

- LEGEND**
- MAN HOLE
 - ◇ GAS LINE MARKER
 - GAS LINE (APPROXIMATE)
 - POWER POLE
 - POWER LINE
 - WATER LINE
 - WATER VALVE
 - WATER METER
 - LIGHT POLE
 - CLEAN-OUT
 - ♿ HANDICAP PARKING
 - FIRE HYDRANT
 - 6(PS) NO. OF PARKING SPACES
 - CORNER SET
 - CORNER FOUND (531.84') TOTAL DISTANCE
 - ▨ PAVEMENT
 - ▨ GRAVEL
 - ▨ BUILDING
 - SETBACK LINE

NOTES:

- 1-TOWN OF SOPHIA'S WATER LINE EASEMENT RECORDED IN DB 258 PG. 139
- 2-APPALACHIAN POWER CO. EASEMENT RECORDED IN DB 234 PG 388 AND DB 428 PG 425 ARE VOIDED AS THE POWER POLES HAVE BEEN REMOVED. R/W EASEMENTS ARE NOW COVERED BY A GENERAL AGREEMENT DATED 6-16-65 IN DEED BOOK 443, PG. 288. NO R/W WIDTH IS SPECIFIED.
- 3-LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
- 4-THE 36" CMP LOCATED UNDER LOT D WAS SURVEYED ON BOTH ENDS AND THE UNDER GROUND WAS TAKEN FROM THE 1982 SURVEY. THIS 36" CMP SERVICES A VACANT PARCEL AND IS A BURDEN ON LOT D.
- 5-ALL BUILDINGS ARE MASONRY CONSTRUCTION UNLESS NOTED.

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	3759.72'	21.87'	21.87'	S 45°02' W	00°20'00"	10.94'
C2	3759.72'	50.04'	50.04'	S 45°35' W	00°45'45"	25.02'
C3	3759.72'	105.96'	105.96'	S 46°46' W	01°36'53"	52.99'
C4	3739.72'	324.54'	324.44'	S 50°04' W	04°58'20"	162.37'
C5	3739.72'	97.98'	97.98'	S 53°18' W	01°30'04"	48.99'
C6	3709.72'	135.01'	135.04'	S 51°28' W	02°05'55"	135.07'
C7	3709.72'	135.01'	134.85'	S 50°28' W	02°05'22"	67.45'
C8	3709.72'	200.02'	200.00'	S 46°23' W	03°05'22"	100.04'

- MINIMUM SETBACK REQUIREMENTS:**
1. FRONT PROPERTY LINE - 40 FEET
 2. SIDE PROPERTY LINE - NONE, EXCEPT WHEN ADJOINING A RESIDENTIAL DISTRICT, A SIDE YARD OF AT LEAST TEN (10) FEET IS REQUIRED.
 3. REAR PROPERTY LINE - A REAR YARD SHALL BE REQUIRED WHEN ADJOINING A RESIDENTIAL DISTRICT, SUCH REAR YARD SHALL NOT BE LESS THAN TWENTY (20) FEET.
 4. IF A USE IS TO SERVICED FROM THE REAR, A YARD SHALL BE PROVIDED NOT LESS THAN FORTY (40) FEET DEEP.

THIS PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, THE COMMUNITY-PANEL NUMBER IS 540174 0005 B.

PROVIDED PARKING SPACES = 410 SPACES ON PROPERTY AND 81 SPACES ON PROPERTY LEASED FROM THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS DATED 11/01/80. SHOPPING CENTER = 73,302 SQ. FT.

THIS PROPERTY WAS DEVELOPED OUTSIDE OF ANY ZONING JURISDICTION, BUT NOW IS CLASSIFIED AS A COMMERCIAL BUSINESS DISTRICT. ANY FUTURE DEVELOPMENT WILL MEET THE COMMERCIAL BUSINESS REQUIREMENTS.

Alliance Consulting, Inc.
Engineers • Constructors • Scientists
BECKLEY, WV CANTONBURG, PA CHARLESTON, WV

LESTER DEVELOPMENT CORP.
P.O. DRAWER 4991 - LIBERTY STREET - MARTINSVILLE, VIRGINIA 24115
UPDATED SURVEY AS OF OCTOBER 2018
AT
LESTER SQUARE SHOPPING CENTER
801 THRU 889 ROBERT C. BYRD DR.
SOPHIA, WEST VIRGINIA 25921
TOWN DISTRICT - RALEIGH COUNTY

CAD BY: HRT 10/01/18 PROJECT NO. B18-431-642
CHECKED BY: DRAWING NO. B18-431-E1
APPROVED BY:

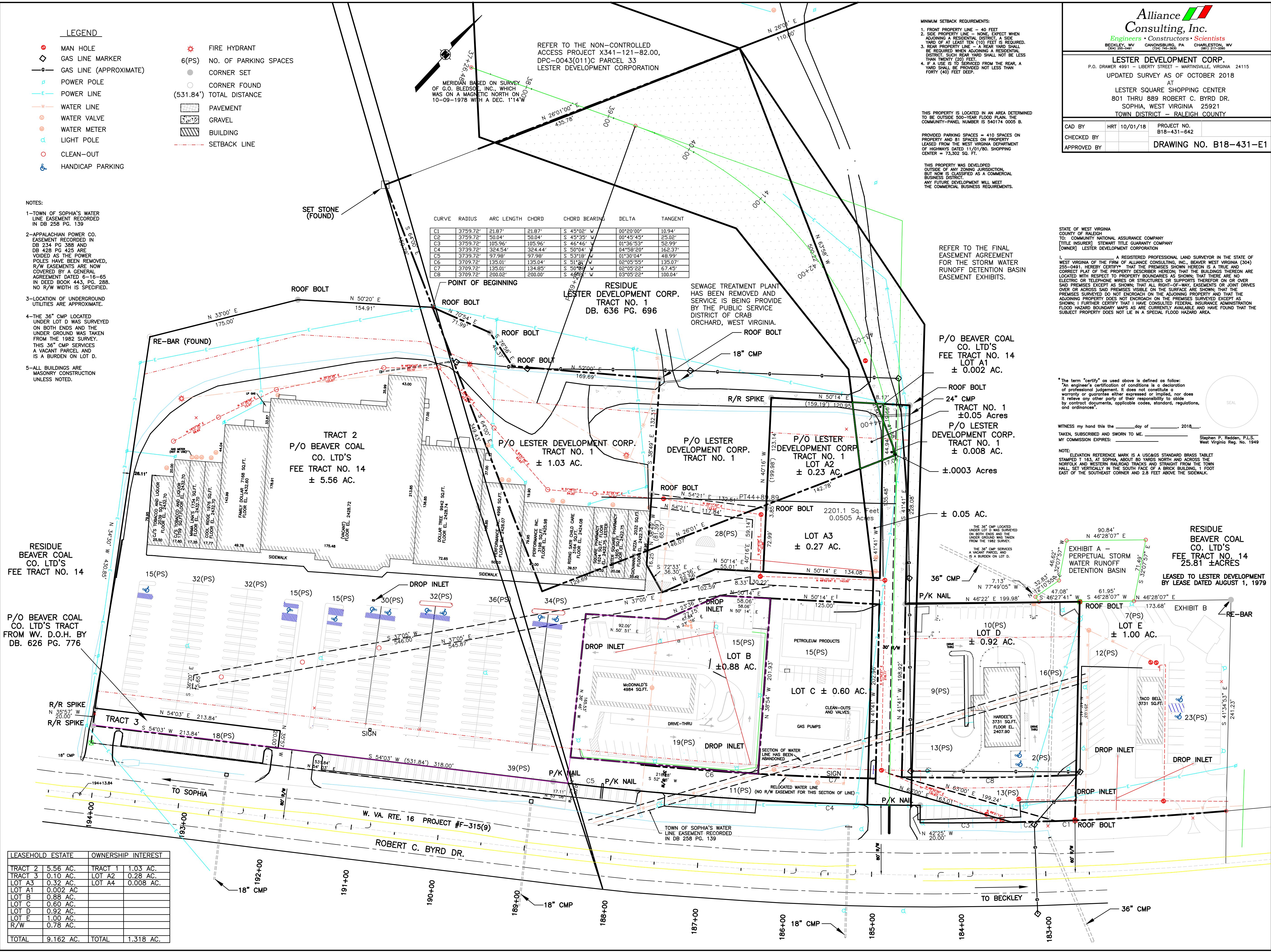
STATE OF WEST VIRGINIA
COUNTY OF RALEIGH
TO: COMMUNITY NATIONAL ASSURANCE COMPANY
[TITLE INSURER] STEWART TITLE GUARANTY COMPANY
[OWNER] LESTER DEVELOPMENT CORPORATION

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WEST VIRGINIA OF THE FIRM OF ALLIANCE CONSULTING, INC., BEAVER WEST VIRGINIA (004) 255-0481, HEREBY CERTIFY THAT THE PREMISES HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON, THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES OR STRUCTURES OR SUPPORTS THEREON OR ON OVER SAID PREMISES EXCEPT AS SHOWN; THAT ALL RIGHT-OF-WAY, EASEMENTS OR JOINT DRIVES OVER OR ACROSS SAID PREMISES VISIBLE ON THE SURFACE ARE SHOWN; THAT THE PREMISES SURVEYED DO NOT ENCRONCH ON THE ADJOINING PROPERTY AND THAT THE ADJOINING PROPERTY DOES NOT ENCRONCH ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

The term "certify" as used above is defined as follows:
"An engineer's certification of conditions is a declaration of professional judgment. It does not constitute a warranty or guarantee either expressed or implied, nor does it relieve any other party of their responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances."

WITNESS my hand this _____ day of _____, 2018.
TAKEN, SUBSCRIBED AND SWORN TO ME.
My Commission Expires: _____
Stephen P. Radden, P.L.S.
West Virginia Reg. No. 1949

NOTE:
ELEVATION REFERENCE MARK IS A US&GS STANDARD BRASS TABLET STAMPED 1163 AT SOPHIA ABOUT 80 YARDS NORTH AND ACROSS THE NORFOLK AND WESTERN RAILROAD TRACKS AND STRAIGHT FROM THE TOWN HALL SET VERTICALLY IN THE SOUTH FACE OF A BRICK BUILDING, 1 FOOT EAST OF THE SOUTHEAST CORNER AND 2.8 FEET ABOVE THE SIDEWALK.



LEASEHOLD ESTATE	OWNERSHIP INTEREST
TRACT 2 5.56 AC.	TRACT 1 1.03 AC.
TRACT 3 0.10 AC.	LOT A2 0.28 AC.
LOT A3 0.32 AC.	LOT A4 0.008 AC.
LOT A1 0.002 AC.	
LOT B 0.88 AC.	
LOT C 0.60 AC.	
LOT D 0.92 AC.	
LOT E 1.00 AC.	
R/W 0.78 AC.	
TOTAL 9.162 AC.	TOTAL 1.318 AC.