

GENERAL NOTES

- OWNER OF RECORD: FN INVESTMENTS, LLC.
INSTRUMENT #090002407
LOT 3A-1 | PLAT BOOK 13, PAGE 7
T.M. #111-1-6.1
- PROPERTY CURRENTLY ZONED HBD (HIGHWAY BUSINESS DISTRICT).
MINIMUM SETBACK REQUIREMENTS PER CURRENT CITY OF SALEM ZONING ORDINANCE SEC. 106-214.3:
 - PRINCIPAL STRUCTURE:
FRONT YARD: 30 FEET FROM STREET CENTERLINE
SIDE YARD: 0' MINIMUM
REAR YARD: 0' MINIMUM
 - ACCESSORY STRUCTURES:
FRONT YARD: 30 FEET FROM STREET CENTERLINE
SIDE YARD: 0' MINIMUM
REAR YARD: 0' MINIMUM
 - HEIGHT: 80' MAXIMUM
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES NOT SHOWN HEREON.
- PROPERTY CONTAINS 15 REGULAR PARKING SPACES AND 2 HANDICAP SPACES.

5) PROPERTY IS IN F.E.M.A. DEFINED ZONES FLOODWAY, AE, X SHADED AND X UNSHADED. THIS OPINION IS BASED UPON A VISUAL INSPECTION OF F.E.M.A. PANEL #51161C0142G (EFFECTIVE DATE: 09/28/07). STRUCTURE SHOWN ON PREMISES WAS REMOVED FROM THE SPECIAL FLOOD HAZARD AREA BY F.E.M.A. LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT 16-03-1576A DATED MAY 27, 2016. STRUCTURE IS IN ZONE X SHADED PER THE AFOREMENTIONED LOMR-F.

6) BUILDING S.F. (SQUARE FEET) SHOWN HEREON ARE FOR THE EXTERIOR FOOTPRINT OF THE BUILDING ONLY.

7) PLAT BOOK 13, PAGE 7 (NOTE #7) STATES COMMON ACCESS FOR THE SUBJECT PARCEL (AND OTHERS) WAS GRANTED BY DEED BOOK 144, PAGE 505. THIS WOULD PROVIDE THE SUBJECT PARCEL WITH ACCESS TO ELECTRIC ROAD, A PUBLIC RIGHT OF WAY.

TITLE REPORT NOTES

TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE No. PRO-21-40910PN, REVISION A, EFFECTIVE DATE NOVEMBER 12, 2021 AT 8:00 A.M.
SCHEDULE B - SECTION 2 EXCEPTION ITEMS ADDRESSED AS FOLLOWS:

ITEM

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- THOSE TAXES BECOMING DUE AND PAYABLE SUBSEQUENT TO THE DATE OF THE POLICY. **NOT A SURVEY RELATED ITEM.**
 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS AND OTHER MATTERS, IF ANY, AND ANY AMENDMENTS THERETO, APPEARING OF RECORD IN DECLARATION RECORDED IN DEED BOOK 111, PAGE 28, DEED BOOK 135, PAGE 542, DEED BOOK 144, PAGE 505, AND REFERENCED IN RECIPROCAL EASEMENT AGREEMENT ESTOPPEL CERTIFICATE RECORDED IN DEED BOOK 305, PAGE 720; AND IN DECLARATION OF EASEMENT AND RESTRICTIONS RECORDED AS INSTRUMENT NO.090002406; IN THE RELATED BYLAWS; IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY; AND IN ANY OTHER ALLIED INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. **AFFECTS SUBJECT PROPERTY BUT DOES NOT CONTAIN ANY SPECIFICALLY PLATTABLE MATTERS. SEE RECORDED DOCUMENTS FOR FURTHER DETAILS.**
 - EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY BY INSTRUMENT DATED MARCH 24, 1941 FROM LAKESIDE SWIMMING CLUB, RECORDED IN DEED BOOK 292, PAGE 460 (ROANOKE COUNTY). **MAY AFFECT SUBJECT PROPERTY. LOCATION OF EASEMENT CANNOT BE DETERMINED.**
 - EASEMENT GRANTED MCDONALD'S CORPORATION BY INSTRUMENT DATED JANUARY 15, 1986 FROM PIEDMONT PROPERTIES, II, RECORDED IN DEED BOOK 111, PAGE 7 AND AMENDED BY INSTRUMENT RECORDED IN DEED BOOK 114, PAGE 616. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - EASEMENT GRANTED PIEDMONT PROPERTIES, II BY INSTRUMENT DATED JANUARY 22, 1988 FROM LAKESIDE DEVELOPMENT COMPANY, RECORDED IN DEED BOOK 135, PAGE 215 AND AMENDED IN DEED BOOK 262, PAGE 187. **EASEMENTS ARE BLANKET IN NATURE AND MAY AFFECT THE SUBJECT PROPERTY.**
 - EASEMENT GRANTED TO APPALACHIAN POWER COMPANY BY INSTRUMENT DATED JULY 25, 1988 FROM LAKESIDE DEVELOPMENT COMPANY, RECORDED IN DEED BOOK 142, PAGE 589 AND AMENDED BY DEED BOOK 144, PAGE 176. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - THE FOLLOWING MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 13, PAGES 7 AND 8:
 - UTILITY EASEMENT 15 FEET IN WIDTH, OVERHEAD ELECTRIC WIRES/POLES AND POWER EASEMENT 15 FEET IN WIDTH LOCATED IN THE WESTERLY PORTION OF THE INSURED PREMISES. **EASEMENTS SHOWN HEREON.**
 - UTILITY EASEMENT 15 FEET IN WIDTH ALONG SOUTHERLY PORTION OF INSURED PREMISES. **EASEMENTS SHOWN HEREON.**
 - ELECTRIC TRANSMISSION LINE LOCATED IN SOUTHERLY PORTION OF INSURED PREMISE. **ELECTRICAL TRANSFORMER SHOWN ON SOUTHERN PORTION OF PROPERTY.**
 - THE FOLLOWING MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 3, PAGE 74:
 - EASEMENT 20 FEET IN WIDTH FOR POWER LOCATED ALONG THE EASTERLY LINE AND PORTION OF THE NORTHERLY PROPERTY LINE. **DOES NOT AFFECT SUBJECT PROPERTY.**
 - EASEMENT 15 FEET IN WIDTH FOR DRAINAGE LOCATED ALONG A PORTION OF THE NORTHERLY LOT LINE. **EASEMENT SHOWN HEREON.**
 - EASEMENT 15 FEET IN WIDTH FOR POWER LOCATED ALONG THE WESTERLY LOT LINE. **EASEMENT SHOWN HEREON.**
 - RIGHTS OF OTHERS IN AND TO THE USE OF THE COMMON AREAS. **NOT A SURVEY RELATED ITEM.**
 - RIGHTS OF TENANTS OR PARTIES IN POSSESSION. **NOT A SURVEY RELATED ITEM.**
 - **AS TO OWNER'S POLICY: CREDIT LINE DEED OF TRUST DATED _____, 2021 FROM STAR CITY REALTY, LLC TO _____, TRUSTEE(S) ON BEHALF OF CARTER BANK & TRUST, TO SECURE THE PRINCIPAL SUM OF \$1,280,000.00, RECORDED AS INSTRUMENT NO. _____. **NOT A SURVEY RELATED ITEM.**
 - **AS TO OWNER'S POLICY: ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.
NOTE: THE ALTA 8.2-06, ALTA 9-06 AND ALTA 14.1-06 ENDORSEMENTS WILL BE ISSUED WITH THE LENDER'S POLICY.
THIS EXCEPTION CONTAINS NO SPECIFIC MATTERS TO BE PLOTTED HEREON.

LEGAL DESCRIPTION PER TITLE COMMITMENT

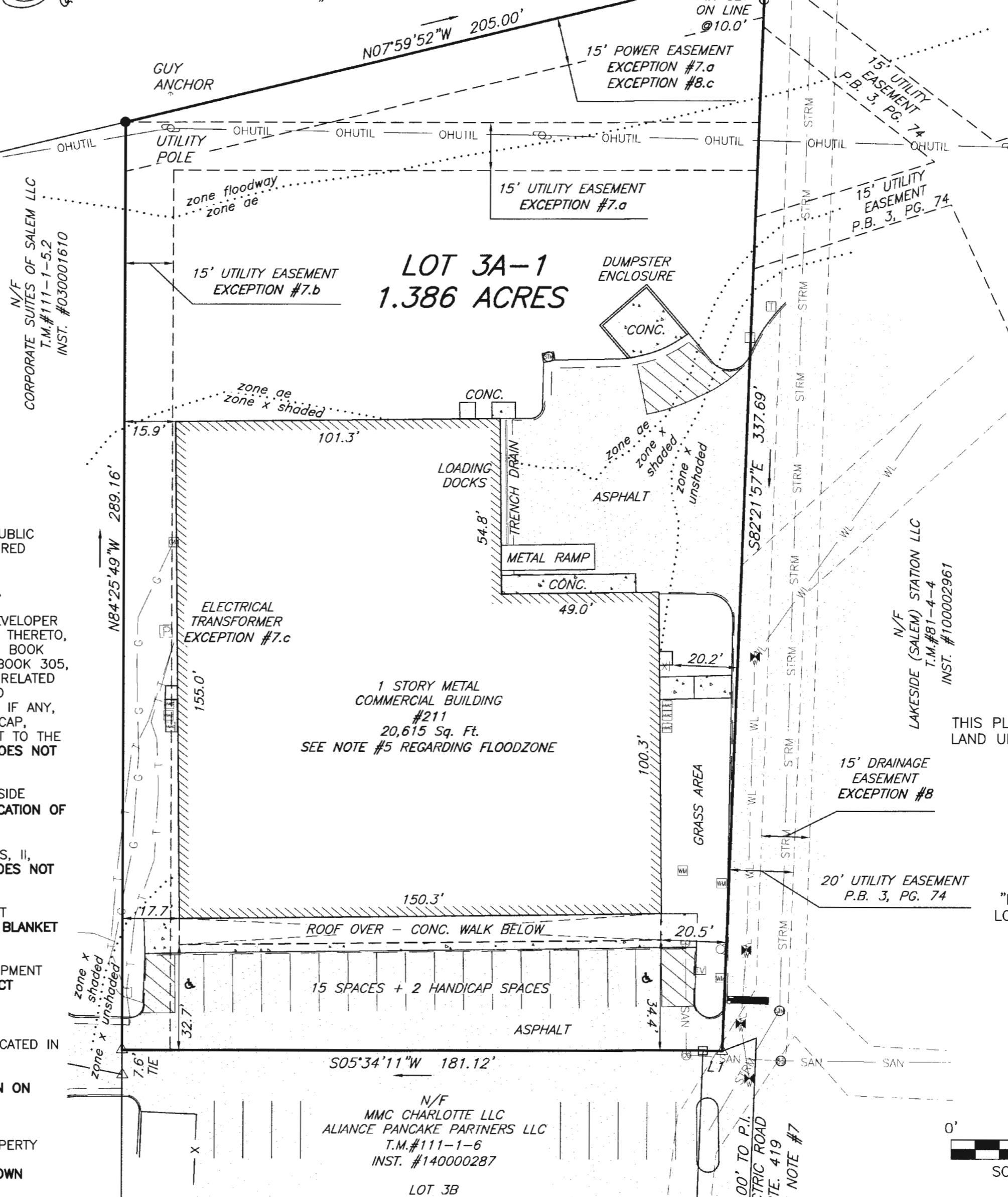
ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE CITY OF SALEM, COMMONWEALTH OF VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF REAL PROPERTY IDENTIFIED AS NEW LOT 3A-1, CONTAINING 1.386 ACRES, AS SHOWN ON THAT CERTAIN SUBDIVISION PLAT DATED MAY 15, 2009, PREPARED BY MSQUARED ENGINEERING, LLC, ENTITLED "PLAT SHOWING RESUBDIVISION FOR VIAMAC, INC., LOT 3A, LAKESIDE SUBDIVISION, P.B. 3, P.G. 74" AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM IN PLAT BOOK 13, PAGE 7.

THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED ABOVE.

PLAT BOOK 13, PAGE 7-8

N/F
LAKESIDE GOLF CENTER LLC
T.M.#111-1-4
INST. #050001616



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:44 O'CLOCK A.M. ON THIS 19 DAY OF January, 2022, IN PLAT BOOK 16, PAGE 26.

TESTE: GARY CHANCE CRAWFORD
CLERK
[Signature]
DEPUTY CLERK

TO STAR CITY REALTY, LLC, CARTER BANK AND TRUST, AND FIDELITY NATIONAL 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, 6(A), 7(A), 7(B1), 8, 9, 11(a), 13, 14, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2021.

01-14-2022
DATE

JAMES A. PATTON 003188

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: MSS
CHECKED BY: JAP

LEGEND	
IRON PIN SET	○
IRON PIN FOUND	●
NAIL FOUND	△
PLATTED CORNER	□
WATER VALVE	⊕
FIRE HYDRANT	⊙
WATER METER	⊗
FIRE DEPARTMENT CONNECTION	⊠
HVAC UNIT	⊞
STORM MANHOLE	⊞
GAS METER	⊞
CLEAN OUT	⊞
SEWER MANHOLE	⊞
UTILITY PEDESTAL	⊞
UTILITY PEDESTAL	⊞
ELECTRICAL TRANSFORMER	⊞
OVERHEAD UTILITY	— OHUTIL —
UNDERGROUND GAS LINE	— G —
UNDERGROUND COMM. LINE	— T —
UNDERGROUND STORM LINE	— S'RM —
UNDERGROUND SEWER LINE	— SAN —

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OF LAND UNDER THE CITY OF SALEM SUBDIVISION ORDINANCE.

ALTA/NSPS LAND TITLE SURVEY
FOR
STAR CITY REALTY, LLC.

SHOWING HEREON
LOT 3A-1 | 1.386 ACRES | T.M.#111-1-6.1
AS SHOWN ON

"PLAT SHOWING RESUBDIVISION FOR VIAMAC, INC., LOT 3A, LAKESIDE SUBDIVISION, P.B. 3, PG. 74"

PLAT BOOK 13, PAGE 7-8

SITUATED AT 211 ELECTRIC ROAD

CITY OF SALEM, VIRGINIA

SURVEYED NOVEMBER 12, 2021

REVISED DECEMBER 22, 2021

(REVISED TITLE COMMITMENT)

REVISED JANUARY 14, 2022

(RECORDING NOTES)

SCALE: 1" = 30'

JOB #05210405.MS

0' 30' 60'
SCALE: 1" = 30'

