

- NOTES:
- 1) AREA 2,234 S.F. BOUNDED BY CORNERS 14E, 14F, 14G, 14H TO 14E INCLUSIVE TO BE CONVEYED TO HOLLINS ROAD WAREHOUSING, LLC BY STAR CITY LUMBER, LLC AND BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-2 CREATING NEW TRACT C-2A.
 - 2) AREA 3,060 S.F. BOUNDED BY CORNERS 14A, 14B, 14C, 14D TO 14A INCLUSIVE TO BE CONVEYED TO STAR CITY LUMBER, LLC BY HOLLINS ROAD WAREHOUSING, LLC AND BE ADDED TO AND COMBINED WITH ORIGINAL TRACT "B" CREATING NEW TRACT B-1.
 - 3) THIS PLAT IS BASED ON CURRENT FIELD SURVEY DATED APRIL 26, 1999.
 - 4) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
 - 6) PROPERTY SHOWN HEREON ZONED HM.
 - 7) THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY (FLOOD ZONE X) AS DESIGNATED BY FEMA. SEE FEMA MAP NO. 51161C0028 D DATED OCTOBER 15, 1993. THIS OPINION IS BASED ON AN INSPECTION OF THE ABOVE REFERENCED FEMA MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 - 8) THERE SHALL EXIST A 766 S.F. JOINT USE EASEMENT ACROSS NEW TRACT B-1 FOR USE BY OWNERS OF NEW TRACT C-2A AND NEW TRACT B-1.
 - 9) THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCELS ORIGINAL 3140301 AND 3140302.
 - 10) THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
 - 11) A 15' SANITARY SEWER EASEMENT EXISTS PER M.B. 1, PG. 1980 CENTERED ON THE EXISTING SANITARY SEWER LINE SITUATED WITHIN THE VARIABLE WIDTH ACCESS EASEMENT.

EXISTING VARIABLE WIDTH JOINT ACCESS EASEMENT		
LINE	BEARING	DISTANCE
A-B	N 71°42'13" W	234.87'
B-C	N 58°23'14" W	122.74'
C-D	S 87°22'26" W	44.29'
D-13	N 02°37'34" E	67.07'
13-12	N 47°15'49" W	158.87'
12-11	N 42°44'11" E	25.00'
11-E	S 46°55'26" E	230.00'
E-F	S 58°23'14" E	118.07'
F-G	S 71°42'13" E	250.00'
G-A	S 44°37'43" W	44.63'
AREA = 22,238 S.F.		

LINE CHART		
LINE	BEARING	DISTANCE
14-14A	S 88°55'03" W	108.94'
14A-14B	N 55°58'13" W	78.24'
14B-14C	S 88°55'03" W	36.00'
14C-14D	S 01°04'57" E	45.00'
14D-14E	S 88°55'03" W	27.01'
14E-14F	S 02°37'34" E	111.71'
14F-14G	N 88°55'03" E	20.01'
14G-14H	N 02°37'34" W	111.71'
14H-14D	N 88°55'03" E	7.00'
14D-14A	N 88°55'03" E	100.00'
14H-14E	S 88°55'03" W	20.01'

MERIDIAN OF SURVEY
BY BALZER & ASSOCIATES, INC.
FOR CONGRESS FINANCIAL CORP. &
DATED MAY 14, 1990
JOB # 90082

NORFOLK AND WESTERN RAILWAY 66' R/W

