NOTE:

1. BEARINGS ARE BASED ON WEST LINE OF CORE RAINELLE PLAZA LLC IN DEED BOOK 609, PAGE 430.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THE SURVEY FOR THE SUBJECT TRACT OF LAND SHOWN IS BASED ON AND IS THE SAME AS THE LEGAL DESCRIPTIONS SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE NO. WV-29731 EFFECTIVE DATE: 09/21/2022. ALL EASEMENTS, BUILDING SETBACK LINES, AND OTHER PLOTTABLE ELEMENTS OF RECORD BOTH SHOWN AND NOTED WERE OBTAINED FROM AND SUPPLIED BY THE SAME TITLE COMPANY UNDER THE AFOREMENTIONED TITLE COMMITMENT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES OR REAL ESTATE TRANSACTIONS OTHER THAN THOSE RELATED TO SALE OR TRANSFER OF THE NOTE EITHER BY PURCHASE OR OPERATION OF LAW TO SUCCESSORS AND/OR ASSIGNS AS IDENTIFIED IN THE CERTIFICATION.
6. THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.
7. THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS, GAPS OR GORES.
8. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO KANAWHA AVENUE (US 60) AND CHESTNUT STREET, A PUBLIC STREET OR HIGHWAY.
9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SITE
10. UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE ONLY.
11. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.
12. THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SYMBOL LEGEND

- WOOD POWER POLE
- LIGHT POLE
- C.W.P. GAS MAIN WARNING POST
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- MANHOLE (UKNOWN USE)
- GAS VALVE / FIRE HYDRANT
- WATER VALVE / WATER METER
- SPRINKLER VALVE / SIGNAGE
- EXISTING PK NAIL (UNLESS OTHERWISE NOTED)
- SET #5 REBAR (UNLESS OTHERWISE NOTED)
- EXISTING #5 REBAR (UNLESS OTHERWISE NOTED)
- SET PK NAIL (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

IPC	IRON PIPE WITH CAP
POE	POINT OF ENTRY SHOWN AS
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
ROW	RIGHT OF WAY
℄	CENTERLINE
RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
PL	SUBJECT PROPERTY LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
POB	POINT OF BEGINNING
D.B.	DEED BOOK
(D)	PER DEED
(M)	AS MEASURED

LINE LEGEND

- E — E — E — OVERHEAD ELECTRIC
- UG — UG — UG — UNDERGROUND GAS LINE
- UW — UW — UW — UNDERGROUND WATER LINE
- UP — UP — UP — UNDERGROUND ELECTRIC LINE
- T — T — T — OVERHEAD TELEPHONE LINE
- C — C — C — DRAINAGE/STORM SEWER LINE
- X — X — X — EXISTING FENCE
- SUBJECT PROPERTY BOUNDARY
- RIGHT OF WAY CENTERLINE
- CENTERLINE OF DITCH

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY APPEAR ON DRAWING(S). USE ONLY AS APPLICABLE

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 54025C0357E, & 54025C0359E, DATE 04-16-2009, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

NOTE: ZONE AE = 100 YEAR FLOOD PLAIN. ZONE X-SHADED = 500 YEAR FLOOD PLAIN.
ZONE X-UNSHADED = NOT IN A FLOOD PLAIN.

VICINITY MAP
NOT TO SCALE

PARKING NOTE

PARCEL I:
REGULAR SPACES: 174
HANDICAPPED SPACES: 8
TOTAL: 182

ZONING

AS OF OCTOBER 24, 2022, WE HAVE NOT REEIVED THE CURRENT ZONING INFORMATION FOR THE SUBJECT PROPERTY

LAND AREA

PARCEL I:
AREA = 250,211 SQ.FT.
5.744 ACRES

STATEMENT OF ENCROACHMENTS

- (A) THE SUBJECT PROPERTY'S CONCRETE CURB ALONG THE SOUTH SIDE OF THE PARKING LOT EXTENDS A MAXIMUM DISTANCE OF 6.87 FEET INTO KANAWHA AVENUE RIGHT-OF-WAY
- (B) THE SUBJECT PROPERTY'S ASPHALT PAVEMENT ALONG THE SOUTH SIDE OF THE PARKING LOT EXTENDS A MAXIMUM DISTANCE OF 4.39 FEET INTO KANAWHA AVENUE RIGHT-OF-WAY
- (C) THE ADJOINING PROPERTY'S GRAVEL DRIVE ALONG THE WEST LINE OF THE SUBJECT PROPERTY EXTENDS A MAXIMUM DISTANCE OF 15.1 FEET INTO THE SUBJECT PROPERTY
- (D) THE ADJOINING PROPERTY'S BUILDING ALONG THE WEST LINE OF THE SUBJECT PROPERTY EXTENDS A MAXIMUM DISTANCE OF 5.85 FEET INTO THE SUBJECT PROPERTY

CERTIFICATION

TO LINWAY CAPITAL PARTNERS LLC, A VIRGINIA LIMITED LIABILITY COMPANY, CHAIN BRIDGE BANK, N.A., & FIRST AMERICAN 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7a,7b1,7c,8,9,13,14,16,17,19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 19, 2022.

DATE OF PLAT OR MAP: OCTOBER 25, 2022.

Frank L. Sellinger, II. KY. Reg. No. 21351

DATED

ALTA/NSPS LAND TITLE SURVEY OF DOLLAR GENERAL WV

ADDRESS: 513 KANAWHA AVENUE
RAINELLE, WV 25962
COUNTY: GREENBRIAR
SITE: DOLLAR GENERAL
JOB NO: 22-9143 DATE: 10-24-22 SCALE: 1" = 30'

SHEET 1 OF 2

REVISIONS:		
NO.	DATE	DESCRIPTION
1	11.01.22	4 LOT LINES
1	11.09.22	4 LOT REC

FSTAN
1012 S 4th Street, Suite 101
Louisville, Ky 40203
Phone: (502) 636-5111
Fax: (502) 636-5263
FSTAN JOB #: 22-11623

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