

ENCROACHMENTS

- 1. BRICK GARAGE ENROACHES INTO HURT LANE AT SOUTHEAST CORNER OF 0.296 AC. TRACT.
- 2. CHAIN LINK FENCE FROM HARCOS LUMBER & BUILDING SUPPLIES, INC. ENROACHES ONTO SUBJECT PROPERTY AT SOUTHWEST CORNER OF 1.514 AC. TRACT.

EASEMENTS

- D.B. 359, PG. 222 - EASEMENT TO APPALACHIAN POWER CO. (BLANKET EASEMENT - NO SPECIFIC LOCATION)
- D.B. 109, PG. 133 - TEMPORARY CONSTRUCTION EASEMENT (NOW TERMINATED), PERMANENT DRAINAGE EASEMENT (AS SHOWN), PERMANENT SIGN & LIGHT POLE EASEMENT (BLANKET EASEMENT - NO SPECIFIC LOCATION) TO THE COMMONWEALTH OF VIRGINIA.

REFERENCE MAPS:

- 1. MAP AND SURVEY SHOWING A PORTION OF THE PROPERTY CONVEYED TO ROBERT D. HURT BY F.A. SPIGGLE, S.C.L.S. DATED SEPT. 30, 1947 AND RECORDED IN D.B. 370, PG. 280 (RKE. CO).
- 2. MAP AND SURVEY SHOWING A PORTION OF THE PROPERTY CONVEYED TO ROBERT D. HURT BY F.A. SPIGGLE, S.C.L.S. DATED FEB. 23, 1948.
- 3. PLAT SHOWING THE SUBDIVISION OF EVANS PRODUCTS COMPANY PROPERTY BY BUFORD T. LUMSDEN & ASSOC. DATED 10 MAR 1981 AND RECORDED IN P.B. 2, PG. 4.
- 4. MAP SHOWING LOCATION OF "HURT ROAD" BY F.A. SPIGGLE, TOWN ENGINEER DATED NOV. 29, 1961 AND RECORDED IN D.B. 481, PG. 484 (RKE. CO).
- 5. VIRGINIA DEPT. OF TRANSPORTATION PROJECT NO. 0460-129-103, PE-101, RW-201, SHEET NO. 9.

GENERAL NOTES:

- 1. THIS PLAT IS BASED ON LAWYERS TITLE INSURANCE CORP TITLE COMMITMENT No R77541, DATED JULY 4, 1997.
- 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

TO: Lawyers Title Insurance Corporation, Trans Financial Bank, N.A., John R. Neal, and Linda M. Neal

This is to certify that this map or plat of survey (this "Survey Map") of the premises specifically described in Lawyers Title Insurance Corporation Commitment Case No. R77541 dated July 4, 1997 (1) is based on a field survey made on July 23, 1997 by me or directly under my supervision and (2) to the best of my professional knowledge, information and belief:

- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot; and
- (d) The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record except as shown on the plat.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and this Survey has been prepared for their respective benefits in anticipation of their reliance thereon.

By: *Frank B. Caldwell, II*  
Frank B. Caldwell, II, L.S.

Registration No. 1335  
Within the State of Virginia

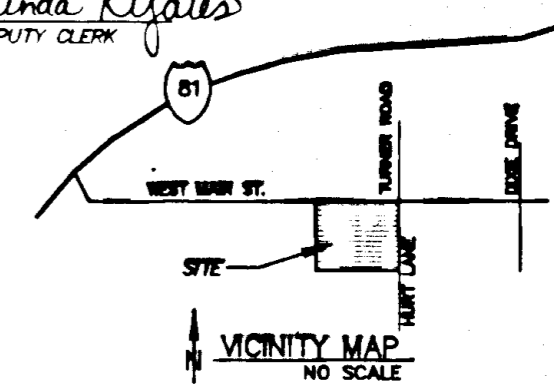
DESCRIPTION OF A 0.296 AC. TRACT  
SITUATE ON WEST MAIN STREET AND HURT LANE  
SALEM, VIRGINIA

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF HURT LANE, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF HURT LANE WITH A CURVE TO THE RIGHT WHOSE RADIUS IS 20.00 FEET AND WHOSE ARC LENGTH IS 30.86 FEET (CHORD = S 52°31'30" E, 27.88 FEET) TO A POINT, THENCE CONTINUING WITH SAME, S 08°19'00" E, PASSING AN IRON PIN ON LINE AT 152.82 FEET, IN ALL, 153.11 FEET TO A POINT AT THE NORTHEAST CORNER OF A 0.187 AC. TRACT, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTHERLY LINE OF A 0.187 AC. TRACT AND ON THE EASTERLY LINE OF A 1.154 AC. TRACT, THENCE WITH THE EASTERLY LINE OF THE 1.514 AC. TRACT, N 08°44'00" W, 157.50 FEET TO A POINT, THENCE CONTINUING WITH SAME, N 51°44'00" W, 21.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST MAIN STREET, THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF WEST MAIN STREET, N 83°16'00" E, 87.84 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 0.296 AC. AND BEING AS SHOWN ON PLAT FOR JRM, INC. BY T. P. PARKER & SON DATED JULY 23, 1997.

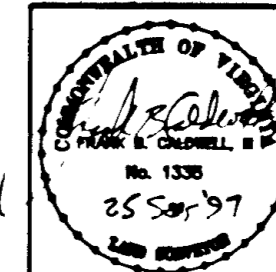
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 8:58 O'CLOCK A.M. ON THIS 1st DAY OF October, 1997.

TESTE: CHANCE CRAWFORD

By: *Melinda Klutas*  
DEPUTY CLERK



GRAPHIC SCALE



BOUNDARY AND TOPOGRAPHIC SURVEY FOR  
**JOHN R. NEAL & LINDA M. NEAL**  
OF A 0.296 ACRE TRACT,  
A 0.187 ACRE TRACT AND A 1.514 ACRE TRACT  
SITUATE ON U.S. 11-460 - WEST MAIN STREET  
AND HURT LANE  
SALEM, VIRGINIA  
SCALE: 1"=30'

DESIGNED BY: JRM  
CHECKED BY: FBC II  
W.D. #: 97-0748  
N.E. #: 98-143  
TAX NO.: 139-005-004  
DATE: JULY 23, 1997

T. P. PARKER & SON  
255 Boulevard  
Post Office Box 9118  
Salem, Virginia 24188  
Telephone: 540-877-1188  
FAX: 540-877-0707

REVISED: SEPTEMBER 25, 1997  
REVISED: SEPTEMBER 15, 1997

SYMBOLS	
100.5	SPOT ELEVATION
---	CONTOURS
---	SANITARY SEWER LINE
---	WATERLINE
---	STORM DRAIN
---	GAS LINE
---	OVER-HEAD ELECTRIC LINE
---	OVER-HEAD TELEPHONE LINE
---	OVER-HEAD CABLE TELEVISION LINE
---	UNDERGROUND TEL. OR ELEC. LINE
○	WATER OR GAS METER
○	FIRE HYDRANT
○	MANHOLE
○	DROP INLET (CURB OR GRATE)
○	UTILITY POLE, GUY & ANCHOR
---	CENTERLINE OR BASELINE
---	PROPERTY LINE
○	YARD HYDRANT
○	WELL
○	BENCHMARK
---	FENCE
---	TREE LINE
---	TOP BACK OF CURB

STARTING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF HURT LANE, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF HURT LANE WITH A CURVE TO THE RIGHT WHOSE RADIUS IS 20.00 FEET AND WHOSE ARC LENGTH IS 30.86 FEET (CHORD = S 52°31'30" E, 27.88 FEET) TO A POINT, THENCE CONTINUING WITH SAME, S 08°19'00" E, 153.11 FEET TO THE ACTUAL POINT-OF-BEGINNING, THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY OF HURT LANE, S 08°19'00" E, PASSING AN IRON PIN ON LINE AT 103.91 FEET, IN ALL, 103.84 FEET TO A POINT, THENCE ALONG THE NORTHERLY LINE OF THE HARCOS LUMBER & BUILDING SUPPLIES, INC. PROPERTY, S 83°16'00" W, 79.83 FEET TO A POINT, THENCE ALONG THE WESTERLY LINE OF A 1.514 AC. TRACT, N 08°44'00" W, 103.93 FEET TO A POINT AT THE SOUTHWEST CORNER OF A 0.296 AC. TRACT, THENCE ALONG THE SOUTHERLY LINE OF SAID 0.296 AC. TRACT, N 83°16'00" E, 77.07 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 0.187 AC. AND BEING AS SHOWN ON PLAT FOR JRM, INC. BY T. P. PARKER & SON DATED JULY 23, 1997.

STARTING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF HURT LANE, THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET, S 83°16'00" W, 87.84 FEET TO THE ACTUAL POINT-OF-BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WESTERLY LINE OF A 0.296 AC. TRACT, S 51°44'00" E, 21.21 FEET TO A POINT, THENCE CONTINUING WITH SAME AND THE WESTERLY LINE OF A 0.187 AC. TRACT, S 84°00' E, 28.40 FEET TO A POINT ON THE NORTHERLY LINE OF THE HARCOS LUMBER & BUILDING SUPPLIES, INC. PROPERTY, THENCE WITH SAME, S 83°16'00" W, 238.00 FEET TO AN IRON PIN ON THE EASTERLY LINE OF HARCOS LUMBER & BUILDING SUPPLIES, INC. THENCE WITH SAME, N 08°44'00" W, 278.40 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF WEST MAIN STREET, THENCE WITH SAID RIGHT-OF-WAY, N 83°16'00" E, 224.00 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 1.514 AC. AND BEING AS SHOWN ON PLAT FOR JRM, INC. BY T. P. PARKER & SON DATED JULY 23, 1997.

