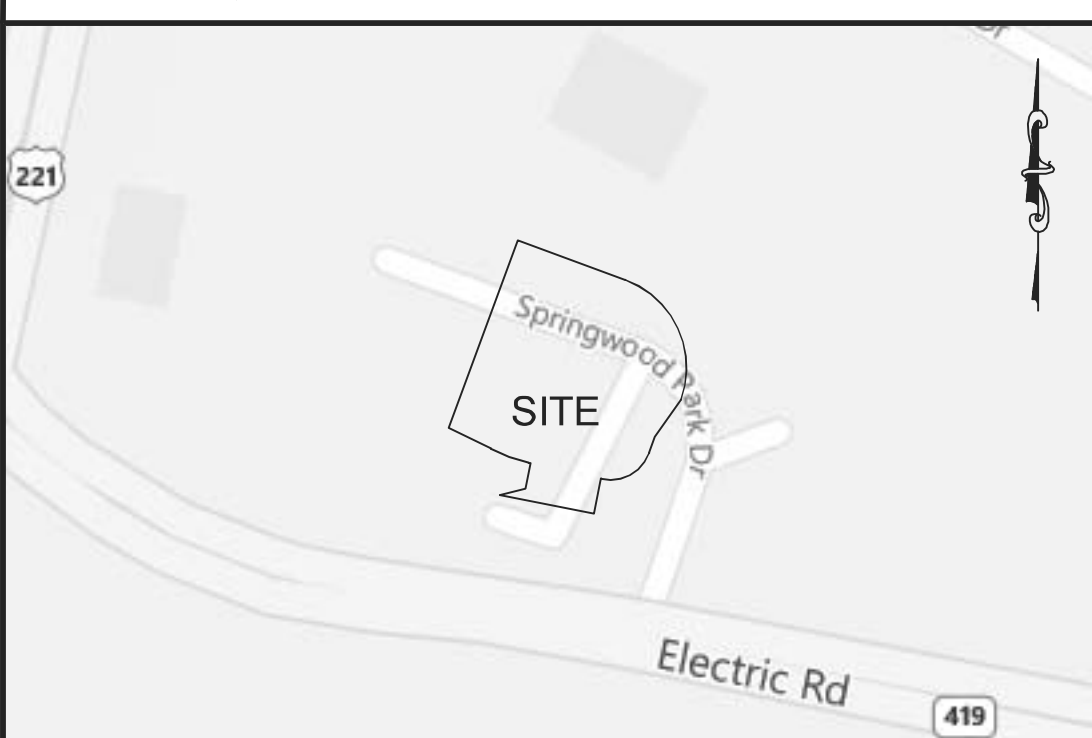


CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1	200.00	42.72	N69°38'52"W	42.64	012°14'18"
C2	97.50	152.58	S24°54'36"E	137.48	089°39'49"
C3	42.50	62.40	S62°10'13"W	56.95	084°07'25"

VICINITY MAP NOT TO SCALE



SITE DATA

- PROPERTY IS KNOWN AS LOT 49 BLOCK 5 IN THE INDEPENDENT CITY OF ROANOKE COUNTY, VIRGINIA.
- LOT AREA = 44,976 S.F. OR 1.0325 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD88. BENCHMARK - SPIKE, ELEV.=1128.41
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = 4-26-2022.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT ©2022, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
- PARKING PROVIDED -
-REGULAR = 75 SPACES
-HANDICAP = 4 SPACES
TOTAL SPACES PROVIDED = 75

UTILITY NOTES

ONE CALL TICKET NUMBER B210402625 CALL DATE 4-14-2022.

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

APPALACHIAN POWER	540-204-5732	BRIAN DOWDY UDP
COX COMMUNICATIONS	703-754-2116	UTILQUEST
CROWN CASTLE COMM	801-364-1063	STAKE CENTER LOCATING
ROANOKE GAS	540-655-0277	JAKE MARXEN
ROANOKE BROADBAND	540-283-2981	MICHELLE NIDAY
VERIZON	804-286-1721	UTILQUEST
WESTERN VA-WTR&SWR	540-283-2981	MICHELLE NIDAY

SYMBOLS

- (THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)
- | | | |
|--------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND | ⚡ SPOT LIGHT | ⊙ WATER MANHOLE |
| ○ MONUMENT TO BE SET | ⚡ POWERPOLE | ⊙ WATER VALVE |
| ⊙ BENCHMARK TOPO | ⚡ GUY WIRE | ⊙ WATER METER |
| (R) RECORD DATA | ⚡ LIGHT POLE | ⊙ HYDRANT / FDC |
| (S) SURVEYED DATA | ⚡ STREET LIGHT POLE | ⊙ GAS MANHOLE |
| R/W RIGHT OF WAY | ⚡ ELEC. TRANSFORMER | ⊙ GAS VALVE |
| SBL SET BACK LINE | ⚡ AIR CONDITIONER | ⊙ GAS METER |
| RCP REINFORCED CONC PIPE | ⚡ ELEC. MANHOLE | ⊙ UNDERGROUND GAS MARKER |
| CMP CORRUGATED METAL PIPE | ⚡ ELECTRIC METER | ⊙ TELEPHONE MANHOLE |
| PVC PLASTIC PIPE | ⚡ CABLE BOX | ⊙ PAY PHONE |
| HDPE HIGH DENSITY POLYETHYLENE | ⚡ UNDERGROUND CABLE MARKER | ⊙ TELEPHONE BOX |
| CIP CAST IRON PIPE | ⚡ TRAFFIC POLES | ⊙ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE | ⚡ TRAFFIC SIGNAL | ⊙ FLAG POLE |
| L/S LANDSCAPING | ⚡ TRAFFIC MANHOLE | ⊙ BOLLARD |
| ⊙ DECIDUOUS TREE | ⚡ TRAFFIC SIGNAL BOX | ⊙ BORE HOLE |
| ⊙ EVERGREEN TREE | ⚡ SEWER MANHOLE | ⊙ MONITORING WELL |
| ⊙ U.G. UNDER GROUND | ⚡ CLEAN OUT | ⊙ MAIL BOX |
| — C — CABLE TELEVISION LINE | ⚡ STORM DRAIN MANHOLE | ⊙ SIGN |
| — E — ELECTRICAL LINE | ⚡ STORM INLET | ⊙ ROUND STORM INLET |
| — G — GAS LINE | ⚡ CURB INLET | ⊙ WATER LINE |
| — T — TELEPHONE LINE | ⚡ STORM INLET | ⊙ UNKNOWN MANHOLE |
| — W — WATER LINE | ⚡ UNKNOWN MANHOLE | |
| — OH — OVERHEAD ELECTRIC WIRE | | |

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP 51161C0232G, COMMUNITY PANEL NO. 510190 0232G WHICH HAS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, MAP NO. 51161C0232G AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NAVD 88)

TYPE OF SURVEY: BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY

VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 246A28359300

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

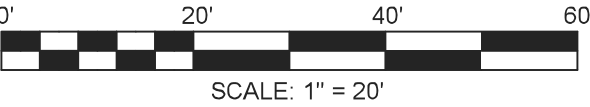
PRELIMINARY

NOT VALID UNTIL SEALED

JACK W. SHOEMAKER

VIRGINIA PROFESSIONAL LAND SURVEYOR 0403 002168
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF SURVEY ADJUTANT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

APPROVED, 3/28/2023



SHEET 1 OF

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