

**SOURCE OF TITLE:**

BERTHA C. FULTON ESTATE  
 TM# 156-A-5 T  
 INST# W980001208

**NOTES**

1. THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY DONE PER THE DATE OF THIS PLAT.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREA NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA PANEL 51019C0307D, DATED SEPTEMBER 29' 2010.
3. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER CV170013 DATED FEBRUARY 8, 2017 AT 8:00 AM.
4. THIS PROPERTY IS ZONED B1.
5. THE DESCRIPTION FOR THIS PROPERTY WAS PREPARED BASED ON PUBLIC RECORDS, A CURRENT FIELD SURVEY AND APPLIED BOUNDARY LAW PRINCIPLES.

**ITEMS IN SCHEDULE B - SECTION II**

4. EASEMENT GRANTED TO C&P TELEPHONE COMPANY RECORDED IN DEED BOOK 285 PG 185. THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

**LEGAL DESCRIPTION:**

BEGINNING IN THE SOUTHWEST CORNER OF THE PROPERTY AT AN IRON PIN ON THE NORTHWEST SIDE OF STATE ROUTE 122; THENCE, N 44° 06' 55" W FOR A DISTANCE OF 161.45 FEET TO AN IRON PIN; THENCE, N 42° 57' 50" W PASSING A PIPE AT 29.8' FOR A TOTAL DISTANCE OF 109.82 FEET TO AN AXLE; THENCE, N 43° 09' 37" W FOR A DISTANCE OF 26.01 FEET TO A FENCE POST; THENCE, N 51° 46' 10" E FOR A DISTANCE OF 105.74 FEET TO A PIPE FOUND; THENCE, N 22° 20' 10" W FOR A DISTANCE OF 55.11 FEET TO A PIPE FOUND; THENCE, N 23° 06' 06" W PASSING A PIPE AT 80.1 FEET FOR A TOTAL DISTANCE OF 205.23 FEET TO AN IRON PIN FOUND; THENCE, S 75° 19' 52" E FOR A DISTANCE OF 305.20 FEET TO AN IRON PIN FOUND; THENCE S 36° 07' 42" E FOR A DISTANCE OF 210.11 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 60° 36' 02", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 49' 32" E FOR A DISTANCE OF 25.23 FEET TO AN IRON PIN SET; THENCE, WITH A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 30' 23", HAVING A RADIUS OF 598.00 FEET, AND WHOSE LONG CHORD BEARS S 43° 03' 04" W FOR A DISTANCE OF 26.16 FEET TO A POINT; THENCE, S 38° 12' 17" W FOR A DISTANCE OF 291.70 FEET TO THE POINT OF BEGINNING; CONTAINING 2.765 ACRES (120,435 SQUARE FEET OF LAND), MORE OR LESS.

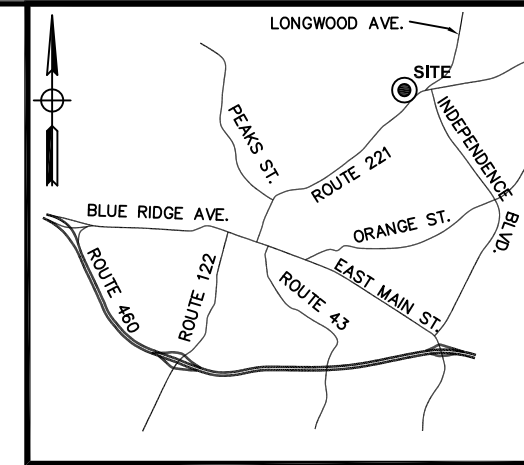
**CERTIFICATION:**

TO: JMB INVESTMENT COMPANY, LLC., FIDELITY NATIONAL TITLE INSURANCE COMPANY, MOUNTAIN COMMERCE BANK AND DOLLAR GENERAL:

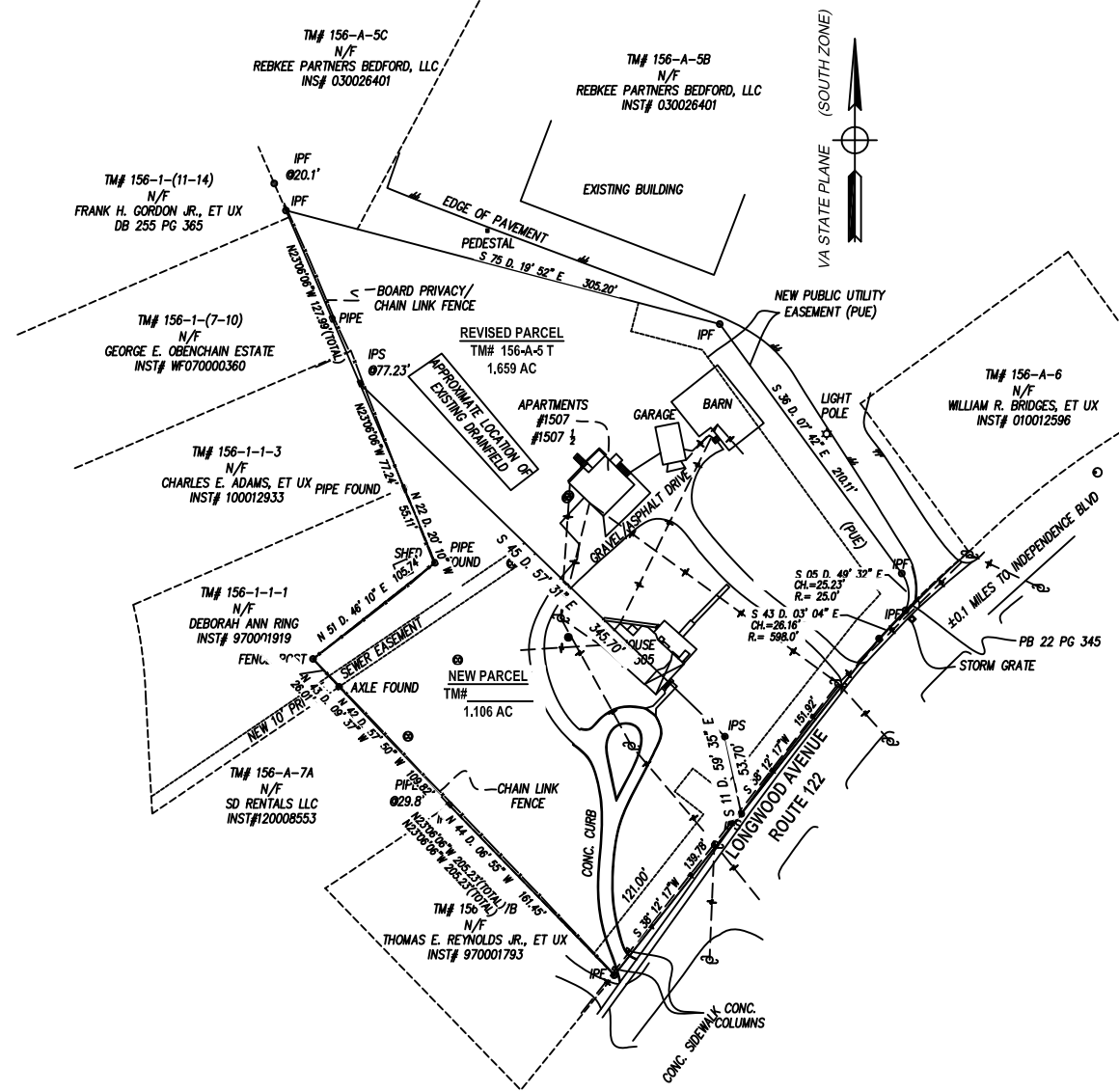
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 6(A), 8, 11(B), 13, 14, 17-19, AND 20(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 07 2017.

DATE OF PLAT OR MAP: APRIL 07 2017

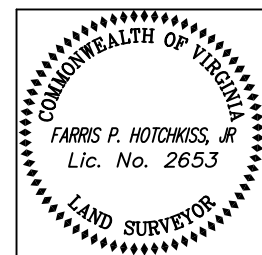
FARRIS P HOTCHKISS JR, L.S. #2643



VICINITY MAP - NOT TO SCALE



PLAT SHOWING  
 ALTA / NSPS LAND TITLE  
 RESURVEY  
 OF THE PROPERTY OF  
**ESTATE OF BERTHA C. FULTON**  
 TOWN OF BEDFORD, VIRGINIA



DWN:	JKL
DATE:	APRIL 07 2017
DWG:	V-ALTA-17032
JOB:	17032

0 60 120  
 GRAPHIC SCALE 1" = 60'

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ID - P: 201717032 Drawing Survey V-ALTA-17032.dwg - Mon, 24 Jul 2017 - 15:44