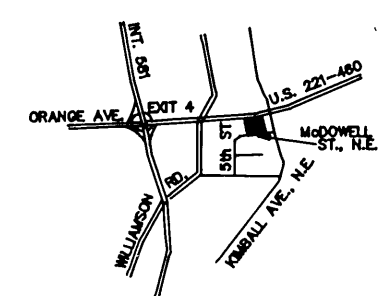


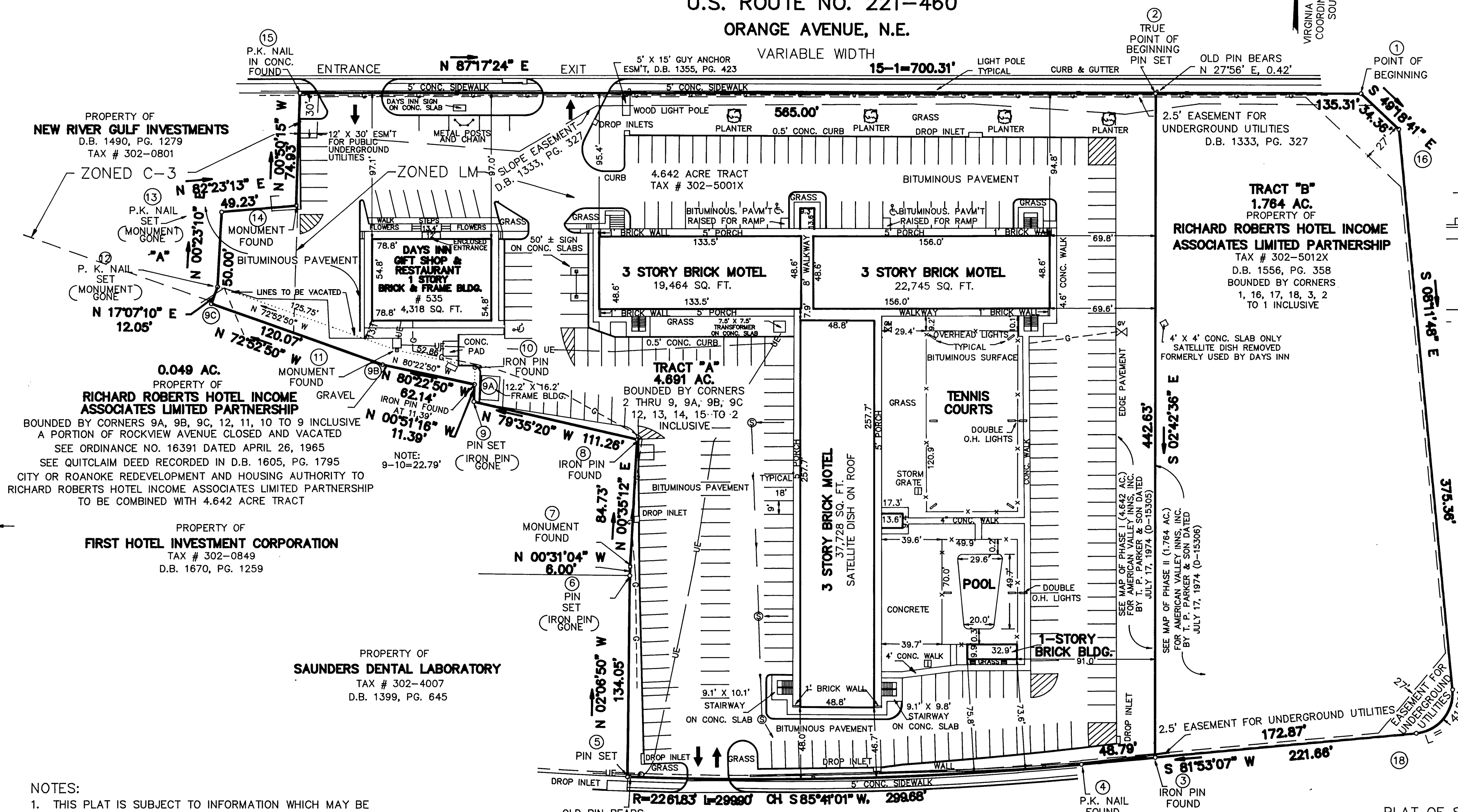
THIS IS AN ORIGINAL SIZE MAP AND HAS NOT BEEN REDUCED.

(PUBLIC)
U.S. ROUTE NO. 221-460
ORANGE AVENUE, N.E.

VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



LOCATION MAP



- LEGEND
- PROPERTY CORNER
 - MONUMENT FOUND
 - ⊙ SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - ⊕ ELECTRIC MANHOLE
 - ⊖ DROP INLET (CURB OR GRATE)
 - FENCE
 - ⊞ HANDICAPPED SPACE
 - ⊞ ALUM. LIGHT POLE ON 1.2' X 1.2'
 - CONCRETE FOUNDATION
 - ⊞ STORM GRATE
 - UNDERGROUND ELECTRIC LINE
 - GAS LINE
 - ⊞ GAS VALVE OR GAS METER
 - TRAFFIC FLOW

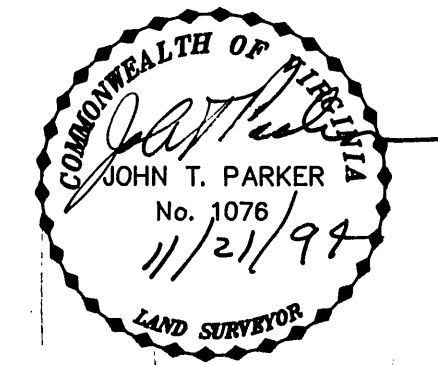
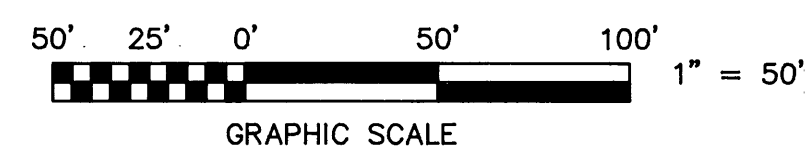
(PUBLIC)
KIMBALL AVENUE, N.E.
90' WIDE

CURVE DATA
R = 27.00'
L = 41.82'
CH. S 36°53'07" W
37.76'

- NOTES:
1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 3. TOTAL SQUARE FOOTAGE OF ALL BUILDINGS IS 84,254 SQ. FT.

ZONING
SUBJECT PROPERTY ZONED LIGHT MANUFACTURING (LM) AND CENTRAL BUSINESS DISTRICT (C-3), NO SETBACK LINES EXIST IN LM AND C-3 ZONING.

CLOSED BY LRD



PLAT OF SURVEY FOR
RICHARD ROBERTS HOTEL INCOME ASSOCIATES LIMITED PARTNERSHIP
SHOWING THE SUBDIVISION AND COMBINATION OF A 4.642 ACRE TRACT, A 1.764 ACRE TRACT AND A PORTION OF ROCKVIEW AVENUE, N.E. (0.049 AC.) VACATED BY ORD. NO. 16391 DATED APRIL 26, 1965
CREATING HEREON TRACT "A" (4.691 AC.) AND TRACT "B" (1.764 AC.)
SAID TRACTS HAVING BEEN SUBDIVIDED BY DEED ONLY, BEING A PORTION OF TRACT 2A, KIMBALL REDEVELOPMENT PROJECT SITUATE ON U.S. RT. 460 (ORANGE AVENUE, N.E.), KIMBALL AVENUE, N.E. AND McDOWELL AVENUE, N.E. ROANOKE, VIRGINIA

TAX # 302-5001X, 5012X
DRAWN: LRD/95
CALC: LRD
N.B. JW-89
SCALE: 1" = 50'
DATE: NOVEMBER 21, 1994
W.O. 94-1330
TPP&S
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SURVEYORS
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