

(PUBLIC)

U.S. ROUTE NO. 221-460

ORANGE AVENUE, N.E.

VARIABLE WIDTH

②
TRUE
POINT OF
BEGINNING

①
POINT OF
BEGINNING

VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

NEW LINES
15A-15B-8A

NEW VARIABLE WIDTH PRIVATE
INGRESS/EGRESS EASEMENT
ALONG EAST LINE OF
TRACT "A1B"
5' X 15' GUY ANCHOR
ESM'T, D.B. 1355, PG. 423

15-2=565.00'

LIGHT POLE
TYPICAL

CURB & GUTTER

15-1=700.31'

2.5' EASEMENT FOR
UNDERGROUND UTILITIES
D.B. 1333, PG. 327

TRACT "B"
1.764 AC.
PROPERTY OF
ORANGE KIMBALL, LLC

TAX # 3025012
INST. NO. 040000670

4' X 4' CONC. SLAB ONLY
SATELLITE DISH REMOVED
FORMERLY USED BY DAYS INN

LEGEND

- PROPERTY CORNER
- MONUMENT FOUND
- ⊙ SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- ⊙ ELECTRIC MANHOLE
- ⊙ DROP INLET (CURB OR GRATE)
- FENCE
- ⊙ HANDICAPPED SPACE
- ⊙ ALUM. LIGHT POLE ON 1.2' X 1.2'
- ⊙ CONCRETE FOUNDATION
- ⊙ STORM GRATE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- ⊙ GAS VALVE OR GAS METER
- TRAFFIC FLOW

(PUBLIC)
KIMBALL AVENUE, N.E.
90' WIDE

PROPERTY OF
NEW RIVER GULF INVESTMENTS
D.B. 1490, PG. 1279
TAX # 3020801

BITUMINOUS PAVEMENT
TRACT "A1B"
33,935 SQ. FT.

DAYS INN
GIFT SHOP &
RESTAURANT
1 STORY
BRICK & FRAME BLDG.
535
78.8' X 4,318 SQ. FT.

3 STORY BRICK MOTEL
19,464 SQ. FT.
601

3 STORY BRICK MOTEL
22,745 SQ. FT.

TRACT "A1A"
3,911 AC.

BOUNDED BY CORNERS
2 THRU 8, 8A, 15B, 15A
TO 2 INCLUSIVE

3 STORY BRICK MOTEL
37,728 SQ. FT.
SATELLITE DISH ON ROOF
ORIGINAL TRACT "A"
4,691 AC.
TAX # 3025001

TENNIS COURTS

DOUBLE
O.H. LIGHTS

POOL
20.0'

326 SQ. FT.
1-STORY
BRICK BLDG.

SEE MAP OF PHASE I (4.642 AC.)
FOR AMERICAN VALLEY INNS, INC.
BY T. P. PARKER & SON DATED
JULY 17, 1974 (D-15305)

SEE MAP OF PHASE II (1.764 AC.)
FOR AMERICAN VALLEY INNS, INC.
BY T. P. PARKER & SON DATED
JULY 17, 1974 (D-15306)

2.5' EASEMENT FOR UNDERGROUND UTILITIES
172.87'

PLAT FROM RECORDS FOR
ANJLI, LLC

SHOWING THE RESUBDIVISION OF

TRACT "A" (4.691 ACRES)

PLAT OF SURVEY FOR

RICHARD ROBERTS HOTEL INCOME ASSOCIATES

LIMITED PARTNERSHIP, M.B. 1, PGS. 1378-1379

CREATING HEREON TRACT "A1A" (3,911 ACRES)

AND TRACT "A1B" (33,935 SQ. FT.)

SITUATE ON ORANGE AVENUE, N.E. - U.S. 221-460

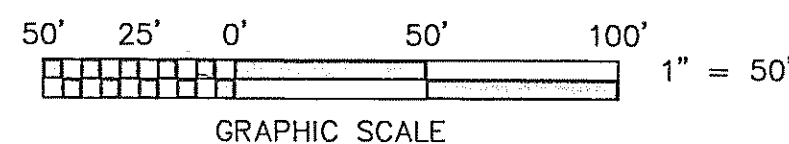
CITY OF ROANOKE, VIRGINIA

TAX NO. 3025001
DRAWN: LRD
CALC.: LRD

SCALE: 1" = 50'
DATE: 18 DEC. 2007
W.O. 07-0342-01

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	DISTANCE	DELTA
"A"	299.90'	2261.83'	150.17'	S. 85°41'01" W	299.68'	7°35'49"

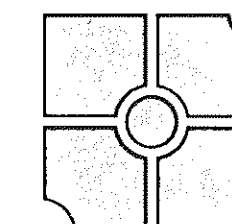
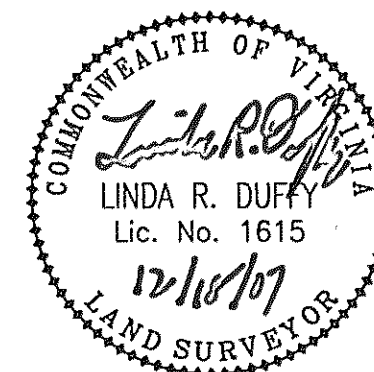


13 DEC. 2007

(PUBLIC)

McDOWELL AVENUE, N.E.

60' WIDE



parker
DESIGN GROUP

ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

SHEET 2 OF 2

M.B. 1, PG. 3277

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