

Legend

NIP Existing Iron Pin
 NIP New Iron Pin
 M/H Manhole
 PP Power Pole
 LP Light Pole
 GP Guy Pole
 GU Guy Wire
 OU Overhead Utility
 UE Underground Electric
 WM Water Meter
 Hyd Fire Hydrant
 CB Catch Basin
 (T) Total
 (Typ) Typical

Note :

This property is zoned C-2 General Commercial District. The minimum building setback on all sides is 20'. The building shown hereon is legal non-conforming as to yard setback requirements, and is "grandfathered" because of its being constructed prior to the present zoning code requirements.

References :

- 1) Deed Book 702 Page 283
- 2) Deed Book 625 Page 390
- 3) Deed Book 635 Page 374
- 4) Map Book 16 Page 43
- 5) City Danville Tax I.D. No.s { 23-6-20
23-6-21
- 6) Deed Book 622 Page 286
- 7) Deed Book 635 Page 166
- 8) Deed Book 642 Page 266

Note :

All utilities have been located by North American Locating Inc. from field investigation, recorded easements, rights-of-ways, etc., and from the use of geophysical instruments. Plastic pipe material can not be identified with geophysical instruments and therefore the location of such lines is approximate.

LEGAL DESCRIPTION

Being Lot No. 1C, known as Dan River Plaza Shopping Center, No. 1350 West Main Street, Danville, Virginia, as shown in Map Book 16 Page 43 in the Clerk's Office of the Circuit Court of Danville, Virginia.

Beginning at an Iron Pin, being the southeast corner of Glenn R. Dixon and Jean S. Dixon's said Iron Pin being 1555.53' East of the Right-of-Way of Memorial Drive

THENCE North 20 degrees 00 minutes 41 seconds West for a distance of 130.93 feet with the line of Dixon to an Iron Pin
 THENCE North 15 degrees 55 minutes 51 seconds West for a distance of 189.36 feet continuing with said Dixon line to an Iron Pin being the northeastern corner of the said Dixon property

THENCE South 74 degrees 00 minutes 01 seconds West for a distance of 15.00 feet continuing with the Dixon property to an Iron Pin, said Iron Pin being the eastern most corner of the Danville School Board Property

THENCE North 11 degrees 50 minutes 33 seconds West for a distance of 206.53 feet with said Danville School Board, to an Iron Pin, common corner with Dan River Inc.

THENCE North 74 degrees 01 minutes 26 seconds East for a distance of 480.00 feet leaving said Danville School Board Property and continuing with the line of Dan River Inc.

THENCE South 17 degrees 36 minutes 29 seconds East for a distance of 282.66 feet continuing with the line of Dan River Inc. to an Iron Pin in the line of Boddie-Noell Enterprises Inc.

THENCE South 70 degrees 28 minutes 44 seconds West for a distance of 60.00 feet continuing with said Boddie-Noell to an Iron Pin

THENCE South 19 degrees 31 minutes 16 seconds East for a distance of 100.22 feet continuing with Boddie-Noell line to an Iron Pin being the northeast corner of Lot No. 1D

THENCE South 74 degrees 04 minutes 13 seconds East for a distance of 192.50 feet continuing with the line of Lot No. 1D to an Iron Pin

THENCE South 15 degrees 56 minutes 41 seconds East for a distance of 120.00 feet continuing with the line of Lot No. 1D to an Iron Pin in the northern right-of-way of West Main Street

THENCE South 74 degrees 03 minutes 19 seconds West for a distance of 234.49 feet continuing with the right-of-way of West Main Street to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4.870 acres more or less.

LEGAL DESCRIPTION

Being Lot No. 1D on Plat of Subdivision for Dan Associates, Ltd., recorded in Map Book 16 Page 43, in the Clerk's Office of the Circuit Court of Danville, Virginia.

Beginning at an Iron Pin, said Iron Pin being the southeastern corner of Lot No. 1C and being in the northern right-of-way of West Main Street

THENCE North 15 degrees 56 minutes 41 seconds West for a distance of 120.00 feet continuing with the line of Lot No. 1C to an Iron Pin

THENCE North 74 degrees 04 minutes 13 seconds East for a distance of 192.50 feet continuing with the line of Lot No. 1C to an Iron Pin in the line of Boddie-Noell Enterprises Inc.

THENCE South 19 degrees 31 minutes 16 seconds East for a distance of 100.22 feet leaving Lot No. 1C and continuing with said Boddie-Noell line to an Iron Pin in the northern right-of-way of West Main Street

THENCE South 74 degrees 03 minutes 19 seconds West for a distance of 200.00 feet continuing with said right-of-way of West Main Street to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.541 acres more or less.

To Dan Associates, LTD. and Lawyers Title Insurance Corporation :

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM. It meets the accuracy requirements of a Class A Survey as defined therein.

William M. Burgess No. 001897

William M. Burgess Registration No. 001897

Danville Virginia

"ALTA/ACSM LAND TITLE SURVEY"

FOR :

Dan Associates, LTD.

&

Lawyers Title Insurance Corporation

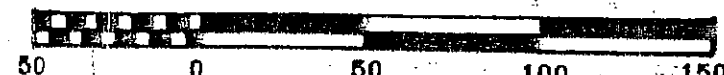
Being 1350 West Main Street

Known As

Dan River Plaza Shopping Center

Date : April 6, 1993

Scale : 1" = 50'



Julian & Wilmarth, P.C.

Engineering and Surveying

583 Main Street

P.O. Box 2450

Danville, Virginia

2441

NOTE :
 THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD ZONE A OR B AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY.