

GENERAL NOTES

- TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER PRO-21-40460PN, EFFECTIVE DATE SEPTEMBER 20, 2021 AT 8:00 A.M.
- OWNER OF RECORD: LAURA T. NORRIS, TRUSTEE UNDER THE LAURA TERRY NORRIS, REVOCABLE DECLARATION OF TRUST. INSTRUMENT #190001047
 - PROPERTY CURRENTLY ZONED "TBD" (TRANSITIONAL BUSINESS DISTRICT) A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR. SEE CITY OF SALEM ZONING ORDINANCE FOR AREA AND SETBACK REQUIREMENTS.
 - UTILITIES ARE SHOWN HEREON BASED ON VISIBLE AND ACCESSIBLE ABOVE-GROUND EVIDENCE AND MARKINGS PROVIDED BY MISS UTILITY OF VIRGINIA. ALL SUBSURFACE FEATURES MAY NOT BE SHOWN OR RELIABLY DEPICTED WITHOUT EXCAVATION.
 - THERE ARE 6 REGULAR PARKING SPACES AND 1 HANDICAP SPACE COMBINED ON THE SUBJECT PROPERTIES.
 - BUILDING S.F. (SQUARE FEET) SHOWN HEREON ARE FOR THE EXTERIOR OF THE BUILDINGS ONLY.
 - PROPERTY LIES WITHIN FEMA DEFINED FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP 51161C0137G, DATED SEPTEMBER 28, 2007.
 - AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - POSSIBLE UNDERGROUND UTILITY BASED ON EVIDENCE OF TRENCH CUT AND PATCH IN ASPHALT.
 - INTERIOR PARCEL LINES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION BOTH OF RECORD AND UNRECORDED AS NOTED HEREON. CITY OF SALEM GIS SHOWS A DIFFERENT CONFIGURATION, BUT NO SOURCE OF THAT CONFIGURATION WAS PROVIDED. THERE MAY EXIST UNRECORDED MATTERS AFFECTING THE INTERIOR LINES THAT ARE UNKNOWN TO THE SURVEYOR.

TITLE REPORT NOTES

TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER PRO-21-40460PN, EFFECTIVE DATE SEPTEMBER 20, 2021 AT 8:00 A.M.

SCHEDULE B, PART II EXCEPTIONS ADDRESSED AS FOLLOWS:

EXCEPTION A AND STANDARD EXCEPTIONS 1 THROUGH 3 CONTAIN NO SPECIFIC MATTERS TO BE ADDRESSED.

SPECIAL EXCEPTIONS:

NONE LISTED.

SYMBOL LEGEND

•	BOLLARD
⊗	SEWER MANHOLE
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊞	STORM INLET
⊗	WATER MANHOLE
⊕	WATER METER
⊙	NAIL SET
⊞	IRON ROD FOUND
⊗	UTILITY PEDESTALS
⊕	UTILITY POLE
⊙	GUY WIRE
⊞	HANDICAP SPACE
⊗	HVAC UNIT
⊕	LIGHT POLE
⊙	SIGNAL POLE
⊞	GAS VALVE
⊗	GAS METER

TEXT LEGEND

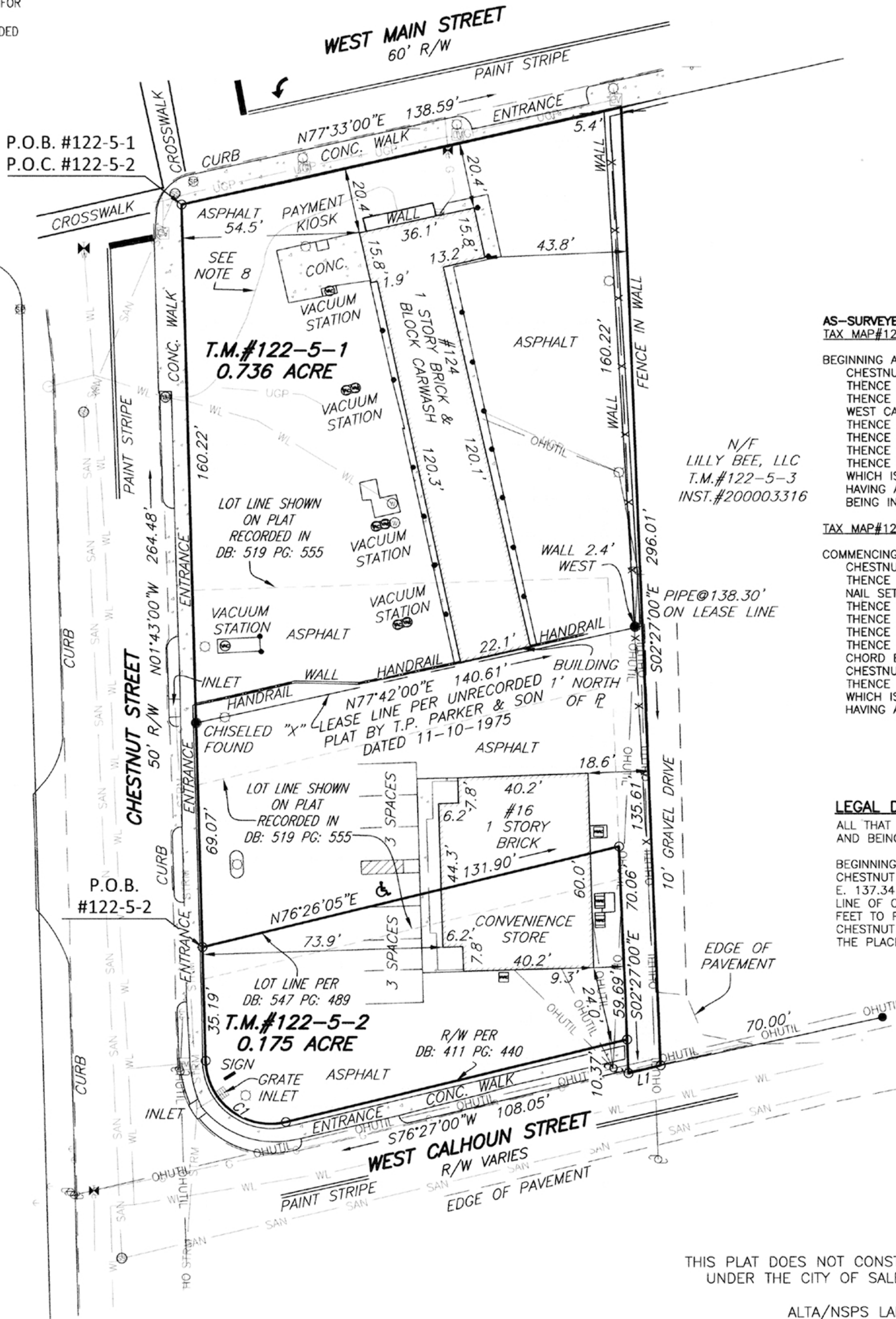
(P.O.C.) POINT OF COMMENCEMENT
(P.O.B.) POINT OF BEGINNING
(P.B.) PLAT BOOK
(D.B.) DEED BOOK
(PG.) PAGE
(STRM) STORM PIPE
(R/W) RIGHT OF WAY
(SAN) SANITARY
(UGP) UNDERGROUND POWER
(WL) WATER LINE

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 1:16 O'CLOCK P.M. ON THIS DAY OF OCT 16, 2021, IN PLAT BOOK 16, PAGE 8.

TESTE: GARY CHANCE CRAWFORD

CLERK

DEPUTY CLERK



AS-SURVEYED LEGAL DESCRIPTION

TAX MAP #122-5-1

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE SOUTH LINE OF WEST MAIN STREET AND THE EAST LINE OF CHESTNUT STREET;
THENCE ALONG THE SOUTH LINE OF WEST MAIN STREET N 77°33'00\"E A DISTANCE OF 138.59' TO A NAIL SET;
THENCE LEAVING WEST MAIN STREET S 02°27'00\" E A DISTANCE OF 296.01' TO A NAIL SET ON THE NORTH LINE OF WEST CALHOUN STREET;
THENCE ALONG THE NORTH LINE OF WEST CALHOUN STREET S 76°27'00\" W A DISTANCE OF 10.19' TO A NAIL SET;
THENCE THENCE LEAVING WEST CALHOUN STREET N 02°26'59\" W A DISTANCE OF 70.06' TO A NAIL SET;
THENCE S 76°26'05\" W A DISTANCE OF 131.90' TO A NAIL SET ON THE EAST LINE OF CHESTNUT STREET;
THENCE ALONG THE EAST LINE OF CHESTNUT STREET N 01°43'00\" W A DISTANCE OF 229.29' TO A NAIL SET;
WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 32,063 SQUARE FEET OR 0.736 ACRE.

TAX MAP #122-5-2

COMMENCING AT A NAIL SET AT THE INTERSECTION OF THE SOUTH LINE OF WEST MAIN STREET AND THE EAST LINE OF CHESTNUT STREET;
THENCE ALONG THE EAST LINE OF CHESTNUT STREET S 01°43'00\" E A DISTANCE OF 229.29' TO A NAIL SET WHICH IS THE POINT OF BEGINNING;
THENCE LEAVING THE EAST LINE OF CHESTNUT STREET N 76°26'05\" E A DISTANCE OF 131.90' TO A NAIL SET;
THENCE S 02°26'59\" E A DISTANCE OF 59.69' TO A NAIL SET ON THE NORTH LINE OF WEST CALHOUN STREET;
THENCE ALONG THE NORTH LINE OF WEST CALHOUN STREET S 76°27'00\" W A DISTANCE OF 108.05' TO A NAIL SET;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.55', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF N 52°38'00\" W, WITH A CHORD LENGTH OF 31.05', TO A NAIL SET ON THE EAST LINE OF CHESTNUT STREET;
THENCE ALONG THE EAST LINE OF CHESTNUT STREET N 01°43'00\" W A DISTANCE OF 35.19' TO A NAIL SET;
WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 7,609 SQUARE FEET OR 0.175 ACRE.

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:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF MAIN STREET AND THE EAST LINE OF CHESTNUT STREET IN THE TOWN OF SALEM, THENCE WITH THE SOUTH LINE OF MAIN STREET N. 77 DEG. 33' E. 137.34 FEET TO AN IRON PIN; THENCE S. 2 DEG. 27' E. 285.74 FEET TO AN IRON PIN ON THE NORTH LINE OF CALHOUN STREET; THENCE WITH THE NORTH LINE OF CALHOUN STREET S. 76 DEG. 27' W. 141.64 FEET TO POINT AT THE INTERSECTION OF THE NORTH LINE OF CALHOUN STREET AND THE EAST LINE OF CHESTNUT STREET; THENCE WITH THE EAST LINE OF CHESTNUT STREET N. 1 DEG. 43' W. 289.18 FEET TO THE PLACE OF BEGINNING.

SURVEY CERTIFICATION:

TO: CNB BANK, A PENNSYLVANIA BANKING CORPORATION; LAURA T. NORRIS, TRUSTEE UNDER THE LAURA TERRY NORRIS REVOCABLE DECLARATION OF 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 2021 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, 7a, 8, 9, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 07, 2021.

10/07/2021
DATE

JAMES A. PATTON, LS - 003188

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

ALTA/NSPS LAND TITLE SURVEY FOR

CNB BANK

SHOWING HEREON TWO PARCELS OF LAND AS DESCRIBED IN

INSTRUMENT NUMBER 190001047, DB: 547 PG: 489, AND SHOWN ON DB: 519 PG: 555

SITUATE ON WEST MAIN STREET, CHESTNUT STREET AND WEST CALHOUN STREET CITY OF SALEM, VIRGINIA SURVEYED 10/07/2021

SCALE: 1\"=30'

JOB #04210046.00 (ALTA)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S76°27'00\"W	10.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHD BEARING	CHD LENGTH	DELTA
C1	20.00'	35.55'	N52°38'00\"W	31.05'	101°50'00\"

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



SCALE 1\"=30'

