

BEGINNING AT A POINT ON THE WEST SIDE OF COLONIAL AVENUE, DISTANT 30.51 FEET SOUTH OF THE SOUTHERN LINE OF BRANDON AVENUE HEREINAFTER REFERRED TO AS THE POINT OF BEGINNING, THUS ALONG THE WEST LINE OF COLONIAL AVENUE THE FOLLOWING COURSES: S46°17'28"W 24.73 FEET TO A POINT; THENCE S50°41'15"W 47.86 FEET TO A POINT; THENCE S54°36'35"W 143.86 FEET TO A CHISELED "X" FOUND; THENCE LEAVING THE WEST LINE OF COLONIAL AVENUE AND WITH THE LANDS OF TOWERS RETAIL THE FOLLOWING COURSES: N35°23'25"W 126.88 FEET TO A FOUND ROD; THENCE N80°23'25"W 107.00 FEET TO A FOUND ROD; THENCE N09°36'55"E 203.07 FEET TO A FOUND ROD ON THE SOUTH LINE OF BRANDON AVENUE; THENCE LEAVING THE LANDS OF TOWERS RETAIL AND ALONG THE SOUTH LINE OF BRANDON AVENUE THE FOLLOWING COURSES: S75°57'25"E 163.78 FEET TO A POINT; THENCE CURVING TO THE RIGHT A RADIUS OF 348.56 FEET, AN ARC LENGTH OF 93.73 FEET HAVING A DELTA OF 15°24'24", A TANGENT LENGTH OF 47.15 FEET, CHORD BEARING OF S68°21'38"E AND A CHORD DISTANCE OF 93.44 FEET TO A POINT; THENCE S54°50'41"E 26.41 FEET TO A POINT; THENCE CURVING TO THE RIGHT A RADIUS OF 196.07 FEET, AN ARC LENGTH OF 34.62 FEET, HAVING A DELTA OF 10°06'58", A TANGENT LENGTH OF 17.35 FEET, CHORD BEARING OF S43°34'53"E AND A CHORD DISTANCE OF 34.57 FEET TO A POINT; THENCE S38°31'25"E 31.51 FEET TO A POINT; THENCE CURVING TO THE RIGHT A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 54.79 FEET, HAVING A DELTA OF 62°47'07", A TANGENT LENGTH OF 30.51 FEET, CHORD BEARING OF S07°07'46"E AND A CHORD DISTANCE OF 52.09 FEET TO THE POINT OF BEGINNING, SAID LOT CONTAINING 1.5555 ACRES.

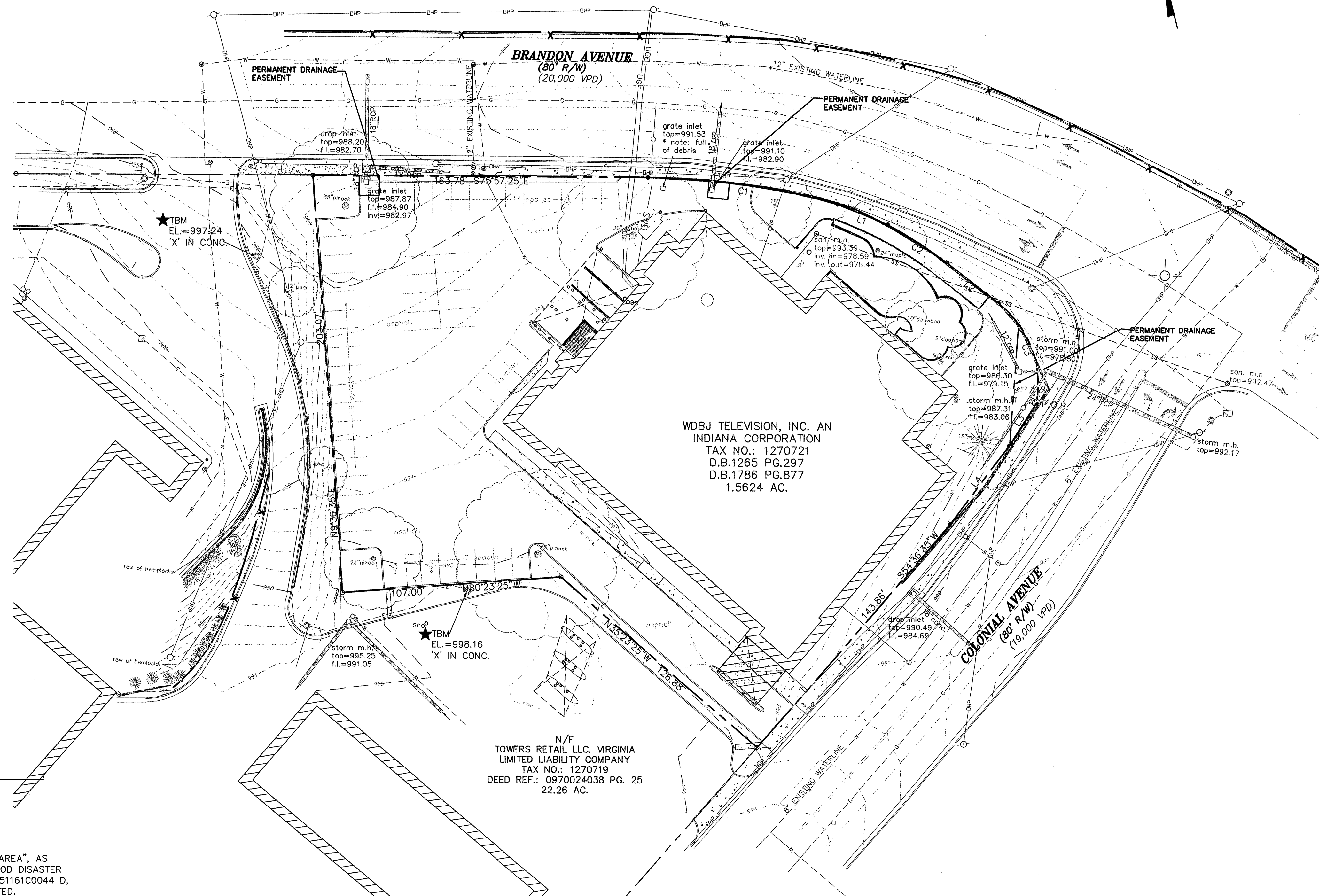
	property line
	sanitary sewer
	storm sewer
	underground electric
	overhead electric
	edge of pavement/gravel
	fence line
	gas line
	guardrail
	underground telephone
	overhead telephone
	water line
	building
	ballard
	electrical manhole
	flood light (ground)
	light pole/street light
	gas valve
	sanitary manhole
	sign
	metal pole
	storm sewer manhole
	telephone manhole
	telephone pedestal
	traffic signal pole
	traffic signal box
	deciduous tree
	coniferous tree
	bush/shrub
	fire hydrant
	water meter
	water valve
	benchmark
	property corner found
	existing walls
	concrete surface
	landscaped area

LINE	LENGTH	BEARING
L1	26.41'	S54°50'41"E
L2	31.51'	S38°31'25"E
L3	24.73'	S46°17'28"W
L4	47.86'	S50°41'15"W

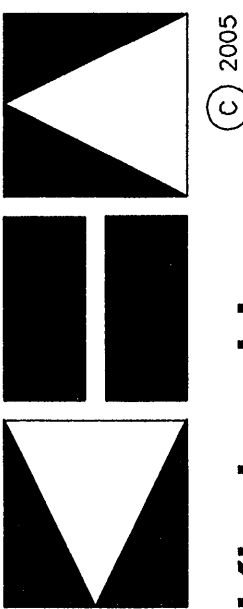
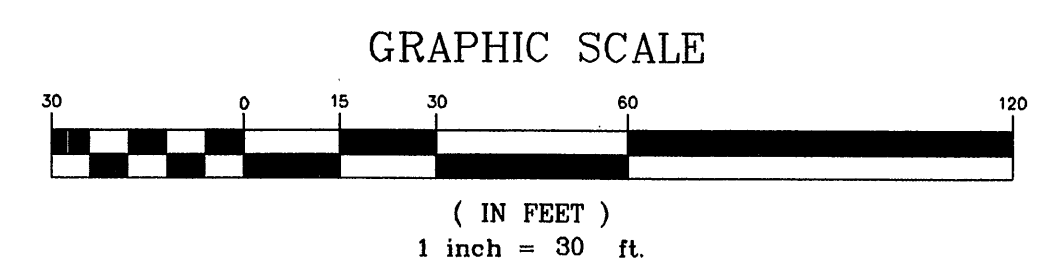
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHD. BRG.	CHORD
C1	93.73'	348.56'	47.15'	15°24'24"	S68°21'38"E	93.44'
C2	34.62'	196.07'	17.35'	10°06'58"	S43°34'53"E	34.57'
C3	54.79'	50.00'	30.51'	62°47'07"	S07°07'46"E	52.09'

1. OWNER OF RECORD: WDBJ TELEVISION, INC., AN INDIANA CORPORATION.

2. TAX PARCEL 1270721
3. VESTING DEEDS RECORDED IN THE COUNTY OF ROANOKE, DEED BOOK 1786 PAGE 877.
4. THE PROJECT IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL #51161C0044 D, DATED OCTOBER 15, 1993, WHICH MAP PANELS COVER THE AREA IN WHICH THE PROJECT IS SITUATED.
5. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE ENDORSEMENT BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE MARCH 1, 2005 AT 8:00 A.M.. NO TITLE REPORT FURNISHED AT THIS TIME.
6. THIS PROPERTY HAS UNENCUMBERED ACCESS TO PUBLIC RIGHT-OF-WAY VIA BRANDON AVENUE AND COLONIAL AVENUE.
7. UNDERGROUND UTILITIES BASED ON LEVEL "B" S.U.E. INVESTIGATION.
8. HORIZONTAL COORDINATE SYSTEM IS BASED NAD83/93 VA. STATE PLANE, SOUTH ZONE, U.S. SURVEY FEET. VERTICAL DATUM IS BASED ON NAVD 88 BASED ON GPS OBSERVATIONS. CONTOUR INTERVAL IS 1 FOOT.
9. EXCEPTION M4 MAY OR MAY NOT AFFECT SUBJECT PARCEL. CANNOT BE GRAPHICALLY SHOWN WITH MATERIAL PROVIDED.
10. EXCEPTIONS N5 AND P7 AFFECT SUBJECT PARCEL AND ARE REFLECTED ON PLAT.
11. EXCEPTION O6 DOES NOT AFFECT THE SUBJECT PARCEL.



ROANOKE, VA  
CVS STORE 3949



**Kimley-Horn  
and Associates, Inc.**  
1500 FOREST AVENUE, SUITE  
RICHMOND, VIRGINIA 23229

KIMLEY-HORN AND ASSOC.  
1500 FOREST AVENUE  
TEL (804) 673-3882  
FAX (804) 673-3980

A circular professional engineer seal for the Commonwealth of Virginia. The outer ring contains the text "COMMONWEALTH OF VIRGINIA" at the top and "PROFESSIONAL ENGINEER" at the bottom. The center of the seal features a signature, the name "KURT D. COOPER", the number "No. 025590", and the date "8-15-05".

**CVS/**  
pharmacy

13,013 S.F. PROTOTYPE

STORE NUMBER: #3949

INTERSECTION OF  
BRANDON AVE & COLONIAL AVE.  
ROANOKE, VIRGINIA

OWNER/DEVELOPER:

THE REBKEE COMPANY  
1020 OLD BON AIR ROAD  
RICHMOND, VA 23235  
PHONE: (804) 560-0500  
FAX: (804) 560-0778

REVISIONS:

LAYOUT COORD: COB

PLANNING MGR. COB

DRAWING BY: MRA

DATE: 05/09/05

JOB NUMBER: 113001048

TITLE: \_\_\_\_\_

## EXISTING CONDITIONS

SHEET NUMBER:

C1

COMMENTS: