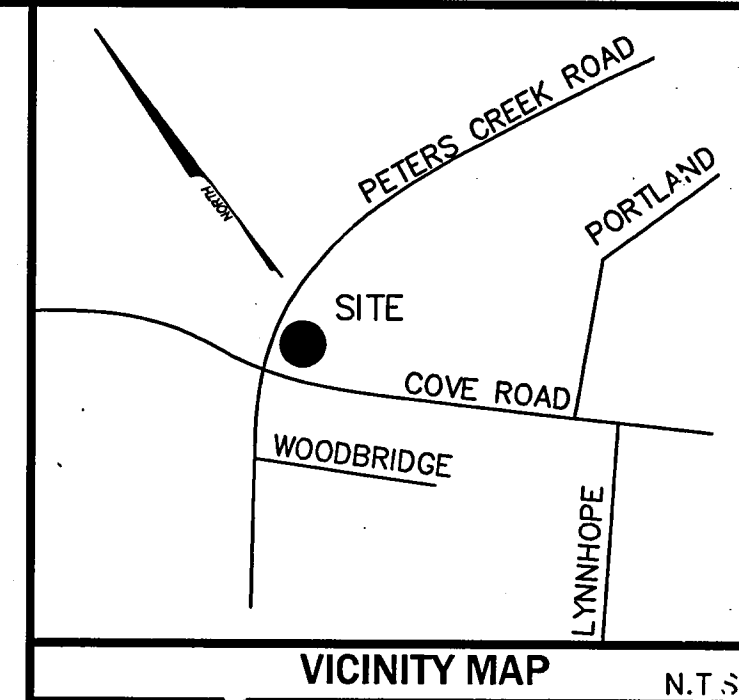


THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

## CURVE TABLE

| (5-6)              | (5-12)             | (12-6)             |
|--------------------|--------------------|--------------------|
| $\Delta=6'40'47''$ | $\Delta=3'12'29''$ | $\Delta=3'28'18''$ |
| $R=2204.80$        | $R=2204.80$        | $R=2204.80$        |
| $L=257.05'$        | $L=123.45'$        | $L=133.60'$        |
| $CB= N41'57'33''E$ | $CB= N40'13'24''E$ | $CB= N43'33'48''E$ |
| $C=256.90'$        | $C=123.43'$        | $C=133.58'$        |
| $Tan=128.67'$      | $Tan=61.74'$       | $Tan=66.82'$       |

PETERS CREEK ROAD N.W.  
(RTE. 117) (EAST BOUND LANE)  
(130' R/W)  
(VDOT PROJ# 0117-080-002 RW-1  
SHEETS 15 & 16)



VICINITY MAP

N.T.S.

BOUNDARY COORDINATES  
(ASSUMED DATUM)

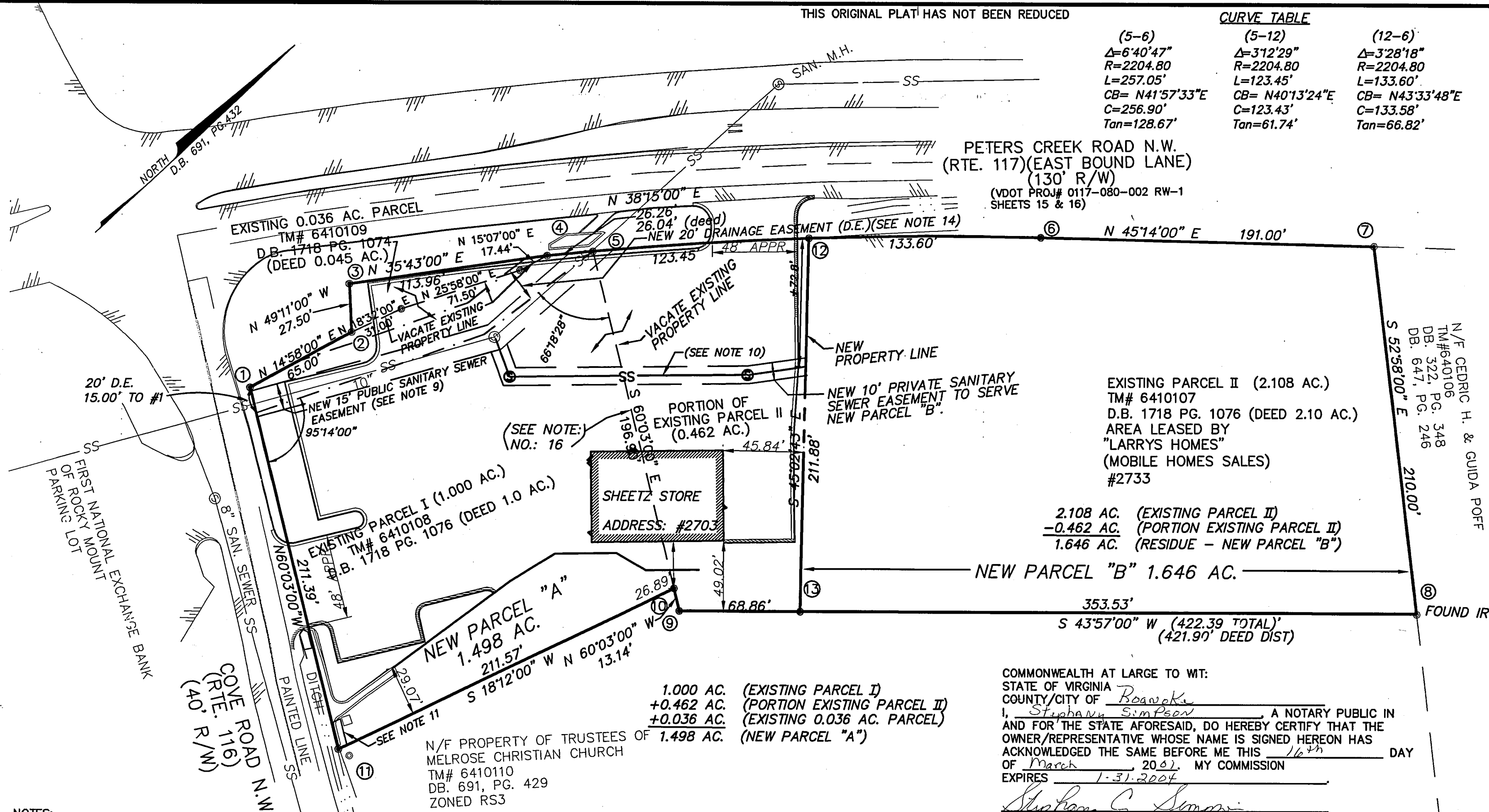
|   | NORTHING (FT.) | EASTING (FT.) |
|---|----------------|---------------|
| ① | 5037.01        | 5031.51       |
| ② | 5099.81        | 5048.30       |
| ③ | 5117.79        | 5027.48       |
| ④ | 5210.32        | 5094.01       |
| ⑤ | 5230.94        | 5110.26       |
| ⑥ | 5421.98        | 5282.03       |
| ⑦ | 5556.48        | 5417.64       |
| ⑧ | 5430.00        | 5585.28       |
| ⑨ | 5125.90        | 5292.12       |
| ⑩ | 5132.47        | 5280.73       |
| ⑪ | 4931.48        | 5214.65       |
| ⑫ | 5037.01        | 5031.51       |

BACK TO ①

NEW LINE ⑫

## LEGEND

- ⑨ EXISTING SANITARY MANHOLE
- ⑩ NEW SANITARY MANHOLE
- /// EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- SS UG SAN. SEWER LINE
- IRON PIN CORNER SET UNLESS OTHERWISE NOTED



## NOTES:

- THIS DRAWING HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY BY HURT & PROFFITT DATED 12/20/99 AND SHOWS CURRENT IMPROVEMENTS BASED ON SITE PLAN BY HURT & PROFFITT DATED 2/23/00.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- SOURCE OF TITLE:
  - PARCEL I, TM#6410108 (DEED 1.000 AC.) & PARCEL II, TM#6410107 (DEED 2.10 AC.) WERE ACQUIRED BY BARBARA T. BRAMMER FROM ROBERT C. BRAMMER BY DEED DATED 6/30/94 RECORDED IN DB. 1718, PG. 1076 IN THE ROANOKE CITY CLERKS OFFICE.
  - 0.036 AC., TM#6410109 WAS ACQUIRED BY BARBARA T. BRAMMER FROM ROBERT C. BRAMMER BY DEED DATED 6/30/94 IN DB. 1718, PG. 1074 (DEED 0.045 AC. MORE OR LESS) RECORDED IN THE ROANOKE CITY CLERKS OFFICE.
- THIS PLAT WAS PREPARED AT THE REQUEST OF SHEETZ, INC.
- SEE CITY APPROVED SITE PLAN BY HURT & PROFFITT, INC. REVISED 2/23/00 FOR SHEETZ.
- THIS PROPERTY IS LOCATED IN ZONE 'X' AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 51161C00230 EFFECTED DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS PER DATE OF THIS PLAT.
- EXISTING UTILITIES AND STORM SEWER NOT SHOWN EXCEPT FOR 10 INCH PUBLIC SANITARY SEWER WHICH IS SHOWN TO INDICATE NEW 15 FT. PUBLIC SANITARY SEWER EASEMENT. NEW PRIVATE SAN. SEWER IS SHOWN TO INDICATE NEW 10 FT. PRIVATE SEWER EASEMENT.
- NEW PARCEL "A" (0.462 AC.) IS FROM EXISTING PARCEL II (2.108 AC.); THIS PORTION TO BE COMBINED WITH EXISTING PARCEL I (1.000 AC.) AND EXISTING 0.036 AC. PARCEL TO FORM NEW PARCEL "A" (1.498 AC.) AND A RESIDUE OF PARCEL II, NEW PARCEL "B" (1.646 AC.).
- NEW 15' PUBLIC SEWER EASEMENT TO BE DEDICATED TO THE CITY OF ROANOKE. CENTERLINE OF EASEMENT EQUALS SEWERLINE.
- CENTERLINE LOCATION OF NEW PRIVATE SANITARY SEWER LATERAL TO SERVE NEW PARCEL "B". EXISTING PRIVATE SEWER TO BE RELOCATED AS SHOWN.
- EXISTING 5'x15' C & P TELEPHONE EASEMENT D.B. 1597 PG. 1471.
- REFER TO PREVIOUS SURVEY BY JACK B. BESS LS, DATED 3/6/86 FOR ROBERT G. BRAMMER. (0.25' MISCLOSURE)
- SET IRON PINS AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED OTHERWISE.
- NEW 20 FT. DRAINAGE EASEMENT TO BE DEDICATED TO THE CITY OF ROANOKE EASEMENT TO FOLLOW EXISTING BOX CULVERT.
- BEARINGS AND DISTANCES SHOWN AS PER PREVIOUS DEEDS.
- GAS ISLANDS/CANOPIES, UNDERGROUND FUEL TANKS AND SERVICE UTILITY LINES ARE NOT SHOWN.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON 3-29-01, 2001, AT 11:45 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

DEPUTY CLERK

## COMMONWEALTH AT LARGE TO WIT:

STATE OF VIRGINIA  
COUNTY/CITY OF Roanoke  
I, Stephen C. Simpson, A NOTARY PUBLIC IN  
AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE  
OWNER/REPRESENTATIVE WHOSE NAME IS SIGNED HEREON HAS  
ACKNOWLEDGED THE SAME BEFORE ME THIS 16th DAY  
OF March, 2001. MY COMMISSION  
EXPIRES 1-31-2004  
Stephen C. Simpson  
NOTARY PUBLIC

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

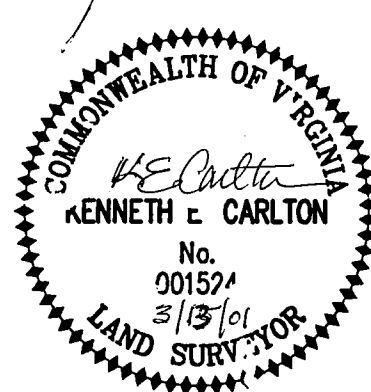
THAT BARBARA T. BRAMMER IS THE FEE SIMPLE OWNER OF THE LAND SHOWN  
HEREON BOUNDED BY CORNERS 1 TO 11, INCLUSIVE, AND IS ALL OF THE LAND  
CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE  
CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1718,  
PAGES 1074 / 1076.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT  
HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE  
PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OR DEDICATION OF THE LAND SHOWN IS WITH THE FREE CONSENT AND  
IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AS REQUIRED BY  
SECTION 15.2-2240 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS  
AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

Barbara T. Brammer 3-16-01  
OWNER DATE

Chris E. Sullivan 3/19/01  
CITY ENGINEER, ROANOKE, VA DATE  
Blair P. Smith 3/19/2001  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE



**Hurt & Proffitt, Inc.**  
ENGINEERING • SURVEYING • ENVIRONMENTAL • GEOTECHNICAL  
MATERIALS TESTING • SITE ENGINEERING  
2524 Langhorne Road  
Lynchburg, Virginia 24501  
(804) 847-7796 FAX (804) 847-0047

Revised 11/15/2000 per City Comments 10/18/2000

|                 |                 |
|-----------------|-----------------|
| Sheet # 1 OF 1  | Date: 3/31/00   |
| G.L. #: 260     | Comm. #: 993843 |
| Dr. By: ETH/RWL | Chkd By: BLH    |
| File #: SM-8627 |                 |



SUBDIVISION PLAT OF THE BARBARA T. BRAMMER PROPERTY  
SHOWING THE DIVISION OF PARCEL I (1.000 AC.)  
PARCEL II (2.108 AC.) AND A 0.036 AC. PARCEL  
CREATING HEREON PARCEL "A" (1.498 AC.) AND PARCEL "B" (1.646 AC.)  
CITY OF ROANOKE, VIRGINIA

0644