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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°40'50"W	7.59'

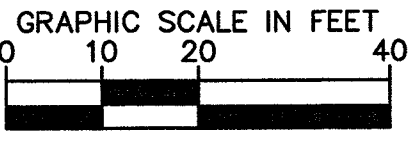
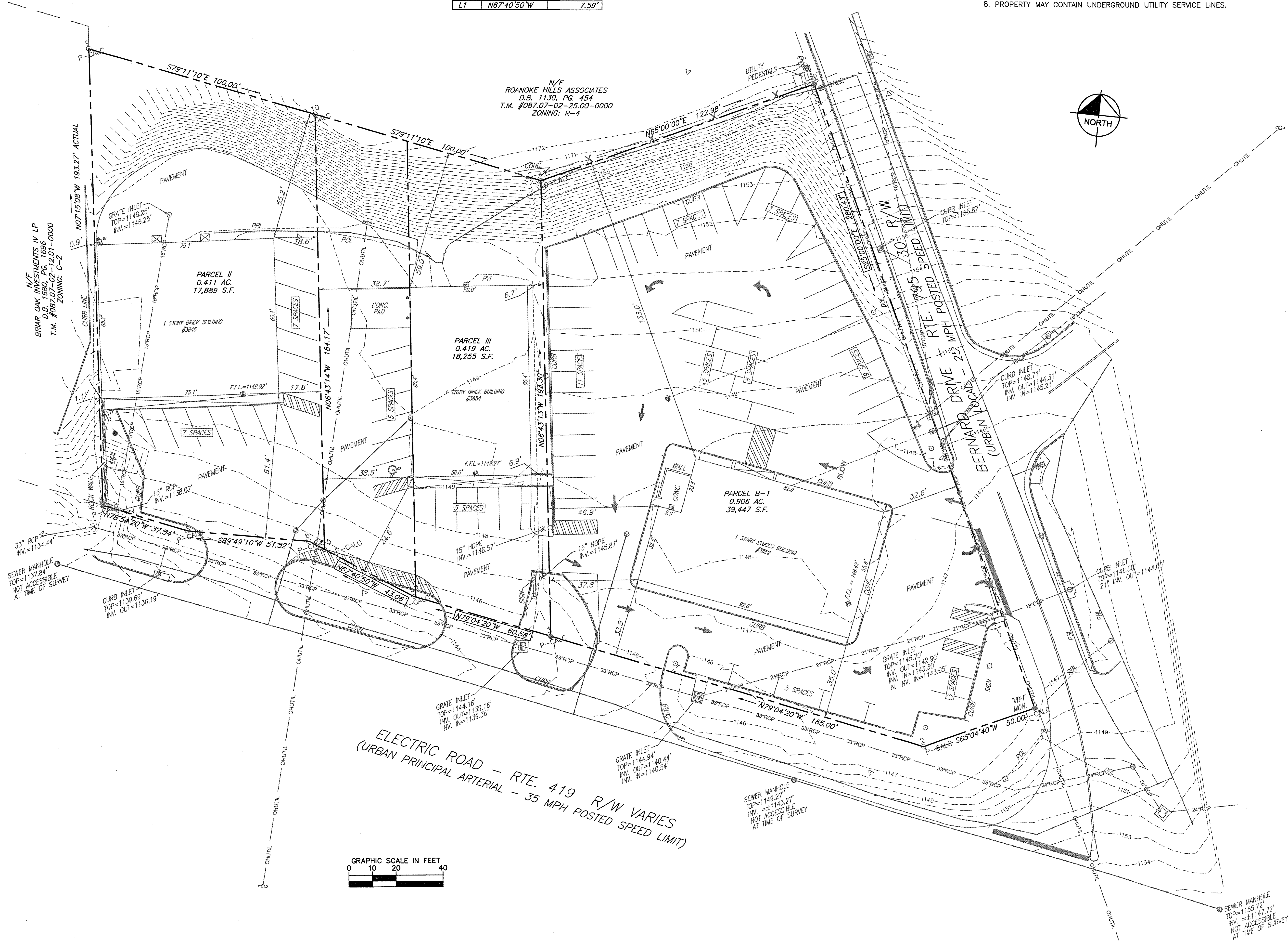
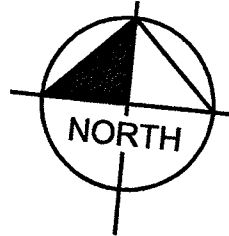
NOTES

- OWNER OF RECORD: BRIAR OAK INVESTMENTS IV LP
- LEGAL REFERENCE: DEED BOOK 1680, PAGE 1696
- TAX MAP NUMBER: 087.07-02-10.00-0000 (PARCEL B-1 P.B. 17, PG 180 "PARCEL IV - D.B. 1680, PG. 1696")
087.07-02-11.00-0000 ("PARCEL III" - D.B. 1680, PG. 1696)
087.07-02-11.01-0000 ("PARCEL II" - D.B. 1680, PG. 1696)
- PROPERTIES ARE CURRENTLY ZONED C-2 (GENERAL COMMERCIAL)
- ELEVATION DATUM IS REFERENCED TO NAVD83
- THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.
- PROPERTY IS WITHIN F.E.M.A. DEFINED ZONE X UNSHADED.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LEGEND

These standard symbols will be found in the drawing.

- FINISHED FLOOR
- CLEANOUT
- SEWER MANHOLE
- GAS VALVE
- BOLLARD
- GAS METER
- HYDRANT
- WATER VALVE
- IRRIGATION VALVE
- LIGHT POLE
- STORM MANHOLE
- UTILITY POLE
- TELCO PEDESTAL
- POWER PEDESTAL
- WATER METER
- SIGN
- PYL PAINTED YELLOW LINE
- PRL PAINTED RED LINE
- PBL PAINTED BLUE LINE
- POL PAINTED ORANGE LINE
- PGL PAINTED GREEN LINE
- CORNER FOUND
- DEEDED CORNER



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Professional Engineer
MARK R. BOYD
Lic. No. 045699
3/25/14

KHA PROJECT	011737207
DATE	10/25/2013
SCALE	AS SHOWN
DESIGNED BY	MRB
DRAWN BY	MRB
CHECKED BY	PAB

EXISTING CONDITIONS PLAN

FIRST CITIZENS BANK
ELECTRIC ROAD
PREPARED FOR
FIRST CITIZENS BANK
ROANOKE VIRGINIA

SHEET NUMBER
C03

