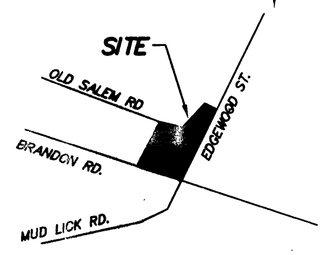
M.B. 1 PG. 1780



VICINITY MAP

MERIDIAN OF PLAT FOR FUEL OIL & EQUIPMENT CO., INC. BY C. B. MALCOLM & SON DATED JULY 5, 1966

PROPERTY OF
BYRON R. DICKSON, JR.
TAX NO. 5210513
D.B. 1470, PG. 1646

PROPERTY OF
CITY OF ROANOKE
TAX NO. 1610210
D.B. 981, PG. 211

OLD SALEM ROAD
30' R/W

N 62°00'00" E
238.68'

CORNER OF BUILDING IS 4.81' SOUTH OF PROPERTY LINE

CORNER OF BUILDING IS 0.10' SOUTH OF PROPERTY LINE

CORNER OF BUILDING IS 0.39' NORTH OF PROPERTY LINE

1/2" REBAR W/ YELLOW CAP SET

1/2" REBAR W/ YELLOW CAP SET

N 57°15'00" W
41.00'

P.K. NAIL SET

2.5' SQ. LIGHT POLE BASE

APPROXIMATE LOCATION OF CREEK CHANNEL

1-STORY BRICK BUILDING

CREEK CHANNEL UNDER BLDG.

CONC. WALK

CANOPY

FLAG POLE

CLEANOUT

0.753 AC.
BOUNDED BY CORNERS
1 THRU 8 TO 1

FILL CAPS

CONC.

PUMP ISLAND (TYPICAL)

CANOPY

FUEL FILL CAPS (TYPICAL)

S 39°36'00" E
46.00'

1' CONC. WALL

MUD LICK CREEK

OWNERSHIP UNKNOWN
N 58°10'00" E
122.20'

NOT SET

S 41°32'00" E
39.00'

1.78'

1/2" REBAR W/ YELLOW CAP SET
METAL SIGN

CHAIN LINK FENCE

15" C.M.P.

2' SQ. LIGHT POLE BASE

STONE WALL

METAL SIGN

1/2" REBAR W/ YELLOW CAP SET

EDGE OF PAVEMENT

53.59'

65.47'

52.79'

283.20'
S 48°28'00" W

AREA CURRENTLY UNDER CONSTRUCTION

BRIDGE UNDER CONSTRUCTION

BRANDON AVENUE, S.W.
(U. S. ROUTE 11)
R/W VARIES

N 58°58'00" W
109.47'

0.5' CONC. CURB (TYP.)

CONC. PUMP ISLANDS

WATER METER

EDGE OF PAVEMENT

ANC. WIRE

P.K. NAIL SET

3.5' SQ. CONC. LIGHT BASE

P.K. NAIL SET

ANC. WIRE

0.5' CONC. CURB (TYP.)

2.5' SQ. LIGHT POLE BASE

EDGEWOOD STREET
R/W VARIES

R = 25.00'
L = 31.66'
CH = S 84°45'00" W
29.59'

99.25'

NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

SURVEYORS NOTE: ALL CORNER MONUMENTATION FOR THE SUBJECT PROPERTY WAS DESTROYED. THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY USING DIMENSIONS FROM THE EXISTING BUILDING TO THE PROPERTY LINES AS SHOWN ON PLAT FOR FUEL OIL AND EQUIPMENT CO., INC. BY C. B. MALCOLM & SON DATED JULY 5, 1966.

COMMONWEALTH OF VIRGINIA
FRANK B. CALDWELL, III
No. 1335
24 Jan 97
LAND SURVEYOR

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND LEGAL DESCRIPTIONS CONTAINED IN D.B. 970, PG. 335 (RKE CITY) AND D.B. 592, PG. 710 (RKE CO)

10' 0' 25' 50' 1" = 20'
GRAPHIC SCALE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 2:36 O'CLOCK P.M. ON THIS 30 DAY OF JAN, 1998

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: DEPUTY CLERK

BOUNDARY SURVEY FOR

ROANOKE VALLEY, LLC

OF A 0.753 AC. PARCEL SITUATE ON EDGEWOOD STREET, S.W. AND BRANDON AVENUE, S.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS – SURVEYORS – PLANNERS

TAX NO.: 5210514
1610207
DRAWN: DAP
CALC.: DAP
N.B.: WW-146

SCALE: 1" = 20'
JULY 24, 1997
W.O.: 97-0817
REVISED: DECEMBER 16, 1997

M.B. 1 PG. 1780

CLOSED BY DAP