

**GENERAL NOTES**

- REFERENCES:
 - DEED: INSTRUMENT NUMBER: 980016656
 - MAP ENTITLED "RESUBDIVISION & 10' PRIVATE SANITARY SEWER EASEMENT FOR ALLRED INVESTMENT COMPANY, LLC" AS FILED IN THE OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA ON 06/27/2014 AS INSTRUMENT # 140006150.
- OWNER OF RECORD: ALLRED INVESTMENT COMPANY, LLC
- THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE.
- LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS. M. LACEY LAND SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES, OR UTILITIES.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR OR OTHER RESTRICTIVE FLOOD BOUNDARIES AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 51161C0154G, DATED 09/28/2007.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VA.
- THE ABOVE-DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.
- THE ABOVE-DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CURB LINE
	EDGE OF CONCRETE
	SANITARY SEWER
	GAS
	WATER
	ELECTRIC (UNDERGROUND)
	CURB INLET
	MANHOLE (DRAIN)
	MANHOLE (SAN. SEWER)
	MANHOLE (TELEPHONE)
	PULLBOX (ELECTRIC)
	PULLBOX (TELEPHONE)
	WATER METER
	PROPERTY CORNER NUMBER
	DEED BOOK
	FOUND
	MAP BOOK
	NOW OR FORMERLY
	PAGE

RESUBDIVISION MAP FOR ALLRED INVESTMENT COMPANY, LLC

BEING THE RESUBDIVISION OF PARCEL 2A-2 AS SHOWN ON A MINOR PLAT ENTITLED "RESUBDIVISION & 10' PRIVATE SANITARY SEWER EASEMENT MAP FOR: ALLRED INVESTMENT COMPANY, LLC", AS FILED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE AS INSTRUMENT NUMBER 140006150 CREATING HEREON PARCEL 2A-2-1 (1.5235 ACRES) PARCEL 2A-2-2 (2.3692 ACRES) SITUATED ON RUTGERS STREET, NW, CITY OF ROANOKE, VIRGINIA DATED NOVEMBER 30, 2018.

MINOR SUBDIVISION PLAT

**ULTIMATE SHINE CAR WASH
RESUBDIVISION OF PARCEL 2A-2
"ALLRED INVESTMENT COMPANY, LLC"
SITUATE ON RUTGERS STREET N.W.
ROANOKE, VIRGINIA**

M. LACEY LAND SURVEYING, LLC

PROFESSIONAL LAND SURVEYING SERVICES
579 BEECH GROVE ROAD, BULLS GAP, TN 37711
PHONE: 423-235-5546
E-MAIL: MLACEY@MLACEYLANDSURVEYING.COM
WWW.MLACEYLANDSURVEYING.COM

OWNER STATEMENTS

KNOWN ALL MEN BY THESE PRESENTS TO WIT:

THAT ALLRED INVESTMENT COMPANY, LLC, IS THE FEE SIMPLE OWNER OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 10, INCLUSIVE, AND BEING THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER: 980016656.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (HERE INSERT A CORRECT DESCRIPTION OF THE LAND SUBDIVIDED) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: Clayton C. Allred ITS: President
Dax C. Allred

PRINT NAME: Wendy J. Holgate A NOTARY PUBLIC IN AND FOR THE
AFOREMENTIONED STATE DO HEREBY CERTIFY THAT

WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGE THE SAME ON THIS 22 DAY OF February, 2019.

Wendy J. Holgate REG.# 11912019
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/29/2019

CITY ENGINEER

APPROVED: [Signature] 2/25/19
CITY ENGINEER, ROANOKE, VIRGINIA DATE

SUBDIVISION AGENT

APPROVED: [Signature] 2/25/19
SUBDIVISION AGENT DATE

PROPERTY LINE CURVE TABLE

CURVE	DELTA	ANGLE	RADIUS	LENGTH	CHORD	BEARING	CHORD	TANGENT
C1	14°30'52"		460.00'	116.53'	S 30°09'35"	E	116.22'	58.58'
C2	6°37'34"		3,711.54'	429.22'	N 23°13'10"	W	428.99'	214.85'
C3	2°56'25"		3,711.54'	190.47'	N 21°22'36"	W	190.44'	95.25'
C4	3°41'09"		3,711.54'	238.76'	N 24°41'23"	W	238.72'	119.42'
C5	5°48'28"		460.00'	46.63'	S 19°59'55"	E	46.61'	23.33'

ACCESS EASEMENT CURVE TABLE

ACCESS EASEMENT CURVE TABLE								
CURVE	DELTA	ANGLE	RADIUS	LENGTH	CHORD	BEARING	CHORD	TANGENT
C6	90°11'15"		17.00'	26.76'	S 07°29'22" W	24.08'	17.06'	
C7	90°11'15"		25.00'	39.35'	S 07°29'22" W	35.41'	25.08'	
C8	90°11'15"		5.00'	7.87'	N 07°29'22" E	7.08'	5.02'	
C9	90°11'15"		37.00'	58.24'	N 07°29'22" E	52.41'	37.12'	

DETENTION BASIN EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C9	84°04'26"	18.00'	26.41'	S 17°19'51" W	24.11'	16.23'

RIGHT-OF-WAY DEDICATION CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C5	5°48'28"	460.00'	46.63'	S 19°59'55" E	46.61'	23.33'

RIGHT-OF-WAY DEDICATION LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°05'41" E	110.37'
L2	N 17°57'25" W	156.94'

CLERK'S OFFICE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THIS CERTIFICATION OF ACKNOWLEDGMENT, HERETO ANNEXED IS ADMITTED TO RECORD AT 2:50 O'CLOCK P.M. ON THIS 27 DAY OF February, 2019.

TESTE: Brenda S. Hamilton CIRCUIT COURT CLERK
[Signature] DEPUTY CLERK
1057 190001698

PROPERTY LINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°05'41" E	110.37'
L2	S 17°57'25" E	156.94'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L3	S 37°25'01" E	87.86'
L4	S 37°25'01" E	20.00'
L5	S 52°34'59" W	69.98'
L6	S 52°34'59" W	18.02'
L7	N 37°21'05" W	20.00'
L8	N 52°34'59" E	18.00'
L9	N 52°34'59" E	69.98'

DETENTION BASIN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L10	S 37°21'05" E	172.84'
L11	S 77°21'06" W	129.87'
L12	N 12°38'54" W	17.40'
L13	N 59°22'04" E	62.40'
L14	N 24°42'22" W	104.86'
L15	N 52°34'59" E	11.72'
L7	S 37°21'05" E	20.00'



Date 11/30/2018	Project No. 7580118	Drawing No. SU-2	Rev 2
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