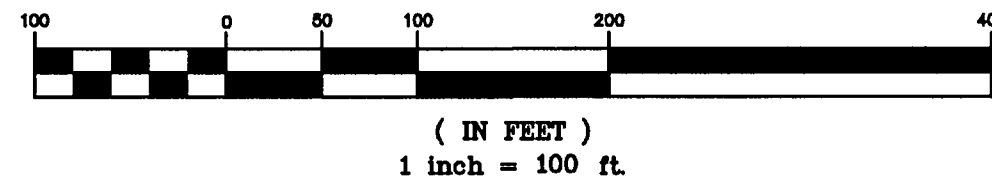


GRAPHIC SCALE



THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.

LEGEND & ABBREVIATIONS	
○	APCO POWER POLE
○	EXISTING IRON PIN OR PIPE
—	FENCE LINE
⊙	SANITARY SEWER MANHOLE
⊙	SET IRON PIN
▨	DEDICATED R/W
M.B.	MAP BOOK
D.B.	DEED BOOK
P.G.	PAGE(S)

MERIDIAN OF
VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

(SEE BOUNDARY LINE TABLE ON SHEET 1
FOR ADDITIONAL BOUNDARY INFORMATION)
—N38°50'47"W— 1184.25'

TAX # 6460103
WILLIAM FLEMING HIGH SCHOOL
DEED BOOK 1410, PAGE 615
10.009 ACRES
PROPERTY OF
CITY OF ROANOKE

PROPOSED
CUL-DE-SAC

RIGHT-OF-WAY DEDICATED
IN M.B. 1, PG. 273
& M.B. 1, PG. 295

RIGHT-OF-WAY DEDICATED
IN M.B. 1, PG. 412

FERNDAL DRIVE, NW
(60' R/W)

TAX # 6460104
CLARION HOTEL
PARCEL "A"
MAP BOOK 1, PAGE 295
& DEED BOOK 1444, PAGE 825
PROPERTY OF
BOULEVARD MOTEL CORPORATION
D.B. 1753, PG. 620

ASPHALT PARKING

ASPHALT PARKING

15' SANITARY SEWER EASEMENT
(M.B. 1, PG. 273)
ZONE X
ZONE AE

TAX # 6460105
CLARION HOTEL
PARCEL "B"
MAP BOOK 1, PAGE 295
PROPERTY OF
BOULEVARD MOTEL CORPORATION
D.B. 1753, PG. 620

LICK RUN

227 Sq. Ft. SANITARY SEWER EASEMENT
(D.B. 1726, PG. 1201)

15' SANITARY SEWER EASEMENT
(D.B. 845, PG. 229)

ORIG. TAX # 6460101

APPROXIMATE LOCATION
OF 100 YEAR FLOOD PLAIN

EXIST. I.P.

DEED LINE TO
BE VACATED

APPROXIMATE LOCATION
OF 100 YEAR FLOOD PLAIN

LICK RUN

TWIN CULVERTS

RETAINING WALLS

30' MINIMUM BUILDING OR
IMPROVEMENT SETBACK LINE

INSTRUMENT # 990015954

NEW 56' RIGHT-OF-WAY FOR FRONTAGE ROAD
(SEE BOUNDARY LINE TABLE FOR R/W DEDICATION, SHEET 1 OF 2)

1513.92' —S39°15'13"E—
(SEE BOUNDARY LINE TABLE ON SHEET 1
FOR ADDITIONAL BOUNDARY INFORMATION)

TO HERBERGER ROAD

INTERSTATE 581

NORTH BOUND LANES

SOUTH BOUND LANES

NEW
PARCEL "A"
30.483 Acres

ORIGINAL
TAX # 6460101
26.408 AC. (M.B. 1, PG. 1912)
AND VACATED PORTION OF
FERNDAL DRIVE (0.271 AC.)
(TOTAL 26.679 AC.)

EXISTING MANUFACTURING BUILDING
(UNDER CONSTRUCTION)

PROPOSED LOADING AREA (UNDER CONSTRUCTION)

30' MINIMUM BUILDING OR
IMPROVEMENT SETBACK LINE
INSTRUMENT # 990015954

APPROXIMATE LOCATION
OF 100 YEAR FLOOD PLAIN

LICK RUN RELOCATED
IN THIS AREA

APPROXIMATE LOCATION
OF 100 YEAR FLOOD PLAIN

SANITARY SEWER EASEMENT
(D.B. 845, PG. 229)

15' SANITARY SEWER EASEMENT
(D.B. 845, PG. 229)

ZONE AE
ZONE X

SANITARY SEWER
MANHOLE (TYP.)

20' DRAINAGE EASEMENT
D.B. 1410, PG. 615

30' MINIMUM BUILDING OR
IMPROVEMENT SETBACK LINE

INSTRUMENT # 990015954

APPROXIMATE LOCATION
OF 100 YEAR FLOOD PLAIN

LICK RUN

RETAINING WALLS

TAX # 6472302
COUNTRYSIDE GOLF COURSE
PROPERTY OF
U. S. GOLF PROPERTIES, L.P.
D.B. 1616 - PG. 904

PLAT SHOWING
COMBINATION OF
TAX #6460101 (26.679 AC.)
& TAX #6460106 (5.758 AC.)
AND
56' RIGHT-OF-WAY DEDICATION
FOR FRONTAGE ROAD
(1.954 AC.)
CREATING HEREON NEW
PARCEL "A"
(30.483 AC.)

PROPERTY OF
JOHNSON & JOHNSON
VISION PRODUCTS, INC.,
A FLORIDA CORPORATION
SITUATED ALONG INTERSTATE #581
ROANOKE, VIRGINIA
SCALE: 1"=100' DATE: 3 DECEMBER 1999
LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA
