

VICINITY MAP
NTS

SCHEDULE B - SECTION II

EXCEPTIONS

TITLE NO.: CTS-06652
EFFECTIVE DATE: NOVEMBER 5, 2013 @ 08:00 A.M.

- 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 (SEE SURVEY).
- EASEMENT GRANTED CITY OF ROANOKE, A MUNICIPAL CORPORATION FROM DOUBLET CORPORATION, A VIRGINIA CORPORATION BY INSTRUMENT DATED JUNE 10, 1974, RECORDED IN ROANOKE COUNTY DEED BOOK 1003, PAGE 689 (EASEMENT IN RUTGERS STREET, A PUBLIC RIGHT-OF-WAY, DOES NOT AFFECT SUBJECT PROPERTY).
- EASEMENT GRANTED APPALACHIAN POWER COMPANY FROM DOUBLET ASSOCIATES, A VIRGINIA CORPORATION BY INSTRUMENT DATED JANUARY 27, 1977 RECORDED IN DEED BOOK 1396, PAGE 267 (AFFECTS SUBJECT PROPERTY AS A BLANKET TYPE EASEMENT, NOT SHOWN ABOVEGROUND EVIDENCE SHOWN HEREON).
- EASEMENT GRANTED COMMONWEALTH OF VIRGINIA FROM ALLRED INVESTMENT COMPANY BY INSTRUMENT DATED OCTOBER 20, 1983 RECORDED IN DEED BOOK 1484, PAGE 1423 (PLAN SHEET ATTACHED IN DEED ILLEGIBLE. CURRENT RIGHT-OF-WAY FOR HERSHBERGER ROAD AS SHOWN HEREON. TEMPORARY CONSTRUCTION EASEMENT NO LONGER REQUIRED).
- EASEMENT GRANTED THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FROM ALLRED INVESTMENT COMPANY, A NORTH CAROLINA GENERAL PARTNERSHIP AND K & W RESTAURANT, INC., A NORTH CAROLINA CORPORATION, BY INSTRUMENT DATED MARCH 13, 1984, RECORDED IN DEED BOOK 1500, PAGE 1332 (PLAN SHEET ATTACHED IN DEED ILLEGIBLE. MAY AFFECT SUBJECT PROPERTY).
- EASEMENT GRANTED APPALACHIAN POWER COMPANY FROM ALLRED INVESTMENT COMPANY, A NORTH CAROLINA GENERAL PARTNERSHIP, BY INSTRUMENT DATED DECEMBER 13, 1988 RECORDED IN DEED BOOK 1597, PAGE 125 (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
- PLAT RECORDED IN MAP BOOK 1, PAGE 512 INDICATES THERE IS AN EXISTING ENTRANCE TO PROPERTY FROM HERSHBERGER ROAD ALONG WESTERLY SIDE OF PROPERTY (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).

PROPERTY DESCRIPTION - PROPOSED LOT - FIELD

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

BEGINNING AT THE NORTHWEST CORNER OF NOW OR FORMERLY SOUTHWEST VIRGINIA SAVINGS, DEED BOOK 1430, PAGE 1671, CITY OF ROANOKE CLERK OF COURTS, SAID POINT BEING A COMMON POINT WITH NOW OR FORMERLY ALLRED INVESTMENT COMPANY, DEED BOOK 1487, PAGE 1675, ROANOKE CLERK OF COURTS, AND BEING THE NORTHEAST CORNER OF A PROPOSED LOT; THENCE, LEAVING SAID ALLRED AND WITH SAID SAVINGS SOUTH 82°24'22" EAST 120.54 FEET TO AN EXISTING REBAR ALONG THE NORTHERN RIGHT-OF-WAY OF HERSHBERGER ROAD, N.W., A 110 FOOT PUBLIC RIGHT-OF-WAY, THENCE, LEAVING SAID SAVINGS AND WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2809.79 FEET, AN ARC LENGTH OF 29.83 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 82°32'36" WEST 29.83 FEET TO A PK NAIL SET; THENCE, WITH SAID RIGHT-OF-WAY SOUTH 82°50'51" WEST 152.83 FEET TO A CALCULATED POINT IN THE CURB AND GUTTER FOR THE WEST SIDE OF THE ENTRANCE TO SAID LOT, SAID POINT BEING THE SOUTHEAST CORNER OF NOW OR FORMERLY LOWE'S HOME CENTER, INC., DEED BOOK 1669, PAGE 186, ROANOKE CLERK OF COURTS; THENCE, LEAVING SAID RIGHT-OF-WAY AND WITH SAID LOWE'S ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,711.54 FEET AND ARC LENGTH OF 148.43, A CHORD BEARING AND DISTANCE OF NORTH 15°25'29" WEST 148.42 FEET TO AN IRON PIPE SET, THE NEW NORTHWEST CORNER OF THIS LOT BEING DESCRIBED, SAID POINT BEING A COMMON POINT WITH AFORESAID ALLRED; THENCE, LEAVING SAID LOWE'S AND WITH SAID ALLRED NORTH 81°11'18" EAST 45.55 FEET TO A PK NAIL SET; THENCE, NORTH 08°48'12" WEST 11.44 FEET TO A PK NAIL SET; THENCE, NORTH 81°11'18" EAST 119.83 FEET TO A PK NAIL SET; THENCE, SOUTH 67°01'50" EAST 39.11 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 26,380 SF OR 0.61 ACRES, MORE OR LESS.

THIS BEING A PORTION OF THE LOT CONVEYED TO ALLRED INVESTMENT COMPANY, DEED BOOK 1487, PAGE 1675, ROANOKE CLERK OF COURTS.

LEGEND

- ▲ CALCULATED POINT
● EXISTING IRON PIPE
○ IRON PIPE SET
○ BOREHOLE
○ SANITARY SEWER MANHOLE
○ SANITARY SEWER CLEANOUT
○ WATER VALVE
○ WATER METER
○ FIRE HYDRANT
○ TELEPHONE PEDESTAL
○ TELEPHONE MANHOLE
○ ELECTRIC BOX
○ LIGHT POLE
○ POWER POLE
○ CURB INLET
○ STORM DRAINAGE MANHOLE
○ YARD INLET
--- STORM DRAIN
--- OVERHEAD UTILITIES
--- UNDERGROUND ELECTRIC
--- UNDERGROUND TELEPHONE
--- WATER LINE
--- SANITARY SEWER LINE
--- GAS LINE
--- FENCE LINE
- AC = ACRES
ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING
ALTA = AMERICAN LAND TITLE ASSOCIATION
B.M. = BOOK OF MAPS
CB = CATCH BASIN
CMP = CORRUGATED METAL PIPE
D.B. = DEED BOOK
EIP = EXISTING IRON PIPES
ELEV = ELEVATION
E.M. = ELECTRIC METER
FIRM = FLOOD INSURANCE RATE MAP
GPS = GLOBAL POSITIONING SYSTEM
HUD = HOUSING URBAN DEVELOPMENT
HYD = FIRE HYDRANT
INV = INVERT
IPS = IRON PIPE SET
LLC = LIMITED LIABILITY COMPANY
MPH = MILES PER HOUR
MSL = MEAN SEA LEVEL
NAD = NORTH AMERICAN DATUM
NF = NOW OR FORMERLY
NCGS = NORTH CAROLINA GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NTS = NOT TO SCALE
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.L. = POINT ON LINE
R.C.P. = REINFORCED CONCRETE PIPE
RF = RIGHT-OF-WAY
SF = SQUARE FOOT
SMH = SANITARY SEWER MANHOLE
S.R. = STATE ROAD
TBM = TEMPORARY BENCH MARK
TIC = TOP CURB
TWSP = TOWNSHIP
TYP = TYPICAL
Y.I. = YARD INLET

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD DATA AND INFORMATION PROVIDED BY THE CITY OF ROANOKE. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY LOCATE THE UNDERGROUND UTILITIES, THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OF ANY UTILITIES SHOWN HEREON, EITHER IN SERVICE OR ABANDONED.

ZONING INFORMATION

ZONING:CLS
BUILDING SETBACKS:
FRONT 0 FEET
SIDE 0 FEET
REAR 0 FEET
MAXIMUM BUILDING HEIGHT: N/A
BULK/DENSITY REQUIREMENTS: MAXIMUM IMPERVIOUS = 80%

KRISPY KREME PARKING REQUIREMENTS:
1 SPACE PER 100 SQ. FT. OF PUBLIC USE FLOOR AREA AND
1 SPACE PER 300 SQ. FT. OF REMAINING SPACE

INFORMATION PROVIDED BY CITY OF ROANOKE PLANNING DEPARTMENT
PHONE: (540) 853-5808.

N/F
LOWE'S HOME CENTER, INC.
DEED BOOK 1669, PAGE 186

N/F
LOWE'S HOME CENTER, INC.
DEED BOOK 1669, PAGE 186

ALLRED INVESTMENT COMPANY
DEED BOOK 1487, PAGE 1575
MAP BOOK 01, PAGE 513
TAX MAP NUMBER: 6660108
EXISTING TOTAL AREA
196,095 SF OR 4.50 ACRES
REMAINING AREA
169,715 SF OR 3.89 ACRES

FIRE HYDRANT
SITE TBM ON FLANGE
BOLT UNDER SET SCREW
ELEVATION = 503.38 (NAVD 88)

NON-EXCLUSIVE EASEMENT
FOR RIGHT-OF-WAY
DEED BOOK 1646, PAGE 689

NON-EXCLUSIVE EASEMENT
FOR RIGHT-OF-WAY
DEED BOOK 1442, PAGE 1651

GENERAL NOTES

- 1) THE ALTA/ACSM LAND TITLE SURVEY SHOWN HEREON DOES NOT MEET ALL OF THE REQUIREMENTS FOR RECORDATION.
- 2) ELEVATIONS ARE ASSUMED AT 500.00'.
- 3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 4) ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
- 5) BEARINGS BASED ON MAP BOOK 01, PAGE 513 OF THE ROANOKE CLERK OF COURT'S OFFICE.
- 6) BEARINGS AND DISTANCES SHOWN ON PROPERTY LINES ARE FROM FIELD MEASUREMENT. DEED RECORDED CALLS ARE SHOWN WHERE THEY DIFFER FROM FIELD MEASUREMENTS.

REFERENCES

DEED BOOK 1487, PAGE 1575
DEED BOOK 1669, PAGE 186
DEED BOOK 1430, PAGE 1671
MAP BOOK 01, PAGE 513
TOPOGRAPHIC SURVEY FOR TANGLEWOOD MALL, INC. DATED SEPTEMBER 06, 1995; PREPARED BY T.P. PARKER & SON.
OF THE ROANOKE COUNTY CLERK OF COURT'S OFFICE

EXISTING PARKING

SUBJECT PROPERTY HAS 225 DELINEATED PAINTED PARKING SPACES, INCLUDING 8 HANDICAP SPACES.

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 51161C0154G, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

ALTA SURVEY CERTIFICATION

TO KRISPY KREME DOUGHNUT CORPORATION, ALLRED INVESTMENT COMPANY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2013.

DATE OF PLAT OR MAP: _____

PRINTED NAME: _____

LICENSE NUMBER: _____

SIGNATURE: _____

SURVEY CERTIFICATION

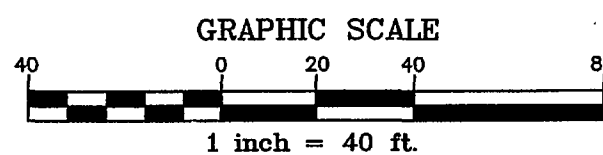
I, Brian Burchett, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE SECOND ORDER, CLASS II ACCURACY CLASSIFICATION (95% CONFIDENCE) USING N.C. RTK NETWORK; THAT PORTIONS OF FIELD SURVEY WERE CONDUCTED USING TRADITIONAL TRAVERSE, AND THAT THE ERROR OF PRECISION IS 1:10,000 OR GREATER, ALSO THAT LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DRAWN FROM INFORMATION AS NOTED ON PLAT.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 17th

DAY OF JUNE 2014

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°50'51" W	152.83'
L2	N 81°11'18" E	45.55'
L3	N 08°48'12" W	11.44'
L4	N 81°11'18" E	119.83'
L5	S 67°01'50" E	39.11'

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	163.15'	480.00'	82.44'	162.30'	N 23°55'10" W
C2	29.83'	2809.79'	14.92'	29.83'	S 82°32'36" W
C3	577.66'	3711.54'	289.41'	577.08'	N 18°44'16" W
C4	148.43'	3711.54'	74.23'	148.42'	N 15°25'29" W
C5	429.23'	3711.54'	214.85'	428.99'	N 19°53'00" W

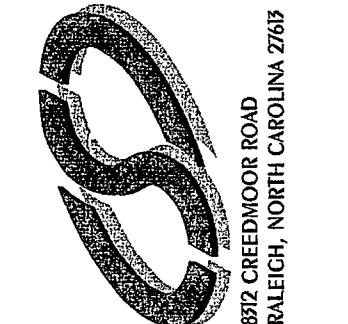


TOTAL AREA = 196,095 SF OR 4.50 ACRES
PROPOSED LOT AREA = 26,380 SF OR 0.61 ACRES
REMAINING AREA = 169,715 SF OR 3.89 ACRES

Project No. 13283

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Revisions			
DATE	CITY COMMENTS #1	CITY COMMENTS #2	CITY COMMENTS #3
3/28/14			
05/06/14			
05/20/14			
06/06/14			
06/12/14			

THESE DRAWINGS & SPECIFICATIONS ARE OWNED AND CONTROLLED BY KRISPY KREME DOUGHNUT CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF KRISPY KREME DOUGHNUT CORPORATION. ANY UNAUTHORIZED USE OR DISSEMINATION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF KRISPY KREME DOUGHNUT CORPORATION SHALL BE SUBJECT TO LEGAL ACTION AND DAMAGES.

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2880 SO. FT 220-LINE PHOTOGRAPHY SHOP
1625 HERSHBERGER ROAD
ROANOKE, VIRGINIA

Krispy Kreme
DOUGHNUTS
SHEET DATA
EXISTING CONDITIONS

Date 11-22-13
Drawn By DFS
Checked By APPROVED
Sheet No. 08 2014
C-2