

LEGEND

- ▲ P.K. NAIL FOUND
 △ P.K. NAIL SET
 ■ DISK FOUND
 ⊕ CLEANOUT
 ▨ DRAINAGE GRATE
 FND. FOUND
 CONC. CONCRETE
 H.V. LOT LINE HEREBY VACATED
 N.L.L. NEW LOT LINE
 --- EDGE OF BUILDING



Scale 1" = 10'

ORIGINAL LOT LINES
HEREBY VACATED

LINE	BEARING	LENGTH
B-K	N88°50'13"W	25.22'
K-J	N06°29'00"W	5.98'
K-L	N88°50'13"W	12.47'
L-M	S01°12'15"W	5.00'

NEW LOT LINES

LINE	BEARING	LENGTH
B-N	S88°50'13"E	1.00'
N-O	S06°32'47"E	5.05'
O-M	N88°50'13"W	39.37'
O-P	N88°50'13"W	40.37'
M-P	N88°50'13"W	1.00'
P-Q	N01°12'15"E	6.00'
Q-R	S88°50'13"E	12.65'
R-J	N01°22'38"E	4.93'

N/F
109 KIRK AVENUE ASSOCIATES, LLC
INSTRUMENT #030003482
T.M. #1011527

1ST STREET, S.W. 50' R/W

4 STORY BRICK
BUILDING
#209

T.M. #1011526
3,525 S.F. BOUNDED BY CORNERS C THROUGH E TO L TO C
- 195 S.F. BEING COMBINED W/ T.M. #1011517
3,330 S.F. REMAINING
LOT 26A T.M. #1011526
BOUNDED BY CORNERS C THROUGH E
TO M TO O TO N TO C

P.K. NAIL SET ONLINE
AT 6.31' FROM N
PORTION OF ALLEY VACATED IN
ORDINANCE #26406 (D.B. 1486, PG. 352)
S88°50'13"E 100.00' L TO C
61.31' N TO C
INGRESS/EGRESS & UTILITY EASEMENT
WITHIN THE PORTIONS OF VACATED
ALLEY CROSSING T.M. #'S 1011518,
1011519, & 1011526 (SEE D.B. 1497,
PG. 1722 & D.B. 1486, PG. 352)

N/F
MUSSELWHITE PROPERTIES, LLC
INSTRUMENT #080015525
T.M. #1011530(UNIT 1)

STATE & CITY BUILDING
RENOVATIONS CONDOMINIUM
M.B. 1, PGS. 3030-3040

N/F
GLENN PROPERTIES, LLC
INSTRUMENT #070011915
T.M. #1011531(UNIT 2-A)

N/F
UNIVERSAL RX, LLC
INSTRUMENT #080004402
T.M. #1011534(UNIT 2-D)

N/F
DONALD H. MCBROOM
DORIAN M. MCBROOM
INSTRUMENT #070015288
T.M. #1011532(UNIT 2-B)

N/F
BREAKELL INC.
INSTRUMENT #070018949A
T.M. #1011535(UNIT 2-E)

N/F
ONE HUNDRED TWO WEST
CAMPBELL, LLC
INSTRUMENT #050006351
M.B. 1, PGS. 3030-3040
T.M. #1011533(UNIT 2-C)
T.M. #1011536(UNIT 2-F)
T.M. #1011542(UNIT B)
T.M. #1011519(COMMON AREA)

N/F
DOUGLAS F. WALKER
INSTRUMENT #090003872
T.M. #1011537(UNIT 3)

N/F
JOHN PAUL POWELL
SHALEEN TETHAL
INSTRUMENT #060018854
T.M. #1011538(UNIT 4)

N/F
DARRELL H. MORRIS
GENEVIEVE L. MORRIS
INSTRUMENT #060018939
T.M. #1011539(UNIT 5)

N/F
ANN W. GLOVER
CATHY A. HANKLA
INSTRUMENT #060019808
T.M. #1011540(UNIT 6)

N/F
ROBERT W. GLENN, JR.
SHERRY J. GLENN
INSTRUMENT #070012356
T.M. #1011541(UNITS 7 & 8)

N/F
DAVE E. COLE
ARTHUR F. PAPE, JR.
D.B. 1580, PG. 346
T.M. #1011518

T.M. #1011517
2,204 S.F. BOUNDED BY CORNERS A TO B TO C TO D TO E TO F
+ 20 S.F. FROM T.M. #1011516
+ 195 S.F. FROM T.M. #1011526
2,419 S.F. TOTAL
LOT 15A T.M. #1011517
BOUNDED BY CORNERS A TO B TO
C TO D TO E TO F TO G TO H TO I TO J TO K TO L TO M TO N TO O TO P TO Q TO R TO S TO T TO U TO V TO W TO X TO Y TO Z TO A

4 STORY BRICK
BUILDING
#108

T.M. #1011516
10,599 S.F. BOUNDED BY CORNERS F THROUGH I TO K TO L TO F
- 20 S.F. BEING COMBINED W/ T.M. #1011517

10,579 S.F. REMAINING
LOT 14A T.M. #1011516
BOUNDED BY CORNERS F THROUGH J TO
R TO Q TO P TO M TO F

3 STORY BRICK BUILDING
#110

CAMPBELL AVENUE, S.W. 60' R/W

KIRK AVENUE, S.W.
N88°50'13"W 49.18'

40' R/W

N88°29'07"W 112.0'
TIE TO P.K. NAIL FND.

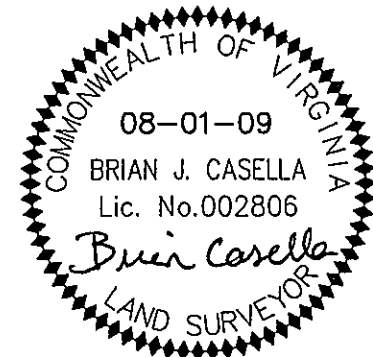
N/F
DIANA M. PERKINSON
INSTRUMENT #080002131
T.M. #1011524

NOT TO SCALE

NOT TO SCALE

N/F
MWB ENTERPRISES, LLC
INSTRUMENT #020003955
T.M. #1011513

BUILDING CORNERS
ARE PROPERTY
CORNERS



RESUBDIVISION PLAT FOR
**WITZ BIG LICK, LLC, A VIRGINIA
LIMITED LIABILITY COMPANY**
BEING THE RESUBDIVISION OF
ROANOKE CITY TAX MAP NUMBERS
1011516, 1011517, & 1011526
AS DESCRIBED IN INSTRUMENT #050007369

CREATING HEREON
LOT 14A (10,579 SQUARE FEET),
LOT 15A (2,419 SQUARE FEET) &
LOT 26A (3,330 SQUARE FEET)
SITUATED ON CAMPBELL AVENUE, S.W.
& 1ST STREET, S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED AUGUST 1, 2009
JOB #R0910226.00

SCALE: 1" = 10'
SHEET 2 OF 2

TEL: 540-772-9580 FAX: 540-772-8050

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



DRN: JLN
CHK: BJC

PLANNERS ARCHITECTS ENGINEERS SURVEYORS