

# NOTES

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT TITLE REPORT # BY ?????????? AND DATED EFFECTIVE ??????????
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #5116C0144G DATED REVISED SEPTEMBER 28, 2007.
4. THIS PLAT WAS PREPARED AT THE REQUEST OF GBT REALTY CORPORATION.
5. VERTICAL CONTROL FOR THIS PROJECT IS BASED ON NAVD88.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE, PHYSICAL EVIDENCE AND THE MARKINGS OF MISS UTILITY OF VIRGINIA. THIS SURVEY CANNOT GUARANTEE THAT ALL UTILITIES WITHIN THE PROJECT AREA ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE UNDERGROUND UTILITIES MARKED PRIOR TO EXCAVATION/LAND DISTURBANCE OF ANY KIND.
7. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF J. ADAM BRYANT FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE DATA WAS OBTAINED JANUARY 12, 2011 AND THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
8. ALL INTERIOR ANGLES AND DISTANCES ARE THE SAME AS THE PLAT OF REFERENCE LISTED HEREON. BEARINGS DIFFER BASED ON VIRGINIA STATE PLANE ROTATION.

## SANITARY SCHEDULE

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| (A) MANHOLE<br>TOP 985.75'<br>INV IN 979.8'<br>INV OUT 979.5'        | (C) MANHOLE<br>TOP 985.40'<br>(UNABLE TO OPEN)                       |
| (B) MANHOLE<br>TOP 985.15'<br>INV IN(8"PVC) 977.6'<br>INV OUT 974.6' | (D) MANHOLE<br>TOP 986.92'<br>INV IN(15"CI) 972.6'<br>INV OUT 972.5' |

## STORM SCHEDULE

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|--|--|
| (1) CURB INLET<br>TOP 985.16'<br>INV IN(15"RCP) 979.7'<br>INV IN(18"RCP) 977.8'<br>INV OUT 977.7'  | (7) GRATED INLET<br>OUTER BARREL 4.8' DIA<br>INSIDE BARREL 4' DIA<br>TOP 985.25'<br>INV IN(6"PVC) 983.8'<br>INV OUT 983.0'                           |
| (2) CURB INLET<br>CURB BOX 1.7'X2.5'<br>DEPTH 1.9'<br>BARREL 4' DIA<br>TOP 985.75'<br>INV IN(15"RCP) 978.9'<br>INV IN(18"RCP) 979.2'<br>INV OUT 978.3' | (8) GRATED INLET<br>OUTER BARREL 4.8' DIA<br>INSIDE BARREL 4' DIA<br>TOP 984.60'<br>INV IN 982.6'<br>INV OUT 982.5'                                  |
| (3) GRATED INLET<br>OUTER BARREL 4.8' DIA<br>INSIDE BARREL 4' DIA<br>TOP 984.05'<br>INV IN 980.3'<br>INV OUT 980.2'                                    | (9) GRATED INLET<br>OUTER BARREL 4.8' DIA<br>INSIDE BARREL 4' DIA<br>TOP 983.85'<br>INV IN(15"CPP) 981.3'<br>INV IN(15"RCP) 981.1'<br>INV OUT 980.6' |
| (4) GRATED INLET<br>OUTER BARREL 4.8' DIA<br>INSIDE BARREL 4' DIA<br>TOP 984.50'<br>INV IN 980.5'<br>INV OUT 980.4'                                    | (10) CURB INLET<br>CURB BOX (SOLID)<br>DEPTH 2.0'<br>BARREL 4' DIA<br>TOP 985.78'<br>INV IN 'A' 981.5'<br>INV IN 'B' 981.3'<br>INV OUT 981.2'        |
| (5) GRATED INLET<br>OUTER BARREL 4.8' DIA<br>INSIDE BARREL 4' DIA<br>TOP 985.80'<br>INV IN(6"PVC) 980.3'<br>INV IN(15"CPP) 980.1'<br>INV OUT 980.0'    | (11) CURB INLET<br>TOP 986.81'<br>INV OUT 982.3'   |
| (6) GRATED INLET<br>OUTER BARREL 4.8' DIA<br>INSIDE BARREL 4' DIA<br>TOP 984.45'<br>INV OUT 981.8'   | (12) CURB INLET<br>TOP 986.56'<br>INV OUT 983.3'   |

\* DIMENSIONS PROVIDED ARE INTERIOR STRUCTURE DIMENSIONS UNLESS NOTED. DEPTHS LISTED ARE THE DEPTH OF THE BOX. DEPTH OF BARREL BASED ON INVERT OUT ELEVATION.

## LEGAL DESCRIPTION:

BEGINNING AT A REBAR FOUND IN THE SOUTHERN RIGHT-OF-WAY OF U.S. ROUTE 11 (BRANDON AVENUE); THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 38 DEGREES 40 MINUTES 19 SECONDS WEST 285.15 FEET TO A REBAR FOUND; THENCE NORTH 54 DEGREES 26 MINUTES 41 SECONDS WEST 200.38 FEET TO A REBAR FOUND; THENCE NORTH 38 DEGREES 40 MINUTES 19 SECONDS EAST 298.03 FEET TO A REBAR FOUND IN THE AFOREMENTIONED RIGHT-OF-WAY OF U.S. ROUTE 11; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES; SOUTH 51 DEGREES 14 MINUTES 33 SECONDS EAST 95.48 FEET TO A POINT, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 02 MINUTES 54 SECONDS, A LENGTH OF 104.62 FEET, A RADIUS OF 5717.58 FEET, A CHORD OF 104.62 FEET AND A CHORD BEARING OF SOUTH 50 DEGREES 19 MINUTES 19 SECONDS EAST TO THE POINT OF BEGINNING AND CONTAINING 1.342 ACRES.

## SOURCE OF TITLE:

THE AREA SHOWN WAS ACQUIRED BY LIERMAN PROPERTIES, L.L.C. FROM TREEHOUSE ADVENTURE, LLC BY DEED DATED OCTOBER 12, 2005 AS RECORDED AT INSTRUMENT #050017344 OF THE CIRCUIT COURT CLERK'S OFFICE OF ROANOKE CITY.

## SUBJECT PLAT OF REFERENCE:

PLAT BY FRANK B. CALDWELL, III TITLED "SURVEY FOR TREEHOUSE ADVENTURE, L.L.C.", DATED JULY 21, 1999 AND RECORDED IN PLAT BOOK 1 PAGE 1992.

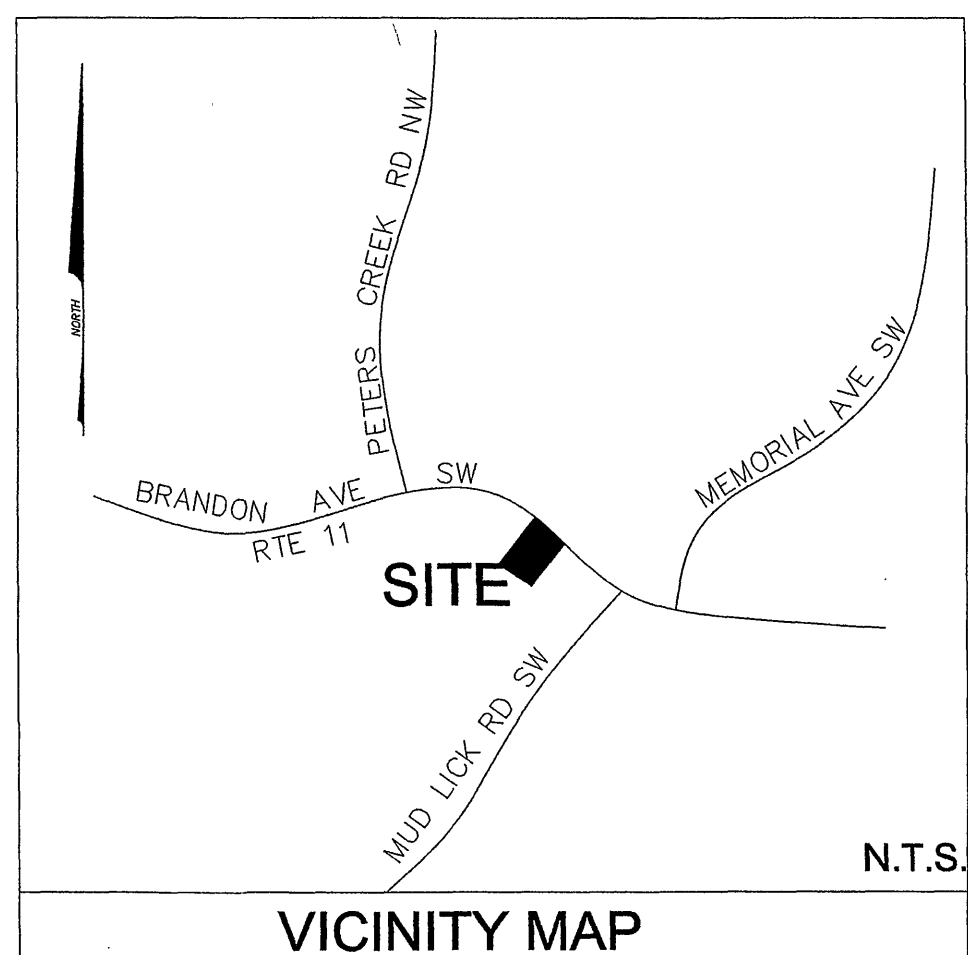
## SURVEYOR'S CERTIFICATION

TO: GBT REALTY CORPORATION,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AS OF JANUARY 1, 2006, AND INCLUDES ITEMS 1-5, 7A, 7B1, 8-11, 11B, 13, 16-17 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

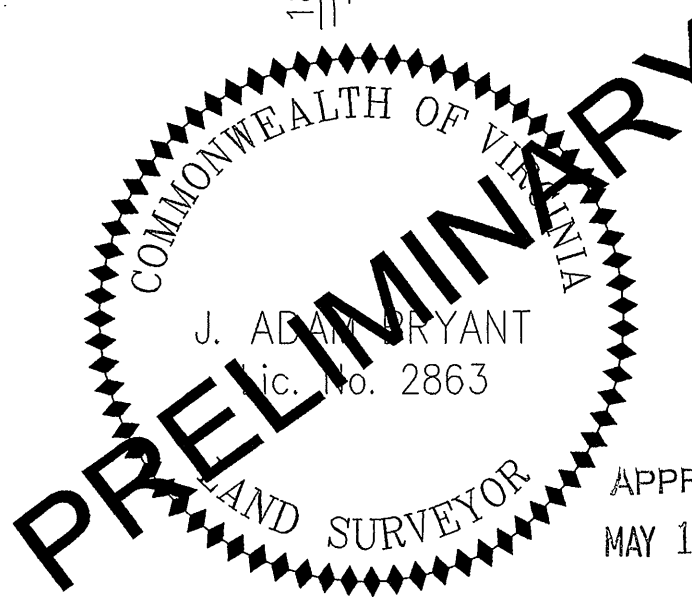
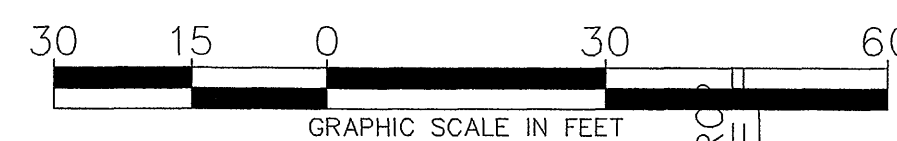
J. ADAM BRYANT, LS  
REGISTERED LAND SURVEYOR NO. 2863  
IN THE STATE OF VIRGINIA

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	1°02'54"	104.62	5717.58	104.62
				CHORD BEARING
				S 50°19'19" E



## LEGEND

- REBAR FOUND
- UTILITY POLE
- GUY WIRE
- CLEANOUT
- WATER METER
- WATER VALVE
- STORM MANHOLE
- SANITARY MANHOLE
- LIGHT POLE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- GAS VALVE
- GAS METER
- GUARDRAIL
- EDGE OF WOODS
- FENCE
- OVERHEAD UTILITY
- UG G UG GAS LINE
- SS UG SAN. SEWER LINE
- W UG WATER LINE
- CONCRETE
- BRICK
- 2-4" ORNAMENTAL TREE
- 8-10" ORNAMENTAL TREE
- LA LANDSCAPED



ENGINEERING >> SURVEYING >> PLANNING

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PROJECT 20110010  
NO. NO. 260-10-B1.1  
FILE NO. SM-13092  
DATE: 1/12/11  
DRAWN BY: JAB  
CHECKED BY: GAB

**HURT & PROFFITT**

SHEET NO.  
1 OF 1