Norfolk Southern Rail Yard
TAX #1410103
Property Of
Norfolk Southern Railway Company
D.B. 651, Pg. 444

To Salem

Norfolk Southern Rail Yard
TAX #1410103
Property Of
Norfolk Southern Railway Company
D.B. 663, Pg. 303

Roanoke River

Edge of River

Edge of River

DEED LINE

Floodway
Zone "AE"

Zone "AE"
Floodway

To Downtown
Roanoke

Existing Iron Pin

Existing
Sanitary Sewer Easement
City Plan #6312-VVV

Meridian Of Grid North
(Roanoke 2000 Adjustment)
(Virginia State Plane,
Virginia State Plane)

"TRACT "6C"
35,261 S.F.

Approximate Location
Fema Floodway

Tax #5210712
Property of
L. & M PROPERTIES, LLC
Instrument #050020975
Tract 7
Blue Ridge Park For Industry
Plat Book 6, Page 69

TRACT "6D"
3.1907 ACRES

Tax #5210711
Property of
SEGAL ASSOCIATES OF
NEW JERSEY, L.P.
Instrument #070002010
Part of Tract 6
Blue Ridge Park For Industry
Plat Book 6, Page 69
4.0002 Acres
Deed Book 917, Page 84
(Plat)

Zone "AE"
Zone "X" (Shaded)

Existing 40'
Sanitary Sewer Easement
(Deed Book 459 Page 365)

Zone "X" (Shaded)
Zone "X"

Approximate Location
Fema 100 Year
Floodplain

Existing Building
#3525

Tax #5210710
Property of
BRANCH MANAGEMENT Corp.
Instrument #070019179
Part of Tract 6
Blue Ridge Park For Industry
Plat Book 6, Page 69
Map Book 1, Page 3274

Existing Iron Pin

Ex. 30' Setback Line
Plat Book 6, Page 69

Aerial Way Drive SW
(Right-of-Way Varies)

Existing Iron Pin

LOCATION MAP
NOT TO SCALE

SITE
PETERS CREEK RD.
FRANCES DR.
BLUE RIDGE DR.
STRATFORD PARK DR.
AERIAL WAY DR.
ROANOKE RIVER
N S RAIL YARD
BRANDON AVE.
EDGEWOOD ST.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE
CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF
ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO
RECORD ON February 1, 2010, AT 11:31
O'CLOCK A.M.

TESTEE: BRENDA HAMILTON, CLERK

Katie Thomas
DEPUTY CLERK

THIS PLAT SUPERCEDES PLAT RECORDED
IN M.B. 1, PG. 3545

OFFICE OF CITY ENGINEER
ROANOKE   VIRGINIA
ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING

The Resubdivision of
Tax #5210711
Part of Tract 6 – (4.0002 Acres)
Property of
Segal Associates of New Jersey, L.P.
(Instrument #070002010)
Creating
Tract "6C" – 35,261 S.F. &
Tract "6D" – 3.1907 acres
situated at #3525 Aerial Way Drive, SW
Roanoke, Virginia

SCALE: 1" = 80'	APPROVED: 1·29·10
DATE: JAN. 11, 2010	
PLAN NO.	CITY ENGINEER

January 11, 2010
2008-027110
1" = 80'

SHEET 1 OF 1

COMMONWEALTH OF VIRGINIA
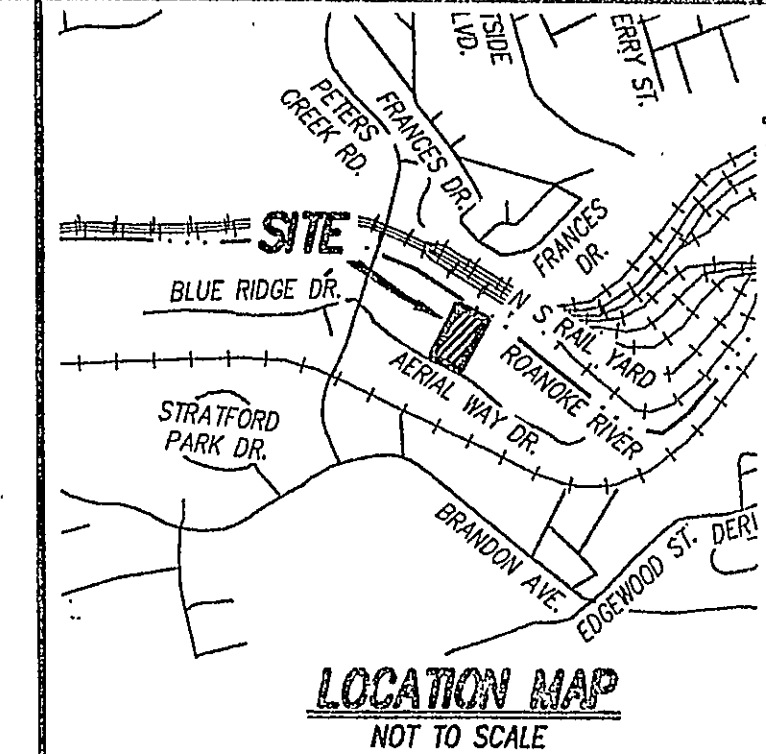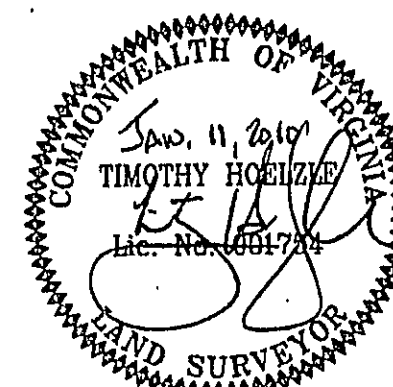Jan. 11, 2010
TIMOTHY HOELZLE
Lic. No. 001784
LAND SURVEYOR

NOTES:
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
3. A PORTION OF THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE PANEL NUMBER 510130 0144 G, MAP NUMBER 51161C0144 G, DATED SEPTEMBER 28, 2007. "ZONE AE", ZONE "X" AND ZONE "X" (SHADED).
4. PLANIMETRICS AS SHOWN WERE TAKEN FROM A TOPOGRAPHICAL SURVEY, DATED MARCH 1995 PREPARED FOR THE CITY OF ROANOKE, VIRGINIA.
5. FOR CLARITY PURPOSES NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN.
6. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
7. PROPERTY LINE FROM CORNERS A THRU C ARE NEW DIVISION LINES.
8. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
9. THE 20' RAILROAD EASEMENT SHOWN RECORDED IN P.B. 5, PG. 6, P.B. 6, PG. 69 AND D.B. 734, PG. 84 IN THE CLERK'S OFFICE IN ROANOKE COUNTY, VIRGINIA WAS ABANDONED IN ROANOKE COUNTY D.B. 938, PG. 396.
10. TRACT "6C" IS BEING CREATED FOR A "LINEAR TRANSPORTATION/FLOOD REDUCTION PROJECT. SEE CITY OF ROANOKE, VIRGINIA CODE SECTION 31.1 SUBDIVISIONS – APPENDIX A DEFINITIONS.

GRAPHIC SCALE
80   0   40 80   160   320

(IN FEET)
1 inch = 80 ft.

Plat #7