NOTES:

1. THE SUBJECT PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA. SEE F.E.M.A. COMMUNITY MAP NUMBER 51161C0159G, DATED SEPTEMBER 28, 2007, AN UNSHADED ZONE 'X' AREA OF MINIMAL FLOOD HAZARD.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER #091058660, DATED AUGUST 5, 2019.
3. CURRENT OWNER: KROGER LIMITED PARTNERSHIP I, AN OHIO LIMITED PARTNERSHIP, REFERENCE: INSTRUMENT #200708449.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, LARRY THOMAS OGLE, JR., LS #002459 FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT ORIGINAL DATA WAS OBTAINED ON NOVEMBER 27TH THROUGH DECEMBER 5TH, 2019; AND THAT THIS PLAT, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
6. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, TELEPHONE, CABLE TELEVISION, GAS, ELECTRIC AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION. SEE MISS UTILITY TICKET #B932602495.
7. THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, OR AVAILABLE FROM THE COUNTY OF ROANOKE. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
9. NO WETLAND DELINEATION MARKERS OF FLAGS WERE FOUND ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
10. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
11. THE PROPERTY HAS DIRECT AND UNIMPEDED PEDESTRIAN AND VEHICULAR ACCESS TO CHALLENGER AVENUE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY.
12. THE SUBJECT PROPERTY IS ZONED C-2 PER THE COUNTY OF ROANOKE ZONING ORDINANCE. NO ZONING LETTER OR REPORT WAS PROVIDED FOR THIS SURVEY. THE REGULATIONS FOR C-2 ZONING DISTRICT ARE AS FOLLOWS:
    - WITH BOTH PUBLIC WATER AND SEWER, MINIMUM AREA REQUIRED IS 15,000 S.F. AND 75' OF PUBLIC ROAD FRONTAGE.
    - MINIMUM SETBACK REQUIREMENTS: FRONT YARD IS 30 FEET, NONE REQUIRED FOR THE SIDE YARD, REAR YARD IS 15 FEET.
    - HEIGHT LIMITATIONS FOR PRINCIPAL STRUCTURE IS 45 FEET IF ADJOINING AN R-1 OR R-2 PROPERTY, OTHER LOCATIONS ARE UNLIMITED. ACCESSORY STRUCTURES CAN'T EXCEED THE PRINCIPAL STRUCTURE. BUILDING COVERAGE CAN'T EXCEED 50% OF THE TOTAL LOT AREA AND LOT COVERAGE CAN'T EXCEED 90% OF THE TOTAL LOT AREA.

TITLE COMMITMENT LIFE NUMBER: 091058660
PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: AUGUST 5, 2019
SCHEDULE B PART II EXCEPTIONS:

(2) EASEMENT TO APPALACHIAN ELECTRIC POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 243 AT PAGE 580, EASEMENT IS BLANKET IN NATURE AND MAY AFFECT SUBJECT PROPERTY BUT IS NOT SHOWING HEREON.
(3) EASEMENT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 269 AT PAGE 96, EASEMENT IS BLANKET IN NATURE AND MAY AFFECT SUBJECT PROPERTY BUT IS NOT SHOWN HEREON.
(4) EASEMENT TO ROANOKE COUNTY BOARD OF SUPERVISORS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 422 AT PAGE 301. PROPOSED EXTENSION OF ROUTE 758 IN 1949. DOES NOT AFFECT THE SUBJECT PROPERTY.
(5) SIXTY (60) FOOT NON-EXCLUSIVE EASEMENT SHOWN ON PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1269 AT PAGE 1741. (INGRESS/ EGRESS EASEMENT PER D.B. 1253, PG. 74) TERMINATED/EXTINGUISHED DUE TO CONSOLIDATION OF OWNERSHIP OF SERVIENT PROPERTY AND THE DOMINANT PREMISES AND IS THEREON NOT SHOWN HEREON.
(6) EASEMENT TO ROANOKE GAS COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1551 AT PAGE 450, 10' GAS LINE EASEMENT AFFECTS SUBJECTS PROPERTY AS SHOWN HEREON.
(7) EASEMENT TO ROANOKE COUNTY BOARD OF SUPERVISORS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1620 AT PAGE 587. WATER AND SEWER EASEMENTS OVER ALL WATER AND SEWER EQUIPMENT AND APPURTENANCES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
(8) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, LIENS, ASSESSMENTS, RIGHTS, AND RESERVATIONS CONTAINED IN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200717962, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATED TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
(9) MATTERS SHOWN ON PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200716968, AS FOLLOWS: (I) 12.72' 29.24' SIGN EASEMENT; (II) 80' PUBLIC UTILITY EASEMENT; (III) EXISTING 10' GAS EASEMENT; (IV) 10' PUBLIC UTILITY EASEMENT; (V) 20' WATERLINE EASEMENT; (VI) 30' ACCESS EASEMENT; AND (VII) 50' ACCESS EASEMENT. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
(10) EASEMENT TO VERIZON VIRGINIA INC. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200808609. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
(11) SIGN (SIGNAL) EASEMENT AGREEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200809832. EASEMENT IS OVER PARCEL 4 ADJACENT TO THE INTERSECTION OF CHALLENGER AVENUE AND VALLEY GATEWAY BOULEVARD AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
(12) STORMWATER DETENTION FACILITY MAINTENANCE AGREEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200900676. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
(13) EASEMENT TO COX COMMUNICATIONS, INC. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200909540. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
(14) RIGHTS OF OTHERS IN AND TO THE USE OF APPURTENANT EASEMENTS DESCRIBED ON SCHEDULE A HEREOF. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
(15) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE COVERAGE AFFORDED BY COVERED RISK 2(C) OF THE FINAL TITLE POLICY IS HEREBY DELETED. THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.

LEGAL DESCRIPTION;

ALL THAT CERTAIN LOT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN VINTON MAGISTERIAL DISTRICT, ROANOKE COUNTY, VIRGINIA, AND BEING KNOWN, NUMBERED AND DESIGNATED AS "OUT PARCEL 1" ON THAT PLAT ENTITLED "PLAT OF SURVEY SHOWING SUBDIVISION OF 22.86 AC. – PROPERTY OF KROGER LIMITED PARTNERSHIP 1, MADE BY DOUGLAS R. MEREDITH, JR. OF LMW, P.C., DATED SEPTEMBER 5, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER #200716968.

TOGETHER WITH AND SUBJECT TO RIGHTS AND EASEMENTS CONTAINED IN THE DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER #200717962.

IT BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KROGER LIMITED PARTNERSHIP I BY DEED FROM F & W PROPERTIES II, INC. DATED MAY 24, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER #200708449.

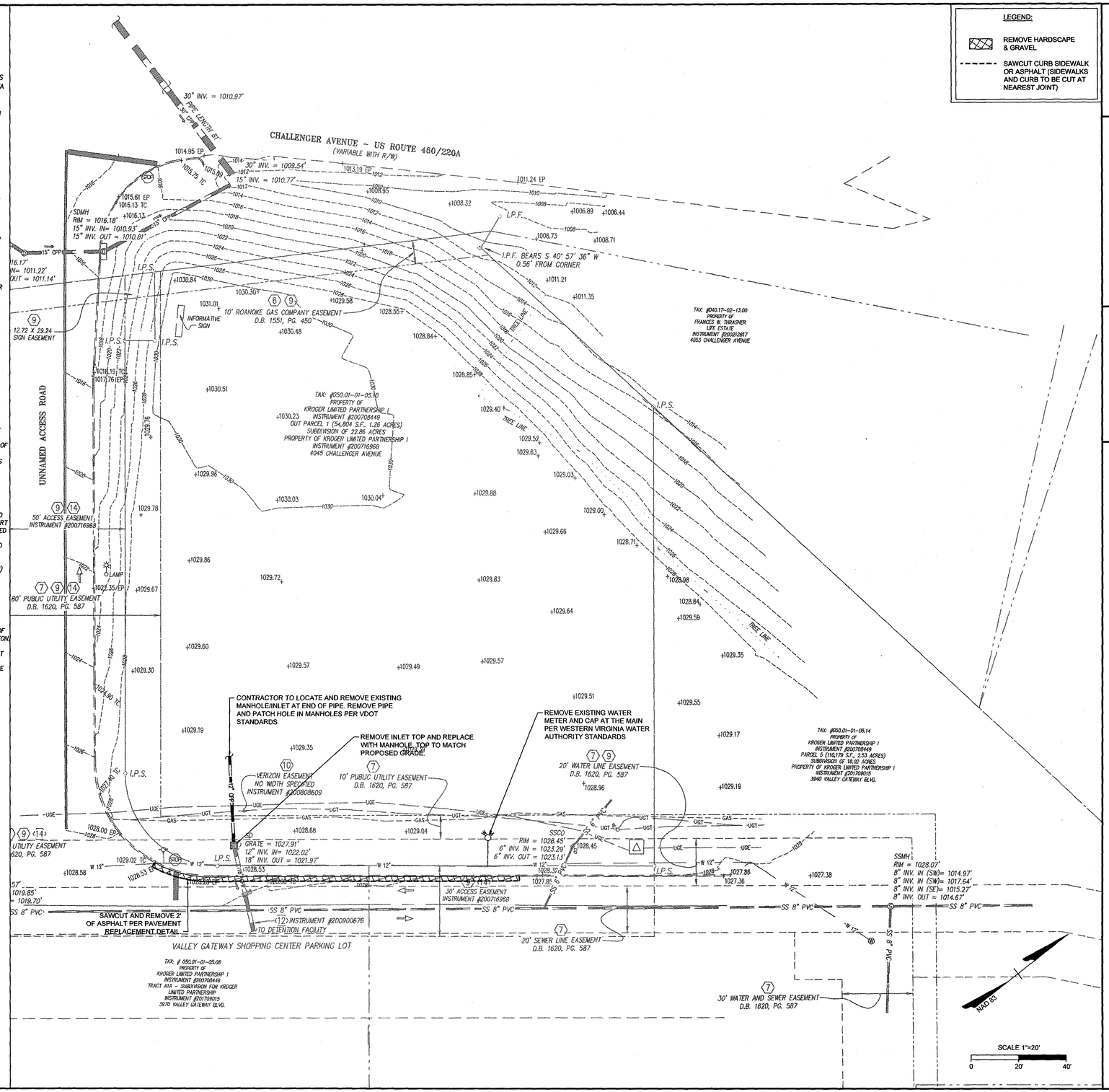
SURVEYOR'S CERTIFICATE:

To: WOODFOREST NATIONAL BANK, AND IT'S SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, AS LENDER, CHALLENGER AVENUE, LLC AS BORROWERS, BRIDGESTONE RETAIL OPERATIONS LLC, AS TENANT, ROBINSON, BRADSHAW & HINSON, P.A., AS BORROWER'S LEGAL COUNSEL, AND FIRST AMERICAN TITLE INSURANCE COMPANY, AS TITLE 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), 6(b), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27th THROUGH DECEMBER 5th, 2019.
DATE OF PLAT OR MAP: DECEMBER 17, 2019

LARRY T. OGLE, JR. L.S.
LICENSED LAND SURVEYOR,
STATE OF: VIRGINIA
REGISTRATION NUMBER 002459

COMMONWEALTH OF VIRGINIA
LARRY THOMAS OGLE, JR.
12/18/2019
Lic. No. 002459
LAND SURVEYOR



LEGEND:

- REMOVE HARDSCAPE & GRAVEL
- SAWCUT CURB SIDEWALK OR ASPHALT (SIDEWALKS AND CURB TO BE CUT AT NEAREST JOINT)

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/30/2020
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE CHARLOTTESVILLE OFFICE OF:
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
3/30/20	REVISED PER COUNTY COMMENTS
4/30/20	REVISED PER COUNTY COMMENTS

DATE 02/10/2020
DRAWN BY Z.DAHL
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1" = 20'

TIMMONS GROUP

ROANOKE FIRESTONE
ROANOKE COUNTY, VIRGINIA
EXISTING CONDITIONS & DEMO PLAN

JOB NO. 44371
SHEET NO. C2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

APPROVED, 5/21/2020

I:\timmons.com\tgb\3001\0\44371-Roanoke_Firestone\CIVIL\Sheet\CD\44371-C2_EXIST.dwg | Plotted on 5/4/2020 12:15 PM | by Aaron Mabee