NO. D-08581
DATE: 04-09-2025
DRAWN BY: R.E.N.
CHECKED BY: G.E.N.

SHEET 1 OF 1