

THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA IN MAP BOOK 10 AT PAGE 9 AND 11.

THIS IS TO DECLARE THAT I, ON OCTOBER 18, 2006 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE C ("AREAS OF MINIMAL FLOODING.") ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 510104-0010D, DATED 06/17/84. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

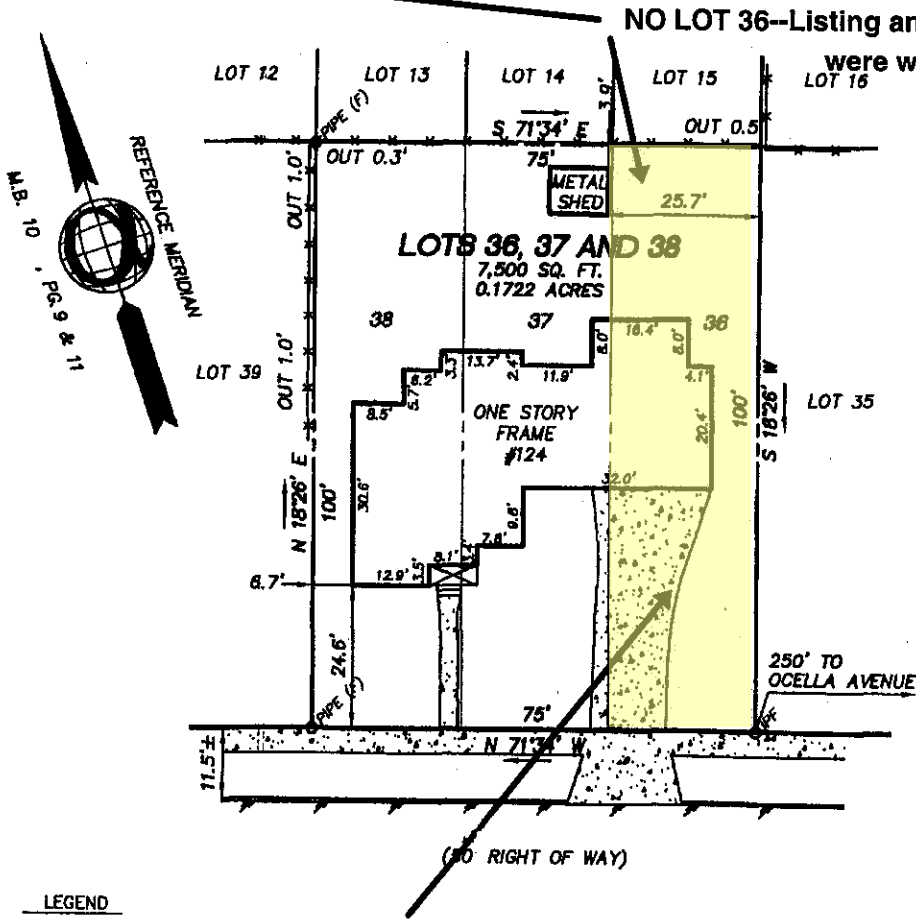
THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY. THE SURVEY OF THE PROPERTY SHOWN HEREON WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

This document, together with the concepts and designs herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Relyance of and improper reliance on this document without written authorization and adaptation by Alphatec Surveyors, Ltd. shall be without liability to Alphatec Surveyors, Ltd.

**Excerpt from REIN Listing**

**Second Parcel Missing**

Addr:	City/Zip: Norfolk VA - 23503	Parcel ID: 42493100
Area: 13 - North Norfolk	Subdiv: 186 - PAMLICO	Zoning:
Legal: 37 & 38 BLK E	Neighbrhd:	AICUZ: Crash: 0 / Noise: -65



**LEGEND**

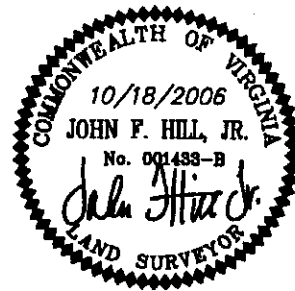
- EDGE OF PAVEMENT
- CURB
- CONCRETE CURB AND GUTTER
- PROPERTY LINE ( P )
- IRON PIN FOUND
- FENCE LINE
- CONCRETE

**Lot Omitted on sellers deed and on the listing.....**

PHYSICAL SURVEY  
OF

**LOT 36, 37 AND 38, BLOCK E**  
RESUBDIVISION OF  
LOTS 9, 10, 11, 12 AND 13, BLOCK 5

PROPERTY OF TIDEWATER BUILDERS INC.  
NORFOLK, VIRGINIA  
OCTOBER 18, 2006 SCALE: 1"=25'



PROJECT NO.: 14973  
DRAWING NO.: 19073



**ALPHATEC**  
SURVEYORS LTD.  
5837 PROVIDENCE ROAD, VIRGINIA BEACH, VA 23464  
TEL: (757) 963-5261 FAX: (757) 963-5262



THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA IN MAP BOOK 3 AT PAGE 87.

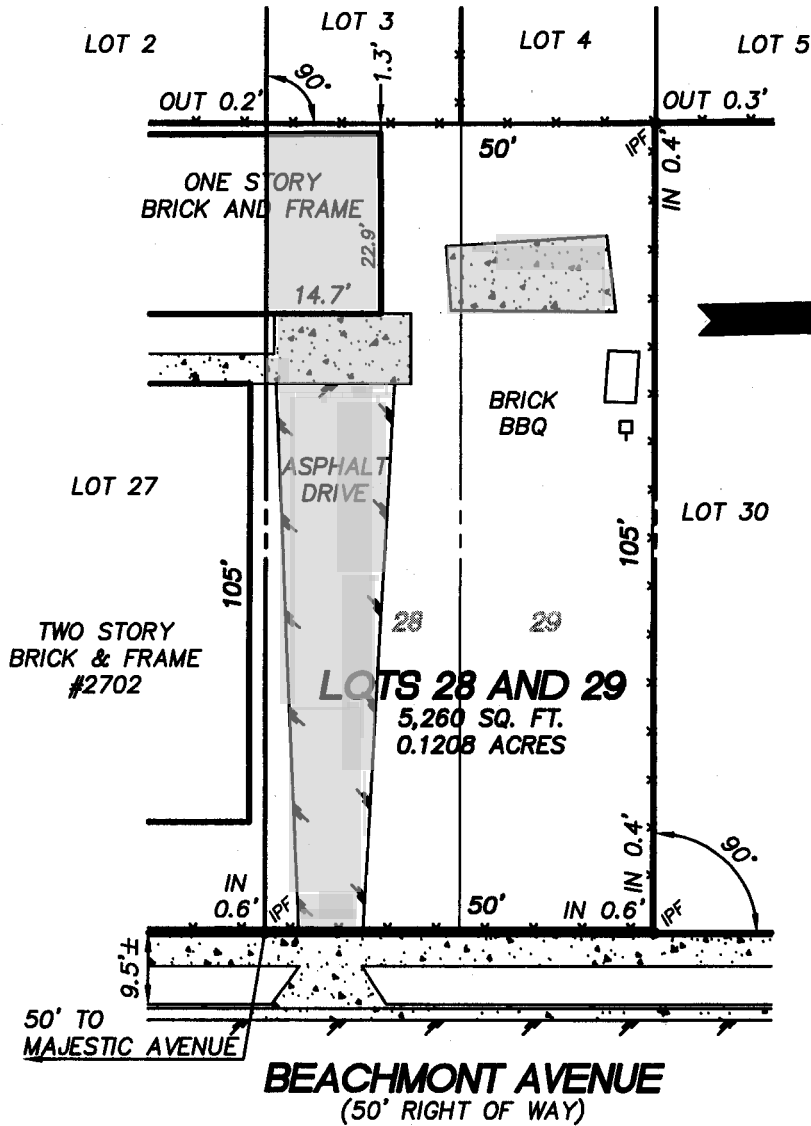
THIS IS TO DECLARE THAT I, ON JANUARY 17, 2006 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE C ("AREAS OF MINIMAL FLOODING.") ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 510104-0012D, DATED 04/17/84. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY. THE SURVEY OF THE PROPERTY SHOWN HEREON WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ALPHATEC SURVEYORS, LTD. SHALL BE WITHOUT LIABILITY TO ALPHATEC SURVEYORS, LTD.

# Encroachment



## LEGEND

- EDGE OF PAVEMENT
- CURB
- CONCRETE CURB AND GUTTER
- PROPERTY LINE ( L )
- IPF IRON PIN FOUND
- FENCE LINE
- CONCRETE
- UTILITY POLE WITH OVERHEAD WIRES

PHYSICAL SURVEY  
OF  
**LOT 28 AND 29, BLOCK 29**

BETWEEN PIKES  
NORFOLK, VIRGINIA  
SCALE: 1"=25'  
EXCLUSIVELY FOR



PROJECT NO.: 13777  
DRAWING NO.: 17877



THIS SURVEY IS BASED ON A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF PORTSMOUTH, VIRGINIA IN DEED BOOK 1141 AT PAGE 830.

THIS IS TO DECLARE THAT I, ON DECEMBER 17, 2004 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE AA ("AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.") ACCORDING TO THE FEMA - HFP COMMUNITY PANEL NUMBER 510034-0048B, DATED 05/02/99. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.A.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

ALL FENCES SHOWN HEREON ARE 48" CHAIN LINK UNLESS OTHERWISE NOTED.

This document, together with the concepts and designs herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Alphatec Surveyors, Ltd. shall be without liability to Alphatec Surveyors, Ltd.

REFERENCE

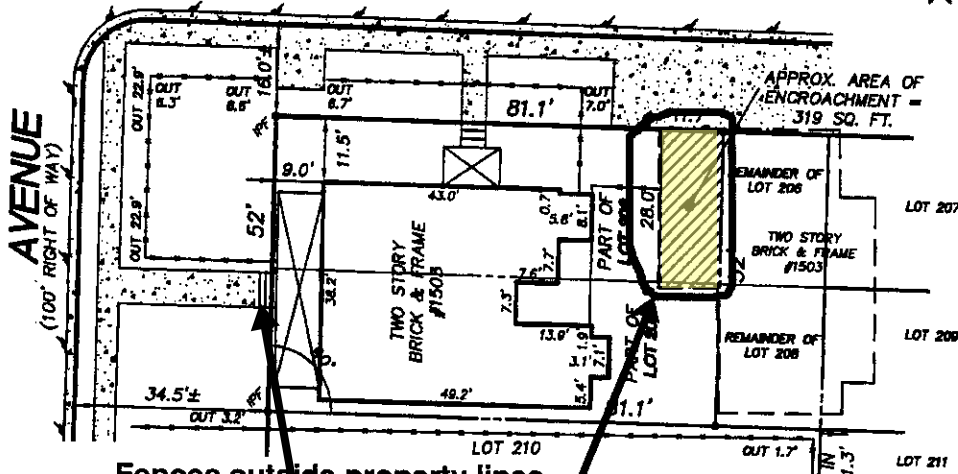
ALTA PLAIN ENGLISH TITLE COMMITMENT NO. RT2004121324  
MAP BOOK 3, PAGE 85 (CITY OF CHESAPEAKE)  
DEED BOOK 1141 AT PAGE 830 (CITY OF PORTSMOUTH)

Sellers were Realtors who declared that they didn't need a survey when they bought....Encroachment is an apartment being rented by the neighbor. Neighbor is earning money renting out the adjoining property!!!



**STREET**  
(100' RIGHT OF WAY)

**LOT 206 AND 208**  
4,217 SQ. FT.  
0.0968 ACRES



Fences outside property lines

Structure Encroachment

319 SqFt

Front Steps on City Property

- LEGEND
- EDGE OF PAVEMENT
  - CURB
  - CONCRETE CURB AND GUTTER
  - PROPERTY LINE (e)
  - IRON PIN FOUND
  - FENCE LINE
  - CONCRETE

PHYSICAL SURVEY  
OF  
**LOT 206 AND 208**  
PLAN  
OF



PORTSMOUTH, VIRGINIA  
SCALE: 1"=25'

# Multiple Survey Issues



PROJECT NO.: 11698  
DRAWING NO.: 15798

THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF PORTSMOUTH, VIRGINIA IN MAP BOOK 19 AT PAGE 33.

THIS IS TO DECLARE THAT I, ON FEBRUARY 22, 2007 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

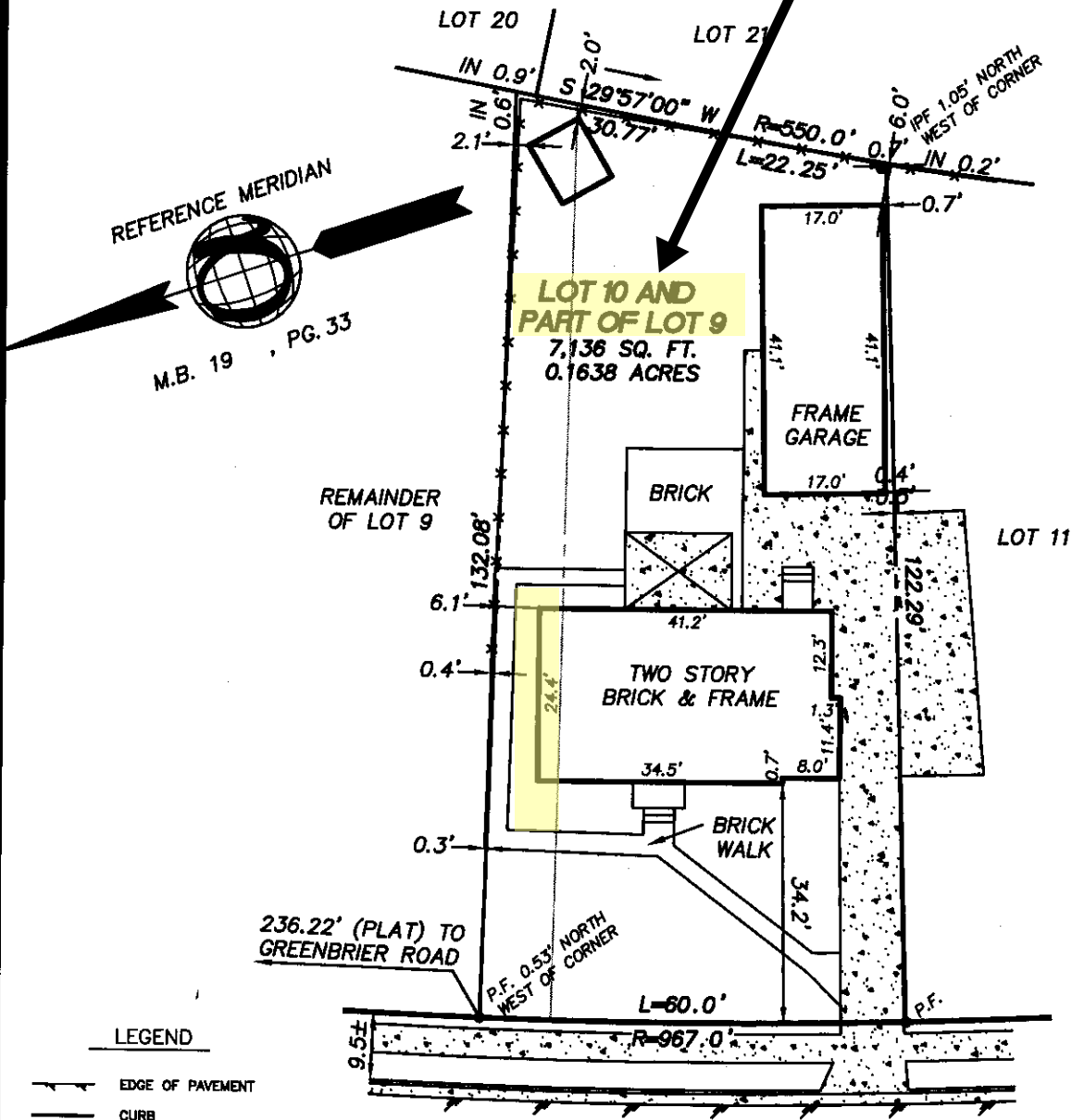
THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE B ("AREA BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.") ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 515529-0025B, DATED 11/11/06. PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FLOOD ZONE INFORMATION. FLOOD ZONE REQUIREMENTS FOR FLOOD DAMAGE PREVENTION.

**Legal Description from Sellers Deed !!**

\*\*\* DO NOT IMPLY THAT THIS SURVEY CONFIRMS THE ABOVE INFORMATION IN DETERMINING THE ACCURACY OF THE DEED.

**\*\*\*3 previous deeds also wrong!!**

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, numbered \_\_\_\_\_, situate in the City of Portsmouth, Virginia, being known, numbered and designated as Lot 10 and the adjacent southern 10 feet Lot 8, in Block 11, on the plat of \_\_\_\_\_, which plat is recorded in the Clerk's Office of the Circuit Court of the City Chesapeake, Virginia, in Map Book 19, at page 33 and 34.

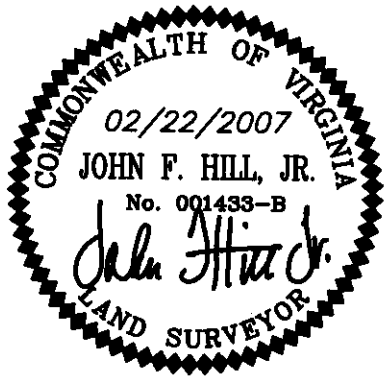


**LEGEND**

- EDGE OF PAVEMENT
- CURB
- CONCRETE CURB AND GUTTER
- PROPERTY LINE ( P )
- FENCE LINE
- P.I. POINT OF INTERSECTION
- IPF IRON PIN FOUND
- P.F. PIPE FOUND
- CONCRETE

PHYSICAL SURVEY  
OF  
**LOT 10 AND PART OF LOT 9**  
PLAT  
OF

PORTSMOUTH, VIRGINIA  
FEBRUARY 22, 2007 SCALE: 1"=25'  
EXCLUSIVELY FOR



PROJECT NO.: 15353  
DRAWING NO.: 19453



**ALPHATEC**  
SURVEYORS LTD.  
5637 PROVIDENCE ROAD VIRGINIA BEACH, VA 23464  
TEL.: (757) 963-5261 FAX: (757) 963-5262

THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA IN DEED BOOK

THIS IS TO DECLARE THAT I, ON NOVEMBER 13, 2008 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE C ("AREAS OF MINIMAL FLOODING") ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 515527-0007C, DATED 08/03/02. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY. THE SURVEY OF THE PROPERTY SHOWN HEREON WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

This document, together with the concepts and designs herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Alphatec Surveyors, Ltd. shall be without liability to Alphatec Surveyors, Ltd.

**Fence inside property line**

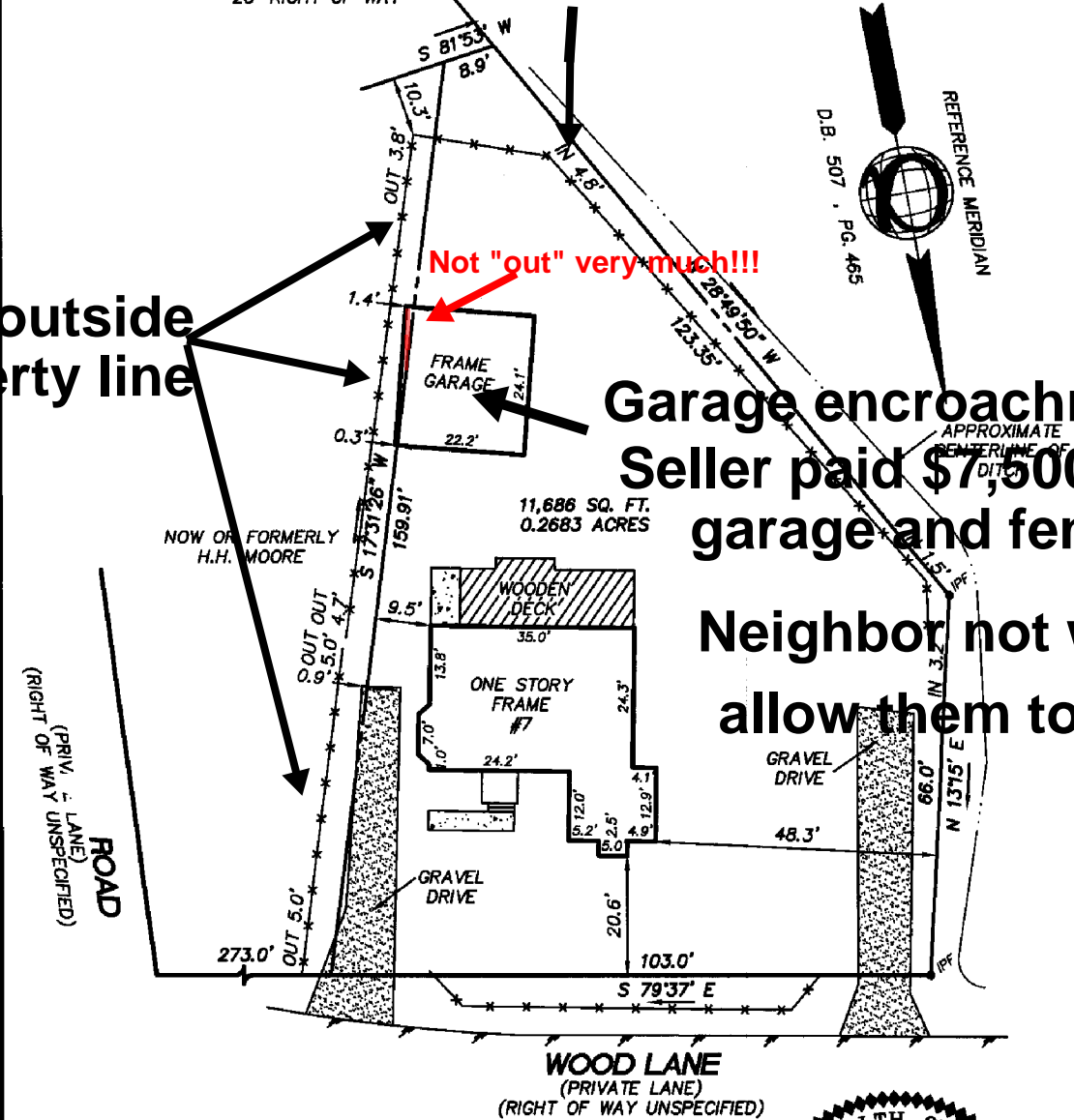
20' RIGHT OF WAY

**Fence outside property line**

Not "out" very much!!!

**Garage encroachment !  
Seller paid \$7,500 to move  
garage and fence.....**

**Neighbor not willing to  
allow them to remain!!**

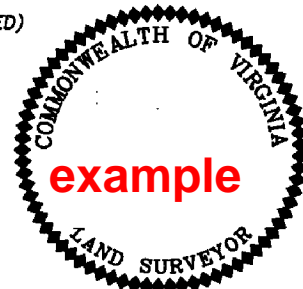


**LEGEND**

	EDGE OF PAVEMENT
	P.F. PIPE FOUND
	PROPERTY LINE ( )
	CENTERLINE OF DITCH
	FENCE LINE
	CONCRETE

PHYSICAL SURVEY OF  
**PARCEL OF LAND**  
AS SHOWN ON PLAT ENTITLED  
PLAT OF THE PROPERTY OF

HAMPTON, VIRGINIA  
SCALE: 1"=25'  
EXCLUSIVELY FOR



PROJECT NO.: 15030  
DRAWING NO.: 19130

**BUYER DIDN'T WANT SURVEY..... "Not Necessary"**

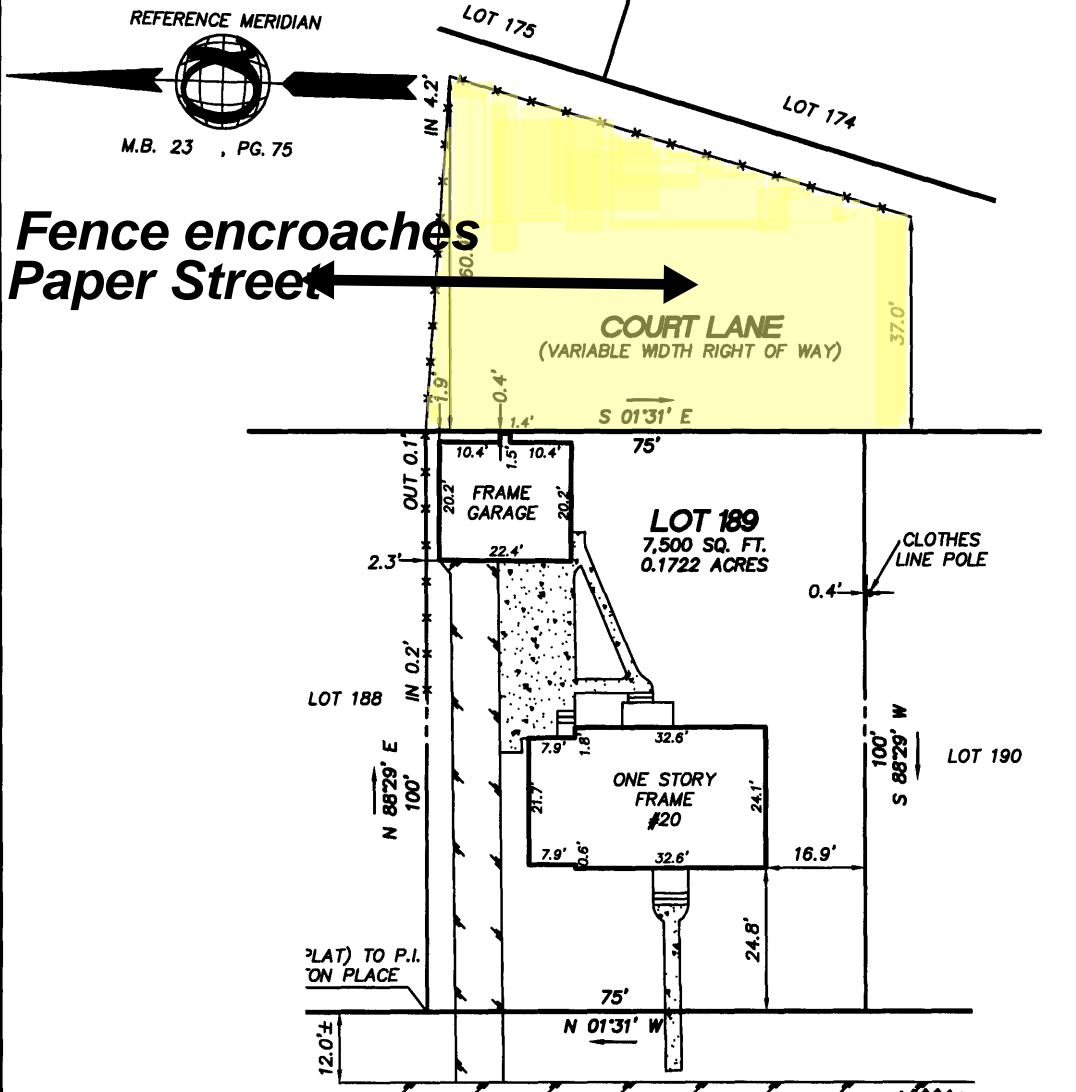
THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF PORTSMOUTH, VIRGINIA IN MAP BOOK 23 AT PAGE 75.

THIS IS TO DECLARE THAT I, ON MARCH 3, 2007 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE C ("AREAS OF MINIMAL FLOODING.") ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 515529-0035B, DATED 11/02/83. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

THE EXISTENCE OF HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY. THE SURVEY OF THE PROPERTY SHOWN HEREON WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ALPHATEC SURVEYORS, LTD. SHALL BE WITHOUT LIABILITY TO ALPHATEC SURVEYORS, LTD.



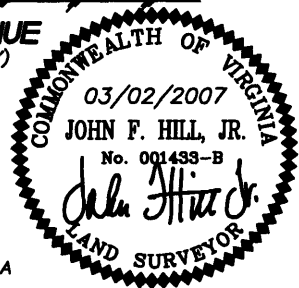
REFERENCE MERIDIAN  
M.B. 23 , PG. 75

**Fence encroaches  
Paper Street**

- LEGEND**
- EDGE OF PAVEMENT
  - CURB
  - CONCRETE CURB AND GUTTER
  - PROPERTY LINE ( L )
  - IPF IRON PIN FOUND
  - FENCE LINE
  - CONCRETE
  - UTILITY POLE WITH OVERHEAD WIRES

**MAURICE AVENUE**  
(50' RIGHT OF WAY)

PHYSICAL SURVEY  
OF  
**LOT 189**  
**SIMONSDALE**  
SECTION NO. 2  
WESTERN BRANCH BOROUGH NORFOLK, VIRGINIA  
MARCH 3, 2007 SCALE: 1"=25'  
EXCLUSIVELY FOR



PROJECT NO.: 15382  
DRAWING NO.: 19482

**ALPHATEC**  
SURVEYORS LTD.  
5637 PROVIDENCE ROAD VIRGINIA BEACH, VA 23464  
TEL: (757) 963-5261 FAX: (757) 963-5262