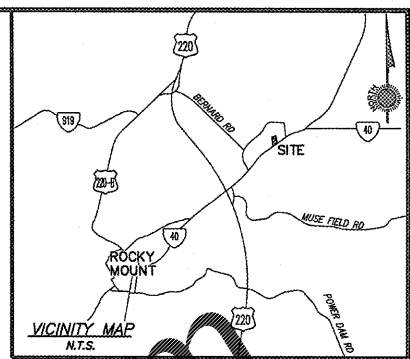
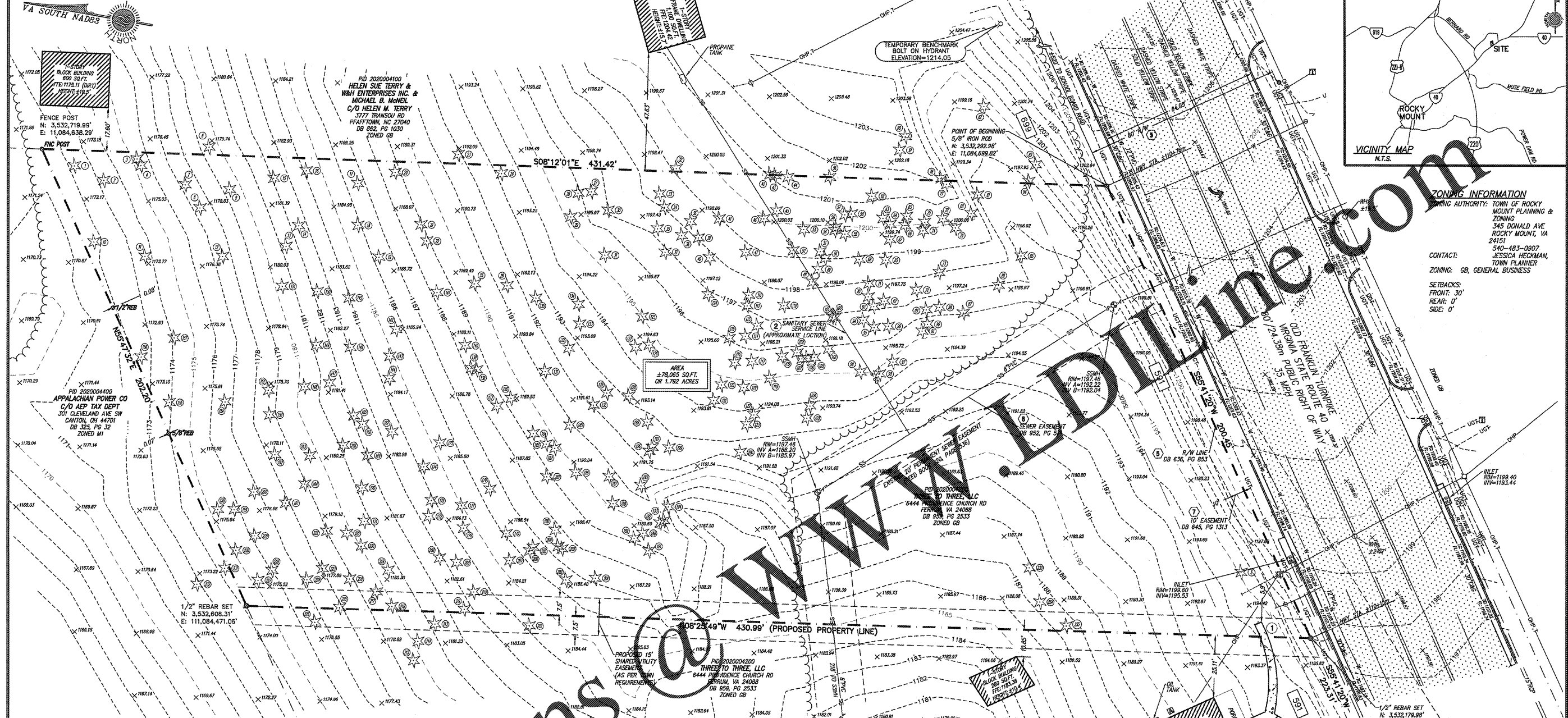


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



ZONING INFORMATION
 ZONING AUTHORITY: TOWN OF ROCKY MOUNT PLANNING & ZONING
 345 DONALD AVE
 ROCKY MOUNT, VA 24151
 540-483-0807
 JESSICA HECKMAN, TOWN PLANNER

CONTACT:
 ZONING: GB, GENERAL BUSINESS
 SETBACKS:
 FRONT: 30'
 REAR: 0'
 SIDE: 0'

DONALDSON, GARRETT, & ASSOCIATES, INC.
 MACON • CHARLOTTE
 9741-L SOUTHERN PINE BOULEVARD
 CHARLOTTE, NORTH CAROLINA 28273
 (704) 374-1985 Mobile: (704) 589-6492
 http://www.dga.com

ALTA/NSPS LAND TITLE SURVEY FOR
O'REILLY AUTOMOTIVE STORES, INC.
 591 OLD FRANKLIN TURNPIKE
 TOWN OF ROCKY MOUNT, FRANKLIN COUNTY, VIRGINIA



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
WOODS LINE	---
BUILDING SETBACK LINE	B.S.L.
LANDSCAPE BUFFER LINE	L.S.B.
EXISTING CONTOUR LINE	---
WATER LINE	W
OVERHEAD POWER LINE	OH.P.
UNDERGROUND POWER & TEL	UG.P., T.
UNDERGROUND TELEPHONE LINE	UG.T.
SANITARY SEWER LINE	SS
FORCE MAIN	FM
STORM SEWER LINE	16" RCP
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	⊙
1/2" REBAR W/ CAP SET	⊙
NAIL FOUND	⊙
NAIL & DISK SET	⊙
SCHEDULE BY EXCEPTION ENCROACHMENT	⊙
UTILITY POLE/GUY WIRE	⊙
LIGHT POLE	⊙
TELEPHONE PEDESTAL	⊙
COMMUNICATIONS JUNCTION BOX	⊙
WATER METER	⊙
FIRE HYDRANT	⊙
ELECTRIC METER	⊙
STORM MANHOLE	⊙
SANITARY MANHOLE	⊙
CLEANOUT	⊙
TREE (SEE CHART)	⊙
AIR CONDITIONER	⊙
SPOT ELEVATION	⊙
STREET ADDRESS	⊙
ASPHALT	---
CONCRETE	---

TREE CHART

1	20" OAK	60	22" PINE	119	10" PINE	178	12" OAK
2	10" OAK	62	10" PINE	121	14" PINE	180	10" OAK
3	10" OAK	63	8" PINE	122	12" PINE	181	10" OAK
4	10" OAK	64	8" PINE	123	12" PINE	182	10" OAK
5	8" OAK	65	8" PINE	124	12" PINE	183	8" OAK
6	14" OAK	66	8" PINE	125	10" PINE	184	10" OAK
7	8" OAK	67	8" PINE	126	10" PINE	185	8" OAK
8	10" OAK	68	10" PINE	127	10" OAK	186	10" OAK
9	10" OAK	69	8" PINE	128	10" OAK	187	10" OAK
10	10" OAK	70	12" PINE	129	12" OAK	188	10" OAK
11	20" OAK	71	10" PINE	130	10" OAK	189	10" OAK
12	12" OAK	72	10" PINE	131	10" OAK	190	10" OAK
13	10" OAK	73	10" PINE	132	10" OAK	191	10" OAK
14	12" OAK	74	10" PINE	133	10" OAK	192	10" OAK
15	10" OAK	75	10" PINE	134	10" OAK	193	10" OAK
16	20" OAK	76	10" PINE	135	10" OAK	194	10" OAK
17	10" OAK	77	10" PINE	136	10" OAK	195	10" OAK
18	10" OAK	78	10" PINE	137	10" OAK	196	10" OAK
19	10" OAK	79	10" PINE	138	10" OAK	197	10" OAK
20	10" OAK	80	10" PINE	139	10" OAK	198	10" OAK
21	10" OAK	81	10" PINE	140	10" OAK	199	10" OAK
22	10" OAK	82	10" PINE	141	10" OAK	200	10" OAK
23	10" OAK	83	10" PINE	142	10" OAK	201	10" OAK
24	10" OAK	84	10" PINE	143	10" OAK	202	10" OAK
25	10" OAK	85	10" PINE	144	10" OAK	203	10" OAK
26	10" OAK	86	10" PINE	145	10" OAK	204	10" OAK
27	10" OAK	87	10" PINE	146	10" OAK	205	10" OAK
28	10" OAK	88	10" PINE	147	10" OAK	206	10" OAK
29	10" OAK	89	10" PINE	148	10" OAK	207	10" OAK
30	10" OAK	90	10" PINE	149	10" OAK	208	10" OAK
31	10" OAK	91	10" PINE	150	10" OAK	209	10" OAK
32	10" OAK	92	10" PINE	151	10" OAK	210	10" OAK
33	10" OAK	93	10" PINE	152	10" OAK	211	10" OAK
34	10" OAK	94	10" PINE	153	10" OAK	212	10" OAK
35	10" OAK	95	10" PINE	154	10" OAK	213	10" OAK
36	10" OAK	96	10" PINE	155	10" OAK	214	10" OAK
37	10" OAK	97	10" PINE	156	10" OAK	215	10" OAK
38	10" OAK	98	10" PINE	157	10" OAK	216	10" OAK
39	10" OAK	99	10" PINE	158	10" OAK	217	10" OAK
40	10" OAK	100	10" PINE	159	10" OAK	218	10" OAK
41	10" OAK	101	10" PINE	160	10" OAK	219	10" OAK
42	10" OAK	102	10" PINE	161	10" OAK	220	10" OAK
43	10" OAK	103	10" PINE	162	10" OAK	221	10" OAK
44	10" OAK	104	10" PINE	163	10" OAK	222	10" OAK
45	10" OAK	105	10" PINE	164	10" OAK	223	10" OAK
46	10" OAK	106	10" PINE	165	10" OAK	224	10" OAK
47	10" OAK	107	10" PINE	166	10" OAK	225	10" OAK
48	10" OAK	108	10" PINE	167	10" OAK	226	10" OAK
49	10" OAK	109	10" PINE	168	10" OAK	227	10" OAK
50	10" OAK	110	10" PINE	169	10" OAK	228	10" OAK
51	10" OAK	111	10" PINE	170	10" OAK	229	10" OAK
52	10" OAK	112	10" PINE	171	10" OAK	230	10" OAK
53	10" OAK	113	10" PINE	172	10" OAK	231	10" OAK
54	10" OAK	114	10" PINE	173	10" OAK	232	10" OAK
55	10" OAK	115	10" PINE	174	10" OAK	233	10" OAK
56	10" OAK	116	10" PINE	175	10" OAK	234	10" OAK
57	10" OAK	117	10" PINE	176	10" OAK	235	10" OAK
58	10" OAK	118	10" PINE	177	10" OAK	236	10" OAK
59	10" OAK	119	10" PINE	178	10" OAK	237	10" OAK
60	10" OAK	120	10" PINE	179	10" OAK	238	10" OAK

FLOOD ZONE
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 51067C 02152, EFFECTIVE DATE: DECEMBER 16, 2008. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

BENCHMARK INFORMATION
 1. BOLT ON FIRE HYDRANT ABOVE 'G' BIR, LOCATED NORTHEAST UP OLD FRANKLIN TURNPIKE.
 ELEVATION = 1214.05

RECORD LEGAL DESCRIPTION
 ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE COUNTY OF FRANKLIN, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH SIDE OF STATE HIGHWAY NO. 40 AT MONIELS CORNER (POINT OF BEGINNING OF OLD FRANKLIN TURNPIKE); THENCE ALONG SAID HIGHWAY S. 58 DEGREES 10 MINUTES W. 25.4 POLES TO AN IRON IN WRAYS LINE AND WITH THE SAME N. 14 DEGREES 45 MINUTES W. 8.8 POLES TO A POINT IN THE CENTER OF AN OLD ROAD AND THENCE A NEW LINE N. 5 DEGREES 30 MINUTES W. 19 POLES TO A STAKE N. 58 DEGREES E. 28.8 POLES TO MONIELS LINE AND WITH SAME S. 5 DEGREES 30 MINUTES E. 27.3 POLES TO A POINT OF BEGINNING CONTAINING 4 ACRES, MORE OR LESS.
 LESS AND EXCEPT, HOWEVER, THAT CERTAIN 0.173 ACRE TRACT OF LAND CONVEYED UNTO THE COMMONWEALTH OF VIRGINIA BY DEED DATED NOVEMBER 4, 1998 AND RECORDED IN THE CLERK'S OFFICE OF FRANKLIN COUNTY, VIRGINIA IN DEED BOOK 636 AT PAGE 653.

SURVEY LEGAL DESCRIPTION
 ALL THAT CERTAIN LOT OR PARCEL OF LAND LIES AND BEING IN THE TOWN OF ROCKY MOUNT, FRANKLIN COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT N/S MONUMENT "ROCKY" HAVING VIRGINIA STATE PLANE COORDINATES (NAD 83 VIRGINIA SOUTH ZONE) N: 3,532,752.33'; E: 11,081,894.89'; THENCE ALONG A TIE-LINE N47°35'56" E A HORIZONTAL GROUND DISTANCE OF 372.29' TO A 5/8-INCH REBAR FOUND ALONG THE NORTHWESTERLY RIGHT OF WAY OF OLD FRANKLIN TURNPIKE (VIRGINIA STATE ROUTE 40, VARIABLE PUBLIC R/W), SAID REBAR BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 858, PAGE 2533, FRANKLIN COUNTY RECORDS, HAVING VIRGINIA STATE PLANE COORDINATES (NAD 83, SOUTH ZONE) N: 3,532,292.98'; S: 11,084,699.82'; SAID REBAR ALSO BEING THE POINT OF BEGINNING FOR THIS TRACT OF LAND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF OLD FRANKLIN TURNPIKE S55°41'20" W A DISTANCE OF 200.45' TO A 1/2-INCH REBAR SET (VIRGINIA STATE PLANE COORDINATES N: 3,532,179.84'; E: 11,084,638.29'); THENCE LEAVING SAID RIGHT OF WAY OF OLD FRANKLIN TURNPIKE N08°25'49" W A DISTANCE OF 430.99' TO A 1/2" REBAR SET (VIRGINIA STATE PLANE COORDINATES N: 3,532,608.31'; E: 11,084,471.05'); THENCE N55°47'32" E A DISTANCE OF 202.20' TO A FENCE POST (VIRGINIA STATE PLANE COORDINATES N: 3,532,718.99'; E: 11,084,638.29'); THENCE S08°12'01" E A DISTANCE OF 431.42' TO A 5/8-INCH REBAR FOUND AND THE POINT OF BEGINNING.
 SAID TRACT OF LAND CONTAINS 78,065 SQUARE FEET OR 1.792 ACRES, MORE OR LESS.

UTILITY CONTACTS
WATER & SANITARY SEWER
 AUTHORITY: TOWN OF ROCKY MOUNT
 ADDRESS: 345 DONALD AVE
 ROCKY MOUNT, VA 24151
 CONTACT: BRIAN SCHOFIELD
 PHONE: 540-483-1320
POWER
 AUTHORITY: APPALACHIAN POWER
 ADDRESS: 4001 MATHEW DR
 LYNCHBURG, VA 24501
 PHONE: 800-556-4237
INTERNET/TV/PHONE
 AUTHORITY: MID-ATLANTIC BROADBAND
 ADDRESS: 1100 CONROY DR, STE 4
 SOUTH BOSTON, VA 24592
 PHONE: 434-572-1308
INTERNET/TV/PHONE
 AUTHORITY: SHENANDOAH TELEPHONE CO
 ADDRESS: 108 MAIN STREET
 EDINBURG, VA 22824
 PHONE: 540-584-5224
INTERNET/TV/PHONE
 AUTHORITY: CENTURYLINK
 ADDRESS: 271 HARRISON AVE
 SALEM, VA 24153
 PHONE: 844-211-6770

NOTES
 1. THE LOT IS LOCATED ON THE NORTHWESTERN SIDE OF OLD FRANKLIN TURNPIKE. STREET ADDRESS IS 591 OLD FRANKLIN TURNPIKE. TAX PARCEL NUMBER IS 20200402. SUBJECT PROPERTY IS LOCATED IN THE TOWN LIMITS OF ROCKY MOUNT, VIRGINIA.
 2. THE AREA OF THIS TRACT IS 78,065 SQUARE FEET OR ±1.792 ACRES. THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
 3. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY SWEETWATER UTILITY EXPLORATION 481510294-004. VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO CONSTRUCTION BY CONTACTING THE MISS UTILITY ONE-CALL 811, (800) 552-7001.
 5. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
 6. ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM. ONE-FOOT CONTOUR INTERVAL SHOWN.
 7. THIS SURVEY WAS MADE WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 2401063038, DATED MAY 17, 2018.
 CONTACT: JEFF MCASHER
 PHONE: 540-330-2454
 SPEED LIMIT: 35 MPH
 CLASSIFICATION: ARTERIAL
 THERE ARE NO PLANS FOR ROAD IMPROVEMENTS OR R/W ACQUISITIONS OTHER THAN FUTURE PAVING PROJECTS.

STREET INFORMATION
OLD FRANKLIN TURNPIKE/VA 40
 OPERATING AUTHORITY: TOWN OF ROCKY MOUNT DISTRICT 731 HARRISON AVE SALEM, VA 24153
 CONTACT: JEFF MCASHER
 PHONE: 540-330-2454
 SPEED LIMIT: 35 MPH
 CLASSIFICATION: ARTERIAL
 THERE ARE NO PLANS FOR ROAD IMPROVEMENTS OR R/W ACQUISITIONS OTHER THAN FUTURE PAVING PROJECTS.

SCHEDULE B SECTION II
 CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 2401063038
 EFFECTIVE DATE: MAY 17, 2018 @ 8:00 A.M.

NOTES
 4. EASEMENTS GRANTED TO LEE TELEPHONE COMPANY, RECORDED IN DEED BOOK 113 AT PAGE 587. THIS IS A BLANKET EASEMENT ACROSS THE SUBJECT PROPERTY; CANNOT DETERMINE LOCATION.
 5. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 636 AT PAGE 653. THIS DEED IS FOR TAKING OF LAND FOR R/W INDICATING TO CURRENT R/W AS SHOWN HEREON. TEMPORARY EASEMENTS CONTAINED THEREIN HAVE EXPIRED.
 6. EASEMENTS GRANTED TO APPALACHIAN POWER COMPANY, RECORDED IN DEED BOOK 844 AT PAGE 871. THIS IS A BLANKET EASEMENT ACROSS SUBJECT PROPERTY; CANNOT DETERMINE LOCATION.
 7. EASEMENTS GRANTED TO CENTRAL TELEPHONE COMPANY, RECORDED IN DEED BOOK 645 AT PAGE 1313. THIS EASEMENT GRANTS A 20' EASEMENT, AS SHOWN HEREON.
 8. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT, RECORDED IN DEED BOOK 852 AT PAGE 571. THIS EASEMENT IS FOR THE SEWER LINE. THE LOCATION OF SEWER IS AS SHOWN HEREON. THE 20' EASEMENT WIDTH SHOWN IS PER DEED BOOK 720, PAGE 536.

SURVEYOR'S CERTIFICATION
 To O'Reilly Automotive Stores, Inc. and Chicago 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. The field work was completed on May 22, 2018.
 Date of Plat or Map: June 5, 2018
 06/14/2018
 John M. Stary VA Professional Land Surveyor No. 1938



REVISIONS	
DATE	06/14/2018
SCALE	1"=20'
PROJECT #	4539-499-N1
DRAWN BY	JH
CHECKED BY	JMS
DRAWING #	NC-011-18-D
DATE	6/5/2018
PROJECT #	4539-499-N1
SCALE	1"=20'
DRAWN BY	JH
CHECKED BY	JMS