

**LEGEND**

- MAN HOLE
- ◇ GAS LINE MARKER
- GAS LINE (APPROXIMATE)
- ⊕ POWER POLE
- POWER LINE
- WATER LINE
- ⊙ WATER VALVE
- ⊙ WATER METER
- α 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

SET STONE (FOUND)

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	3759.72'	21.87'	21.87'	S 45°02' E	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	3759.72'	324.54'	324.44'	S 50°04' W	04°58'30"	162.37'
C5	3759.72'	97.98'	97.98'	S 53°18' W	01°30'04"	48.99'
C6	3709.72'	135.01'	135.04'	S 51°31' W	02°05'55"	67.45'
C7	3709.72'	135.01'	134.85'	S 50°38' W	02°05'22"	67.45'
C8	3709.72'	200.02'	200.00'	S 46°21' W	03°05'22"	100.04'

NOTE: TABLE REFERENCE MARK IS A US&GS STANDARD BRASS TABLET STAMPED T 183, 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.

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

**ALMES & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

BECKLEY, WV PH: 304/255-0491  
PITTSBURGH, PA PH: 412/327-5200  
RALEIGH, NC PH: 919/319-1187

**LESTER DEVELOPMENT CORP.**  
P.O. DRAWER 4991 - LIBERTY STREET - MARTINSVILLE, VIRGINIA 24115

LOCATION SURVEY  
AT  
LESTER SQUARE SHOPPING CENTER  
801 THRU 889 ROBERT C. BYRD DR.  
SOPHIA, WEST VIRGINIA 25921  
TOWN DISTRICT - RALEIGH COUNTY

CAD BY	HRT 04/16/97	PROJECT NO.	897-003-642
CHECKED BY		DRAWING NO.	B97-003-E1
APPROVED BY			

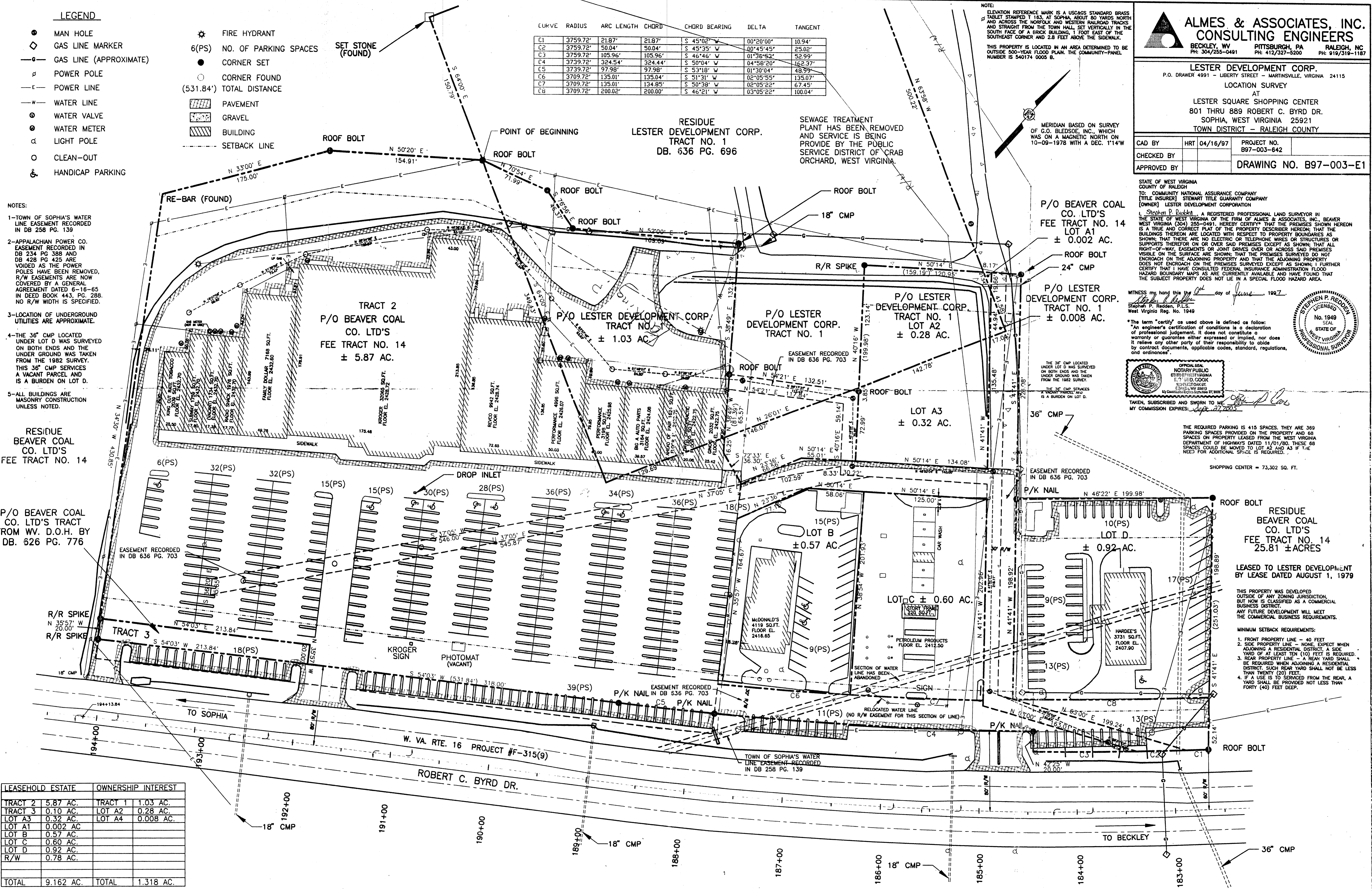
- NOTES:
- TOWN OF SOPHIA'S WATER LINE EASEMENT RECORDED IN DB 258 PG. 139
  - APPALACHIAN POWER CO. EASEMENT RECORDED IN DB 234 PG 388 AND DB 428 PG 425 ARE VOIDED AS THE POWER POLES HAVE BEEN REMOVED. R/W EASEMENTS ARE NOW COVERED BY A GENERAL AGREEMENT DATED 6-16-85 IN DEED BOOK 443, PG. 288. NO R/W WIDTH IS SPECIFIED.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
  - 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.
  - ALL BUILDINGS ARE MASONRY CONSTRUCTION UNLESS NOTED.

RESIDUE BEAVER COAL CO. LTD'S FEE TRACT NO. 14

P/O BEAVER COAL CO. LTD'S TRACT FROM WV. D.O.H. BY DB. 626 PG. 776

LEASEHOLD ESTATE	OWNERSHIP INTEREST
TRACT 2	5.87 AC.
TRACT 3	0.10 AC.
LOT A3	0.32 AC.
LOT A1	0.002 AC.
LOT B	0.57 AC.
LOT C	0.60 AC.
LOT D	0.92 AC.
R/W	0.78 AC.
<b>TOTAL</b>	<b>9.162 AC.</b>

OWNERSHIP INTEREST	LEASEHOLD ESTATE
TRACT 1	1.03 AC.
LOT A2	0.28 AC.
LOT A4	0.008 AC.
<b>TOTAL</b>	<b>1.318 AC.</b>



SEWAGE TREATMENT PLANT HAS BEEN REMOVED AND SERVICE IS BEING PROVIDED BY THE PUBLIC SERVICE DISTRICT OF CRAB ORCHARD, WEST VIRGINIA.

MERIDIAN BASED ON SURVEY OF G.O. BLEDSOE, INC., WHICH WAS ON A MAGNETIC NORTH ON 10-09-1978 WITH A DEC. 1°14'W

P/O BEAVER COAL CO. LTD'S FEE TRACT NO. 14 LOT A1 ± 0.002 AC.

P/O LESTER DEVELOPMENT CORP. TRACT NO. 1 LOT A2 ± 0.28 AC.

P/O LESTER DEVELOPMENT CORP. TRACT NO. 1 LOT A3 ± 0.32 AC.

P/O LESTER DEVELOPMENT CORP. TRACT NO. 1 LOT D ± 0.92 AC.

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

I, Stephen P. Redden, a REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WEST VIRGINIA OF THE FIRM OF ALMES & ASSOCIATES, INC., BEAVER WEST VIRGINIA (304) 255-0491, HEREBY CERTIFY THAT THE PREMISES SHOWN 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 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 ENDOUR ON THE ADJOINING PROPERTY AND THAT THE ADJOINING PROPERTY DOES NOT ENDOUR ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS my hand this 10th day of June, 1997.

Stephen P. Redden, P.L.S. West Virginia Reg. No. 1949

\*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, standard, regulations, and ordinances."

NOTARY PUBLIC STATE OF WEST VIRGINIA

STEPHEN P. REDDEN, P.L.S. No. 1949

MY COMMISSION EXPIRES: Sept. 27, 2005

THE REQUIRED PARKING IS 415 SPACES. THEY ARE 369 PARKING SPACES PROVIDED ON THE PROPERTY AND 68 SPACES ON PROPERTY LEASED FROM THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS DATED 11/01/80. THESE 68 SPACES COULD BE MOVED TO LOT A2 AND A3 IF THE NEED FOR ADDITIONAL SPACE IS REQUIRED.

SHOPPING CENTER = 73,302 SQ. FT.

LEASED TO LESTER DEVELOPMENT BY LEASE DATED AUGUST 1, 1979

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.

MINIMUM SETBACK REQUIREMENTS:

- FRONT PROPERTY LINE - 40 FEET
- SIDE PROPERTY LINE - NONE, EXCEPT WHEN ADJOINING A RESIDENTIAL DISTRICT, A SIDE YARD OF AT LEAST TEN (10) FEET IS REQUIRED.
- 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.
- IF A USE IS TO SERVICED FROM THE REAR, A YARD SHALL BE PROVIDED NOT LESS THAN FORTY (40) FEET DEEP.

TO SOPHIA

TO BECKLEY

