

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

NEW PARCEL 2C1

LINE	DIRECTION	LENGTH
16-8	S 87°53'30" E	169.40'
8-17	S 02°04'00" W	130.00'
17-18	N 87°53'50" W	64.42'
18-19	S 02°04'00" W	66.92'
19-20	N 87°53'50" W	24.31'
20-21	N 02°04'00" E	26.25'
21-22	N 87°53'50" W	42.40'
22-23	S 02°04'00" W	14.25'
23-24	S 47°05'05" W	16.97'
24-25	N 87°53'50" W	34.12'
25-15	N 18°19'44" E	28.00'
15-16	N 02°04'18" E	170.04'

AREA OF NEW PARCEL 2C1
IS 27,973 SQ. FT. (0.642 AC.)

NEW PARCEL 2B1

LINE	DIRECTION	LENGTH
14-25	N 63°19'58" E	48.09'
25-24	S 87°53'50" E	34.12'
24-23	N 47°05'05" E	16.97'
23-22	N 02°04'00" E	14.25'
22-21	S 87°53'50" E	42.40'
21-5	S 02°04'00" W	107.64'
5-4	S 47°04'00" W	78.52'
4-10	S 82°33'33" W	108.98'
10-11	S 86°01'39" W	71.06'
11-12	N 02°04'00" E	74.94'
12-13	N 47°04'00" E	91.06'
13-14	S 87°55'14" E	38.58'

AREA OF NEW PARCEL 2B1
IS 29,087 SQ. FT. (0.668 AC.)

BOUNDARY
COORDINATES

CORNER	NORTHING	EASTING
1	992.3167	1209.2590
2	715.4669	1199.2686
3	684.7987	1093.5165
4	665.4303	1013.0939
5	718.9111	1070.5792
6	892.6080	1076.8472
7	889.3523	1165.5174
8	993.7844	1169.2859
9	895.5683	996.2224
10	651.3178	905.0344
11	646.3949	834.1452
12	721.2862	836.8477
13	783.3114	903.5170
14	781.9115	942.0716
15	830.0711	993.8531
16	1000.0000	1000.0000

COORDINATES ARE BASED
ON AN ASSUMED DATUM

PORTION OF PARCEL 2B,
BEING COMBINED WITH PARCEL 2C

LINE	DIRECTION	LENGTH
9-6	S 87°53'50" E	80.68'
6-21	S 02°04'00" W	66.17'
21-22	N 87°53'50" W	42.40'
22-23	S 02°04'00" W	14.25'
23-24	S 47°05'05" W	16.97'
24-25	N 87°53'50" W	34.12'
25-15	N 18°19'44" E	28.00'
15-9	N 02°04'18" E	65.54'

AREA OF PORTION OF PARCEL 2B
IS 6381 SQ. FT. (0.146 AC.)

NEW AREA C1

LINE	DIRECTION	LENGTH
8-1	S 87°53'50" E	40.00'
1-2	S 02°04'00" W	277.03'
2-3	S 73°49'40" W	110.11'
3-4	S 76°27'33" W	82.72'
4-5	N 47°04'00" E	78.52'
5-20	N 02°04'00" E	81.39'
20-19	S 87°53'50" E	24.31'
19-18	N 02°04'00" E	66.92'
18-17	S 87°53'50" E	64.42'
17-8	N 02°04'00" E	130.00'

AREA OF NEW AREA C1
IS 26,383 SQ. FT. (0.606 AC.)

COORDINATES

CORNER	NORTHING	EASTING
17	863.8689	1164.5978
18	866.2325	1100.2240
19	799.3560	1097.8107
20	800.2481	1073.5143
21	826.4811	1074.4609
22	828.0368	1032.0895
23	813.7961	1031.5756
24	802.2442	1019.1509
25	803.4963	985.0494

COORDINATES ARE BASED
ON AN ASSUMED DATUM

PORTION OF AREA C,
BEING COMBINED WITH PARCEL 2C

LINE	DIRECTION	LENGTH
7-17	S 02°04'00" W	25.50'
17-18	N 87°53'50" W	64.42'
18-19	S 02°04'00" W	66.92'
19-20	N 87°53'50" W	24.31'
20-6	N 02°04'00" E	92.42'
6-7	S 87°53'50" E	88.73'

AREA OF PORTION OF AREA C
IS 3890 SQ. FT. (0.089 AC.)

PARCEL 2C

LINE	DIRECTION	LENGTH
16-8	S 87°53'50" E	169.40'
8-7	S 02°04'00" W	104.50'
7-9	N 87°53'50" W	169.41'
9-16	N 02°04'18" E	104.50'

AREA OF PARCEL 2C
IS 17,703 SQ. FT. (0.406 AC.)

AIR RIGHTS

LINE	DIRECTION	LENGTH
20-24	N 87°53'50" W	54.40'
24-23	N 47°05'05" E	16.97'
23-22	N 02°04'00" E	14.25'
22-21	S 87°53'50" E	42.40'
21-20	S 02°04'00" W	26.25'

AREA OF AIR RIGHTS
IS 1144 SQ.FT. (0.026 AC.)

LOWER BOUNDARY IS 937' ABOVE MEAN SEA LEVEL.
UPPER BOUNDARY IS THE UPPERMOST PORTION OF
PROPOSED PARKING STRUCTURE LOCATED DIRECT-
LY ABOVE THE AREA.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
A	57°29'35"	50.00'	50.17'	27.43'	N63°19'58"E	48.09'
B	32°30'53"	50.00'	28.37'	14.58'	N18°19'44"E	28.00'
C	89°57'50"	12.00'	18.84'	11.99'	S47°05'05"W	16.97'
D	5°15'50"	900.72'	82.75'	41.40'	S76°27'33"W	82.72'
E	6°56'11"	900.72'	109.04'	54.59'	S82°33'34"W	108.98'

PLAT OF SURVEY FOR THE
ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

SHOWING THE RESUBDIVISION OF PARCELS 2B (0.814 AC.),
2C (0.406 AC.) AND AREA C (0.695 AC.),
MAP OF DOWNTOWN EAST RENEWAL PROJECT, M.B. 1 PG. 234.
CREATING HEREON NEW PARCELS 2B-1 (0.668 AC.), 2C-1 (0.642 AC.)
AND AREA C-1 (0.606 AC.)
SITUATED ADJACENT TO FRANKLIN ROAD AND CHURCH AVENUE, SE.

HAYES, SEAY, MATTERN & MATTERN, INC.
ARCHITECTS - ENGINEERS - PLANNERS
ROANOKE, VIRGINIA

SCALE : 1"=30' 26 SEPTEMBER 1990 A & E COMM. NO. 4606

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