

LEGEND
CONC=CONCRETE
S=STOOP
⌚=UTILITY POLE
☆=LIGHT POLE
OHW=OVERHEAD WIRES

ORANGE AVENUE, N.E.
U.S. ROUTE 460
VARIABLE WIDTH

- 0.016 ACRES
+ 0.119 ACRES
+ 0.140 ACRES

0.962 ACRES - TRACT "C-1"

BOUNDED BY CORNERS 1, 2, 17 THRU 25, TO 14 THRU 16, TO 1 INCLUSIVE
 NEW LINES 2, 17, 18, 19, 20, 21, 22, 23, 24, 25 TO 14

NEW 30' WIDE
NON-EXCLUSIVE,
PRIVATE
INGRESS/EGRESS
EASEMENT ACROSS
EXISTING ENTRANCE

APPROXIMATE
LOCATION
FLOOD ZONE "A"
FLOOD ZONE "AE"

KING STREET, N.E.
VARIABLE WIDTH

7.189 ACRES (ORIGINAL NEW TRACT B)

+ 0.016 ACRES
- 0.119 ACRES
- 0.140 ACRES

6.946 ACRE - TRACT "B-1"

PROPERTY OF
BRANCH/KRW LLC
INST. NO. 030001714

LOT 13
PROPERTY OF
TAYLOR HOUSE, LLC
TAX # 7090513
INST. # 990014034

LOT 14
PROPERTY OF
TAYLOR HOUSE, LLC
TAX # 7090514
INST. # 990014034

TRACT "B"
DOUGLAS E. CATON SUBDIVISION
M.B. 1, PGS. 1753-1755

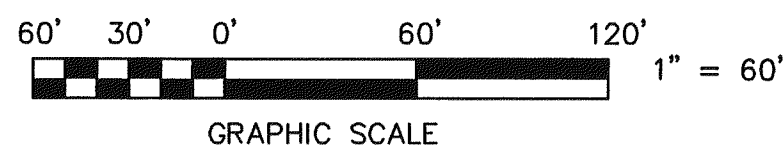
PROPERTY OF
GLADE CREEK STATION II, LP
TAX # 7090506
INST # 000014972

—PROPERTY
LINE BASED ON
RECORDS,
TYPICAL

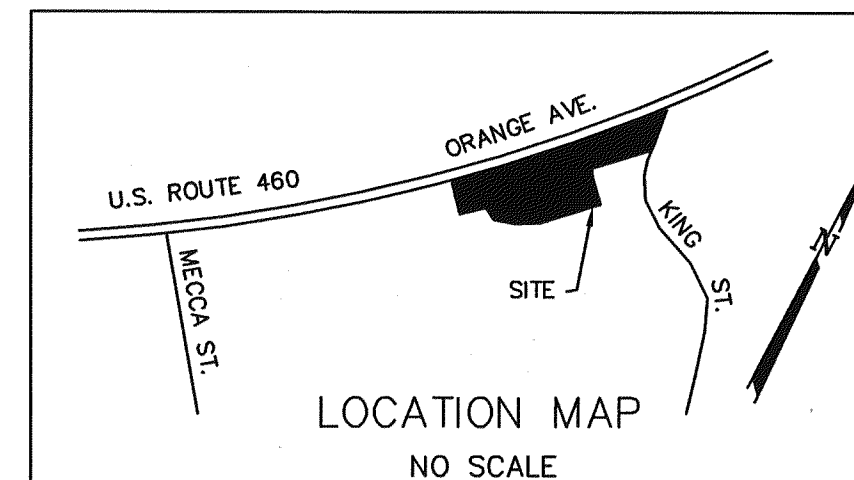
5' PLANTING SCREEN
M.B. 1, PG. 348

50' NON-EXCLUSIVE
EASEMENT FOR
INGRESS/EGRESS
D.B. 1512, PG. 838

30' WIDE EASEMENT INFORMATION			
	LINE	BEARING	DISTANCE
	3-E	N 62°15'46" E	3.16
	E-F	S 20°08'20" W	27.29
	F-G	S 27°12'11" W	38.31
	G-19	N 62°47'49" W	30.00
	25-H	N 86°12'20" W	30.00
	H-J	N 03°47'40" E	15.54
CHORD	J-14	N 44°19'18" E	46.17



INSTRUMENT NO. MB1 PG2789



LINE TABLE			
LINE	LINE	BEARING	DISTANCE
L1	2 - 16	S 11°52'31" W	24.32
L2	16-17	S 20°08'20" W	24.30
L3	17-18	S 27°12'11" W	36.46
L4	18-19	S 71°05'29" W	153.35
L5	19-20	N 83°35'09" W	50.85
L6	20-21	N 87°30'21" W	22.25
L7	21-22	S 61°56'30" W	22.83
L8	22-23	S 45°20'31" W	74.55
L9	23-24	N 44°39'29" W	17.15
L10	24-13	N 03°47'40" E	50.63

COORDINATES

CORNER	NORTHING	EASTING
1	5018.06	3011.13
2	4902.35	3080.68
3	4867.82	3101.43
4	4872.47	3110.28
5	4693.62	3208.19
6	4639.66	3244.42
7	4510.33	3002.01
8	4239.48	3147.50
9	4140.70	2962.18
10	4270.93	2587.74
11	4343.99	2690.22
12	4361.48	2723.00
13	4609.76	2590.13
14	4779.84	2750.92
15	4825.41	2796.27
16	4845.47	2818.65
17	4878.55	3075.68
18	4855.73	3067.31
19	4823.30	3050.64
20	4773.61	2905.57
21	4779.29	2855.03
22	4780.26	2832.80
23	4769.52	2812.65
24	4717.12	2812.65
25	4729.32	2747.57

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

REFERENCE MAPS:
1. MAP SHOWING
HAMMOND-FRITH SUBDIVISION
BY T. P. PARKER & SON
DATED NOV. 26, 1984 AND
RECORDED IN M.B. 1, PG. 407.
2. SUBDIVISION FOR DOUGLAS
E. CATON BY T. P., PARKER &
SON DATED OCT. 29, 1997
AND REVISED NOV. 12, 1997
AND RECORDED IN M.B. 1,
PGS. 1753-1756.
3. BOUNDARY SURVEY FOR
LITTON SYSTEMS, INC. BY T. P.
PARKER & SON DATED APRIL
3, 1998. (UNRECORDED)

PARTIAL SURVEY AND
PLAT FROM RECORDS FOR

JAG ENTERPRISES, LLC

AND

BRANCH/KRW, LLC

RESUBDIVIDING NEW TRACT "C" (0.719 AC.) AND
NEW TRACT "B" (7.189 AC.)
CREATING HEREON TRACT "C-1" (0.962 AC.)
AND TRACT "B-1" (6.946 AC.)
SITUATE AT KING STREET, N.E. AND
U.S. ROUTE 460 (ORANGE AVENUE, N.E.)
ROANOKE, VIRGINIA

TAX NO.: 7090510
7090511
DRAWN: JTP,JR./PJB
CALC: PJB

SCALE: 1" = 60'
DATE: AUG. 20, 2004
N.B. JR-234
W.O.: 04-0523

 **TPP&S**
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PLANNERS
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SHEET 2 OF 2
M.B. 001 PG. 2789

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