

NOTES:

1. OWNER & PARCEL NUMBER
PARCEL '1' - THOMAS R. HUBBARD, JR. & EVONNE P. HUBBARD
D.B. 1651 PG. 1490
TAX PCL.: 37.17-1-4
ZONED: C2C
PARCEL '2' - THOMAS R. HUBBARD, JR. & EVONNE P. HUBBARD
D.B. 1651 PG. 1495
TAX PCL.: 37.17-1-5
ZONED: C2
PARCEL '3' - WILLIAM KENNEY, SR. TRUSTEE
D.B. 1680 PG. 594
TAX PCL.: 37.17-1-3
ZONED: C2
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 257800613 DATED JULY 5, 2005.
3. ITEMS #2,3,4 & 5 OF THE ABOVE REFERENCED TITLE COMMITMENT MAY PERTAIN TO THE PROPERTY BUT CANNOT BE PLOTTED.
4. ITEMS #1 & 8 OF THE ABOVE REFERENCED TITLE COMMITMENT WERE NOT ADDRESSED.
5. THIS PROPERTY IS IN ZONE 'X' OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY - PANEL NUMBER 51161C0023F DATED 2-4-2005.
6. DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
7. DATUM: HORIZONTAL - NAD 83, VERTICAL - NAVD 88

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25.00'	36.63'	S02°40'46"E	33.44'
C2	2334.83'	201.98'	S36°48'53"W	201.92'
C3	2334.83'	39.92'	S33°50'48"W	39.92'
C4	2334.83'	146.41'	S31°33'38"W	146.39'

LEGAL DESCRIPTION - PARCEL '1'

BEGINNING AT A NAIL FOUND, MARKED P.O.B. ON THE NORTHWEST CORNER OF COVE ROAD - STATE ROUTE 116 AND PETERS CREEK ROAD - STATE ROUTE 117; THENCE ALONG THE SAID NORTH LINE OF COVE ROAD - STATE ROUTE 116 THE FOLLOWING TWO COURSES; S 73°31'12" W, 36.92' TO A NAIL FOUND; THENCE N 77°29'48" W, 73.19' TO A POINT; THENCE LEAVING THE SAID NORTH LINE OF COVE ROAD - STATE ROUTE 116 N 31°14'42" E, 165.00' TO A ROD SET; THENCE S 77°29'48" E, 100.26' TO A ROD SET ON THE WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117; THENCE ALONG THE SAID WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2334.83', A LENGTH OF 146.41' A CHORD BEARING OF S 31°33'38" W, AND A CHORD OF 146.39' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.350 ACRE, 15,246 SQUARE FEET.

LEGAL DESCRIPTION - PARCEL '2'

BEGINNING AT A NAIL FOUND, MARKED P.O.B. ON THE NORTHWEST CORNER OF COVE ROAD - STATE ROUTE 116 AND PETERS CREEK ROAD - STATE ROUTE 117; THENCE ALONG THE SAID NORTH LINE OF COVE ROAD - STATE ROUTE 116 THE FOLLOWING TWO COURSES; S 73°31'12" W, 36.92' TO A NAIL FOUND; THENCE N 77°29'48" W, 73.19' TO THE TRUE POINT AND PLACE OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTH LINE OF COVE ROAD - STATE ROUTE 116 N 77°29'48" W, 113.00' TO A ROD SET; THENCE LEAVING THE SAID NORTH LINE OF COVE ROAD - STATE ROUTE 116 N 32°03'22" E, 250.00' TO A ROD FOUND; THENCE S 65°25'38" E, 201.59' TO A ROD FOUND ON THE WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117; THENCE ALONG THE WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2334.83', A LENGTH OF 39.92', A CHORD BEARING OF S 33°50'48" W AND A CHORD OF 39.92' TO A ROD SET; THENCE LEAVING THE SAID WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117 N 77°29'48" W, 100.26' TO A ROD SET; THENCE S 31°14'42" W, 165.00' TO THE TRUE POINT AND PLACE OF BEGINNING CONTAINING 0.684 ACRE, 29,790 SQUARE FEET.

LEGAL DESCRIPTION - PARCEL '3'

BEGINNING AT A NAIL FOUND, MARKED P.O.B. ON THE NORTHWEST CORNER OF COVE ROAD - STATE ROUTE 116 AND PETERS CREEK ROAD - STATE ROUTE 117; THENCE ALONG THE SAID WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117 THE FOLLOWING TWO COURSES; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2334.83', A LENGTH OF 146.41', A CHORD BEARING OF N 31°33'38" E AND A CHORD OF 146.39' TO A ROD SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2334.83', A LENGTH OF 39.92', A CHORD BEARING OF N 33°50'48" E AND A CHORD OF 39.92' TO A ROD FOUND BEING THE TRUE POINT AND PLACE OF BEGINNING; THENCE LEAVING THE SAID WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117 N 65°25'38" W, 201.59' TO A ROD FOUND; THENCE N 32°03'22" E, 301.63' TO A ROD AND CAP FOUND; THENCE S 44°39'08" E, 203.01' TO A ROD SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A LENGTH OF 36.63', A CHORD BEARING OF S 02°40'46" E AND A CHORD OF 33.44' TO A ROD AND CAP FOUND ON THE WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117; THENCE ALONG THE WEST LINE OF PETERS CREEK ROAD - STATE ROUTE 117 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2334.83', A LENGTH OF 201.98', A CHORD BEARING OF S 36°48'53" W AND A CHORD OF 201.92' TO THE TRUE POINT AND PLACE OF BEGINNING CONTAINING 1.255 ACRES; 54,685 SQUARE FEET.

SURVEY PREPARED BY:
JENNINGS STEPHENSON P.C.
(PROVIDED FOR INFORMATION ONLY)

LEGEND

- Ⓢ SANITARY SEWER
Ⓣ DRAINAGE MANHOLE
Ⓧ GAS VALVE
Ⓦ WATER VALVE
Ⓢ BENCHMARK
Ⓦ MONITORING WELL
Ⓢ TELEPHONE PEDESTAL
Ⓢ POWER POLE
Ⓢ GUY WIRE
— OHT — OVERHEAD TELEPHONE
— OHE — OVERHEAD POWER
— W — UNDERGROUND WATER
— UGT — UNDERGROUND TELEPHONE
— G — UNDERGROUND GAS
— G — GUARDRAIL
— UGE — UNDERGROUND ELECTRIC
Ⓦ WATER MANHOLE
Ⓣ TELEPHONE MANHOLE
Ⓢ ELECTRIC MANHOLE
□ AC-UNIT
○ CLEANOUT

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

SEAL:

CVS/
pharmacy

11,945 S.F. PROTOTYPE

STORE NUMBER: #6296

INTERSECTION OF
PETERS CREEK RD. & COVE RD.
ROANOKE, VIRGINIA

OWNER/DEVELOPER:

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

REVISIONS:

△ COUNTY COMMENTS 12/27/05
△ FINAL SUBMITTAL 01/18/06

LAYOUT COORD: DBE
PLANNING MGR. KDC
DRAWING BY: DHL
DATE: 11/15/05
JOB NUMBER: 113001052
TITLE:

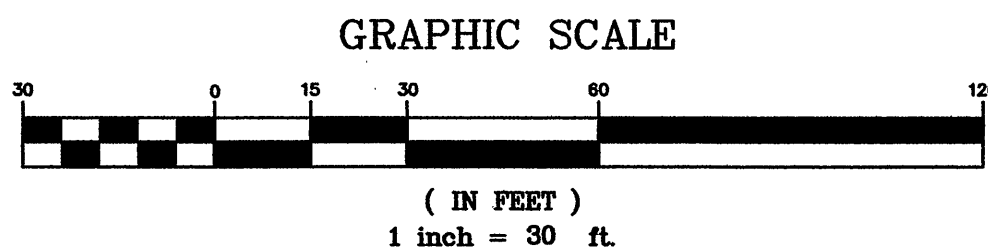
EXISTING
CONDITIONS

SHEET NUMBER:

C1

COMMENTS:

ROANOKE, VA
CVS STORE #6296



WVVA ID# 8QGM9D