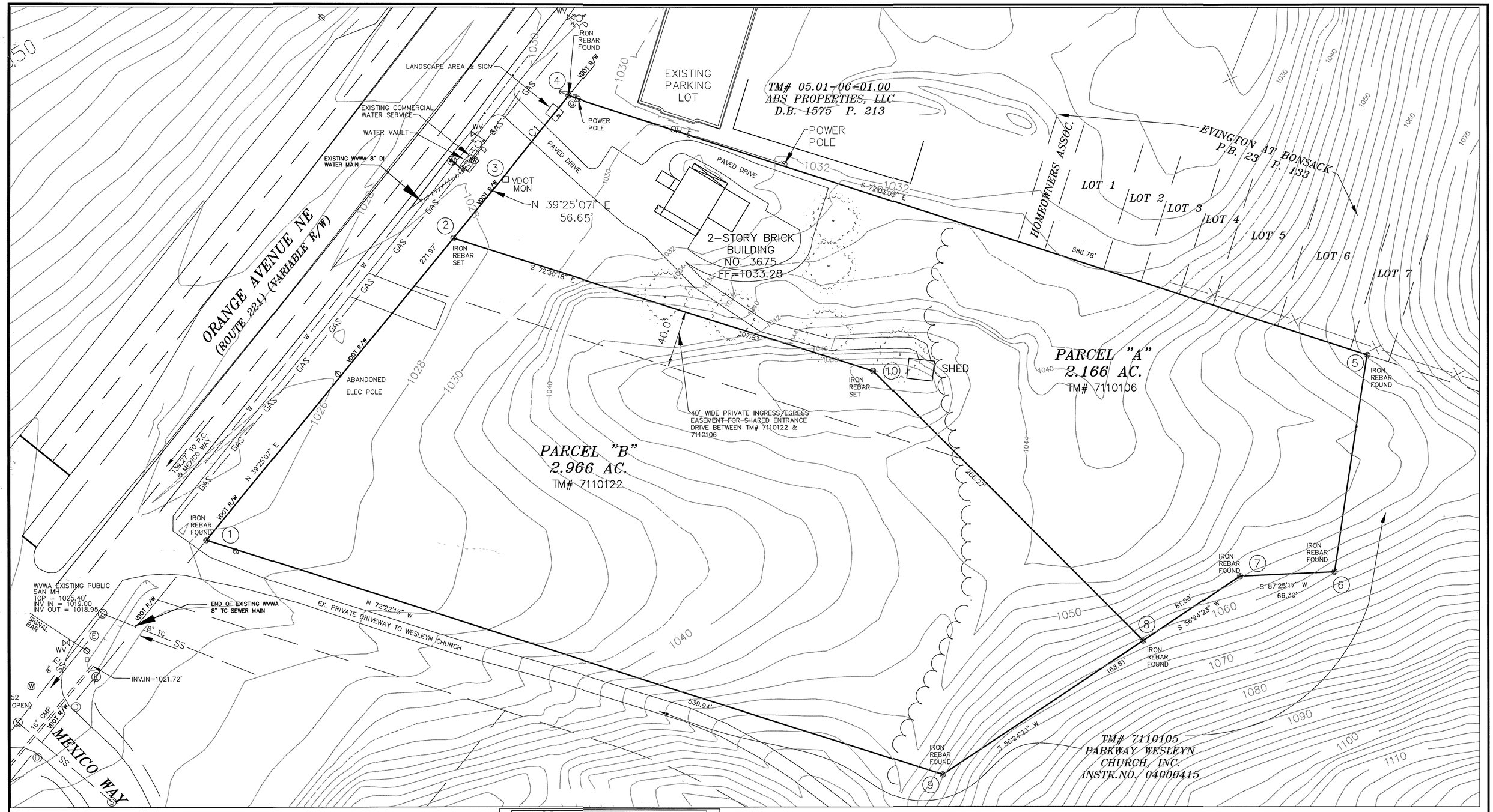

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

2. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR OR OTHER RESTRICTIVE FLOOD BOUNDARIES AS DESIGNATED BY CURRENT FEDERAL EMERGENCY AGENCY (FEMA) MAP PANEL NO. 51161C0167G DATED SEPTEMBER 28, 2007.

3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

4. THIS PROPERTY IS ZONED CG.

OWNER & SOURCE:
TM# 7110106
VIAMAC, INC
5070 CELL TOWER DRIVE
ROANOKE, VA. 24018
SOURCE: INSTR.NO. 070008765

TM# 7110122
3675 ORANGE AVE, LLC
5070 CELL TOWER DRIVE
ROANOKE, VA. 24018
SOURCE: 120013056

PARCEL "A" BOUNDARY COORDINATES ORIGIN OF COORDINATES VIRGINIA STATE PLANE GRID COORDINATES

POINT	NORTHING	EASTING
2	3638513.441	11079268.111
3	3638557.205	11079304.082
4	3638612.886	11079348.745
5	3638432.056	11079906.967
6	3638280.908	11079884.155
7	3638277.925	11079817.922
8	3638233.105	11079750.447
10	3638420.901	11079561.700
AREA = 94307.40 S.F.		

PARCEL "B" BOUNDARY COORDINATES ORIGIN OF COORDINATES VIRGINIA STATE PLANE GRID COORDINATES

POINT	NORTHING	EASTING
1	3638303.337	11078095.415
2	3638513.441	11079268.111
10	3638420.901	11079561.700
8	3638233.105	11079750.447
9	3638139.814	11079609.998
AREA = 129198.96 S.F.		

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	1°22'10"	71.38	2986.79	71.38	S 38°44'02" W

COMMONWEALTH OF VIRGINIA
RUSSELL E. NIXON
Lic. No. 2588
2/3/17
LAND SURVEYOR

30 15 0 30 60
GRAPHIC SCALE IN FEET

Nixon Land Surveying, L.L.C.
1063C Airport Road
Lynchburg, VA 24502
Phone: (434) 237-3600
Fax: (434) 237-0699
Email: ren@nixonlsec.com
www.nixonlsec.com

DO NOT MOVE AN ANCIENT BOUNDARY STONE OR ENCROACH ON THE FIELDS OF THE FATHERLESS. PROVERBS 23:10 (NIV)

SURVEYED FOR: VIAMAC, INC AND 3675 ORANGE AVE, LLC

EXISTING CONDITIONS SURVEY
FOR
3675 & 3659 ORANGE AVENUE
CARWASH
CITY OF ROANOKE, VIRGINIA

COMM. NO.: 20111158	REVISED: 2/3/17
SCALE: 1"=30'	DR. BY: VPB / DATE: 11/21/16
SHEET: 2 OF 19	CHK. BY: REN / DRW. NME. TOPO