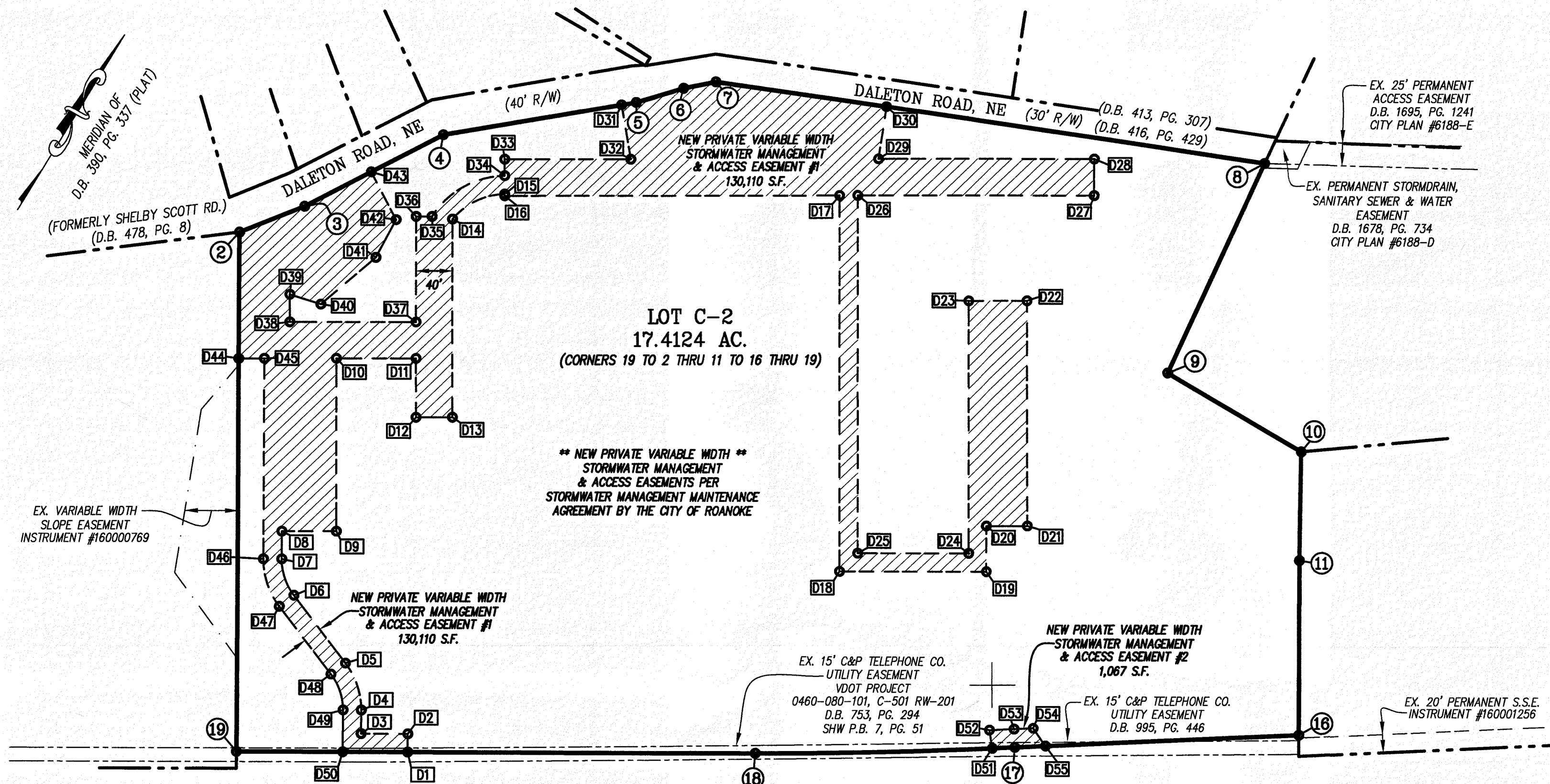




ORANGE AVENUE, NE - U S ROUTE #460
(89' R/W) (VDOT PROJECT 0460-080-101, C-501 RW-201)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
D4-D5	85.00'	55.57'	28.82'	54.59'	N 49°49'22" W	37°27'38"
D6-D7	65.00'	42.60'	22.10'	41.84'	N 49°46'36" W	37°33'11"
D14-D15	77.00'	65.31'	34.77'	63.37'	N 32°58'05" E	48°36'00"
D34-D35	97.00'	95.13'	51.78'	91.36'	S 29°27'51" W	56°11'31"
D46-D47	85.00'	55.71'	28.90'	54.72'	S 49°46'36" E	37°33'11"
D48-D49	65.00'	42.50'	22.04'	41.74'	S 49°49'22" E	37°27'38"
D17-D51	5666.58'	24.75'	12.38'	24.75'	S 56°08'43" W	01°5'01"
D52-D53	5646.58'	27.09'	13.55'	27.09'	N 56°09'27" E	07°16'30"

LINE	BEARING	DISTANCE
16-D55	S 56°01'12" W	277.21' (TIE)
D55-17	S 56°01'12" W	33.78'
D51-D52	N 40°38'51" W	20.15'
D53-D54	N 56°01'12" E	21.10'
D54-D55	S 66°21'24" E	23.68'

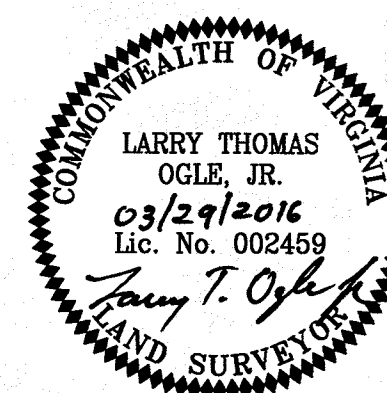
LINE	BEARING	DISTANCE
19-D50	N 58°54'26" E	116.19' (TIE)
D50-D1	N 58°54'26" E	71.00'
D1-D2	N 31°05'34" W	20.00'
D2-D3	S 58°54'26" W	51.00'
D3-D4	N 31°05'34" W	25.84'
D5-D6	N 68°33'11" W	93.57'
D7-D8	N 31°00'00" W	30.21'
D8-D9	N 58°44'48" E	59.54'
D9-D10	N 31°15'12" W	189.26'
D10-D11	N 58°41'06" E	86.95'
D11-D12	S 31°18'54" E	64.54'
D12-D13	N 58°41'06" E	40.00'
D13-D14	N 31°18'54" W	217.10'
D15-D16	S 31°18'54" E	1.98'
D16-D17	N 58°41'06" E	367.00'
D17-D18	S 31°18'54" E	411.45'
D18-D19	N 58°41'06" E	161.50'
D19-D20	N 31°18'54" W	50.00'
D20-D21	N 58°41'06" E	45.22'
D21-D22	N 31°18'54" W	246.14'
D22-D23	S 58°33'26" W	65.22'
D23-D24	S 31°18'54" E	275.99'
D24-D25	S 58°41'06" W	121.50'
D25-D26	N 31°18'54" W	391.45'
D26-D27	N 58°41'06" E	259.98'
D27-D28	N 31°18'54" W	40.00'
D28-D29	S 58°41'06" W	237.22'
D29-D30	N 22°54'19" W	57.99'
D30-7	S 67°05'41" W	188.85'
7-6	S 47°24'12" W	35.83'
6-5	S 42°12'22" W	54.39'
5-D31	S 49°05'50" W	16.25'
D31-D32	S 40°54'10" E	60.70'
D32-D33	S 58°41'06" W	138.22'
D33-D34	S 31°18'54" E	18.02'
D35-D36	S 58°41'06" W	17.36'
D36-D37	S 31°18'54" E	115.46'
D37-D38	S 58°41'06" W	137.94'
D38-D39	N 31°18'54" W	30.24'
D39-D40	N 76°19'50" E	35.57'
D40-D41	N 18°20'02" E	79.00'
D41-D42	N 03°18'49" W	46.83'
D42-D43	N 58°38'10" W	58.89'
D43-3	S 31°21'50" W	82.11'
3-2	S 37°00'41" W	76.46'
2-D44	S 31°00'00" E	138.35'
D44-D45	N 58°41'06" E	28.00'
D45-D46	S 31°00'00" E	219.30'
D47-D48	S 68°33'11" E	93.57'
D49-D50	S 31°05'34" E	45.84'

D.B.	DEED BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
EX.	EXISTING
IP	IRON PIN
R/W	RIGHT-OF-WAY
SHW	STATE HIGHWAY
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

GRAPHIC SCALE
100' 0 100'
SCALE: 1" = 100'

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBERS 51161C0166G AND 51161C0167G, DATED SEPTEMBER 28, 2007, ZONE X (UNSHADED).
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. NCS-706342-ATL, EFFECTIVE DATE OF DECEMBER 28, 2015 AND COMMITMENT No. NCS-714315-ATL, EFFECTIVE DATE OF DECEMBER 30, 2015, UPDATED JANUARY 6, 2016.
3. CURRENT OWNER: BRC ORANGE AVENUE, LLC - INSTRUMENT #160000768 AND INSTRUMENT #160001255.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
6. THIS PLAT COMBINES ROANOKE CITY TAX #7130101, #7130102, #7130103 & #7130116, (781,963 S.F., 17.9514 AC.) AND DEDICATES TO THE CITY OF ROANOKE (23,479 S.F.) FOR PUBLIC STREETS, CREATING HEREON LOT C-2 (17.4124 AC.).
7. THE RECORDED OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
8. FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.



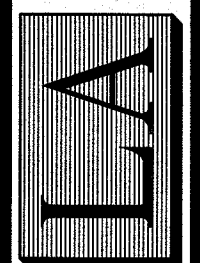
PLAT SHOWING THE COMBINATION OF
CITY OF ROANOKE
TAX PARCEL #7130101 (INSTRUMENT #160001255)
TAX PARCELS #7130102, #7130103 & #7130116
(INSTRUMENT #160000768)

PROPERTY OF
BRC ORANGE AVENUE, LLC
CREATING HEREON
LOT C-2 (17.4124 ACRES)
AND THE DEDICATION OF 23,479 S.F. (0.5390 AC.) OF
ADDITIONAL RIGHT-OF-WAY FOR ORANGE AVENUE, NE
SITUATED AT #2512 DALETON RD., NE
CITY OF ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: March 29, 2016
COMM. NO.: 2015-005
SCALE: 1" = 100'

SHEET 4 OF 4