

MERIDIAN OF VDOT HIGHWAY
PROJECT NO. 0419-080-101-RW-202

DESCRIPTION OF A 3.378 ACRE TRACT
SITUATE ON U. S. ROUTE 220

BEGINNING AT A CONCRETE HIGHWAY MONUMENT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILWAY AND THE WESTERLY RIGHT-OF-WAY OF U. S. ROUTE 220, THENCE WITH THE WESTERLY RIGHT-OF-WAY OF U. S. ROUTE 220, WITH A CURVE TO THE LEFT, WHOSE RADIUS IS 1248.92 FEET, AN ARC DISTANCE OF 867.03 FEET (CHORD = S 03°55'50" W, 849.73 FEET) TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE NORTHERLY PROPERTY LINE OF A 53.913 ACRE TRACT, N 68°59'02" W, 407.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILWAY, THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILWAY, 50 FEET FROM THE CENTERLINE THEREOF, THE FOLLOWING:
N 21°20'58" E, 69.65 FEET TO A POINT
N 22°28'48" E, 111.43 FEET TO A POINT
N 26°11'28" E, 51.57 FEET TO A POINT
N 31°52'28" E, 96.53 FEET TO A POINT
N 35°48'18" E, 96.58 FEET TO A POINT
N 38°48'48" E, 98.11 FEET TO A POINT
N 40°08'28" E, 99.13 FEET TO A POINT
N 40°27'28" E, 68.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.378 ACRES

DESCRIPTION OF A 1.298 ACRE TRACT
SITUATE ON U. S. ROUTE 220 AND VA ROUTE 419

BEGINNING AT A CONCRETE HIGHWAY MONUMENT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U. S. ROUTE 220 AND THE NORTHERLY RIGHT-OF-WAY OF VA ROUTE 419, THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF VA ROUTE 419, S 44°34'43" W, 450.28 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE EASTERLY PROPERTY LINE OF A 53.913 ACRE TRACT, N 17°17'21" E, 76.53 FEET TO A POINT, THENCE CONTINUING WITH SAID EASTERLY PROPERTY LINE WITH A CURVE TO THE LEFT, WHOSE RADIUS IS 427.46 FEET, AN ARC DISTANCE OF 437.01 FEET (CHORD = N 15°33'48" E, 418.23 FEET) TO A POINT, THENCE CONTINUING WITH SAID EAST PROPERTY LINE, N 15°40'30" W, 199.34 FEET TO A 1/2" REBAR WITH YELLOW CAP SET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF U. S. ROUTE 220, THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF U. S. ROUTE 220, THE FOLLOWING:
S 39°51'50" E, 293.35 FEET TO A 1/2" REBAR WITH YELLOW CAP SET
S 16°43'41" E, 113.12 FEET TO A CONCRETE HIGHWAY MONUMENT
S 45°25'17" E, 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.298 ACRES

DESCRIPTION OF A 53.913 ACRE TRACT
SITUATE ON VA ROUTE 419 AND VA SEC RTE 681

BEGINNING AT A 1/2" REBAR WITH YELLOW CAP SET, SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF OGDEN ROAD (VA SEC RTE 681) AND THE SOUTHERLY RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILWAY, THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID RAILROAD, 50 FEET FROM THE CENTERLINE THEREOF, THE FOLLOWING:
N 10°52'58" E, 46.58 FEET TO A POINT
N 65°54'38" E, 104.61 FEET TO A POINT
N 58°58'58" E, 105.11 FEET TO A POINT
N 54°07'58" E, 103.11 FEET TO A POINT
N 48°04'58" E, 125.21 FEET TO A POINT
N 42°01'58" E, 125.36 FEET TO A POINT
N 35°47'58" E, 105.18 FEET TO A POINT
N 29°43'58" E, 105.08 FEET TO A POINT
N 24°09'58" E, 103.49 FEET TO A POINT
N 21°21'58" E, 101.23 FEET TO A POINT
N 2°22'58" E, 126.53 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A 3.378 ACRE PARCEL, THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY AND WITH THE SOUTHERLY PROPERTY LINE OF THE AFORESAID 3.378 ACRE PARCEL, S 68°59'02" E, 407.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U. S. ROUTE 220, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID 3.378 ACRE PARCEL, THENCE WITH THE WESTERLY RIGHT-OF-WAY OF U. S. ROUTE 220, WITH A CURVE TO THE LEFT, WHOSE RADIUS IS 1248.92 FEET, AN ARC DISTANCE OF 867.03 FEET (CHORD = S 03°55'50" W, 849.73 FEET) TO A CONCRETE HIGHWAY MONUMENT, THENCE CONTINUING WITH SAID RIGHT-OF-WAY OF U. S. ROUTE 220, THE FOLLOWING:
S 22°28'48" E, 87.04 FEET TO A 1/2" REBAR WITH YELLOW CAP SET
S 24°43'10" E, 145.42 FEET TO A 1/2" REBAR WITH YELLOW CAP SET
S 28°45'53" E, 145.20 FEET TO A 1/2" REBAR WITH YELLOW CAP SET
S 15°48'10" E, 97.67 FEET TO A 1/2" REBAR WITH YELLOW CAP SET
THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE WESTERLY PROPERTY LINE OF A 1.298 ACRE PARCEL, S 44°34'43" W, 450.28 FEET TO A POINT, THENCE CONTINUING WITH SAID 1.298 ACRE PARCEL, WITH A CURVE TO THE LEFT, WHOSE RADIUS IS 427.46 FEET, AN ARC DISTANCE OF 437.01 FEET (CHORD = N 15°33'48" E, 418.23 FEET) TO A POINT, THENCE CONTINUING WITH SAID 1.298 ACRE PARCEL, S 17°17'21" W, 76.53 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 1.298 ACRE PARCEL, THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF VA ROUTE 419, S 44°34'43" W, 163.26 FEET TO A CONCRETE HIGHWAY MONUMENT, THENCE CONTINUING WITH SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, WHOSE RADIUS IS 11,399.16 FEET, AN ARC DISTANCE OF 990.32 FEET (CHORD = S 4°40'48" W, 989.00 FEET) TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF AN 0.041 ACRE PARCEL, BEING THE PROPERTY OF THE ROANOKE COUNTY BOARD OF SUPERVISORS, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE EASTERLY PROPERTY LINE OF SAID 0.041 ACRE PARCEL, N 40°10'05" E, 45.00 FEET TO A CHASED "X", THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID 0.041 ACRE PARCEL, S 48°40'55" W, 40.00 FEET TO A POINT, SAID POINT BEING THE NORTHERLY RIGHT-OF-WAY OF VA ROUTE 419, THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF VA ROUTE 419, WITH A CURVE TO THE RIGHT, WHOSE RADIUS IS 11,399.16 FEET, AN ARC DISTANCE OF 267.19 FEET (CHORD = S 50°26'30" W, 261.18 FEET) TO A POINT, SAID POINT BEARS S 00°34'57" W, 0.44 FEET FROM A CONCRETE HIGHWAY MONUMENT, THENCE CONTINUING WITH SAID RIGHT-OF-WAY, S 51°05'43" W, 33.44 FEET TO A POINT, SAID POINT BEARS N 38°54'17" W, 0.35 FEET FROM AN IRON PIN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY OWNED BY MARBLE ASSOCIATES, THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF VA ROUTE 419 AND WITH THE EASTERLY PROPERTY LINE OF MARBLE ASSOCIATES, N 41°55'57" W, PASSING AN IRON PIN ON LINE AT 183.74 FEET, IN ALL 184.18 FEET TO A POINT, THENCE WITH THE NORTHERLY PROPERTY LINE OF MARBLE ASSOCIATES, S 48°44'01" W, 232.38 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OGDEN ROAD (VA SEC RTE 681), SAID POINT BEARS N 45°16'14" W, 3.29 FEET FROM AN IRON PIN, THENCE WITH THE EASTERLY RIGHT-OF-WAY OF OGDEN ROAD, N 28°29'47" W, 551.45 FEET TO A 1/2" REBAR WITH YELLOW CAP SET, THENCE CONTINUING WITH SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, WHOSE RADIUS IS 120.92 FEET, AN ARC DISTANCE OF 247.81 FEET (CHORD = N 22°05'10" W, 247.30 FEET) TO A 1/2" REBAR WITH YELLOW CAP SET, THENCE CONTINUING WITH SAID RIGHT-OF-WAY, N 61°5'45" W, 175.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.913 ACRES

NOTE: THE ENCRUMPTION OF THE EXISTING WAREHOUSE SHOWN HEREON IS A GRANDFATHERED PERMITTED NONCONFORMING USE

3.378 ACRES. ACTUAL
(1.467 ACRES. DEED)

TAX NO. 7716-01-01
D.B. 1161, PG. 641

R = 1248.92'
L = 1035.76'
CH = S 03°55'50" W
849.73'

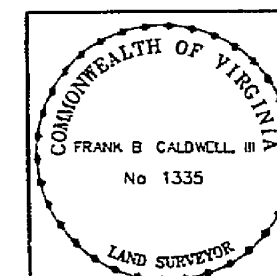
U. S. ROUTE 220
R/W VARIES (PUBLIC)

LEGEND

- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- E OVERHEAD ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- UE UNDERGROUND ELECTRIC LINE
- SM SANITARY SEWER MANHOLE
- SDM STORM DRAIN MANHOLE
- WM WATER MANHOLE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- PH FIRE HYDRANT
- PP POWER POLE
- LP LIGHT POLE
- CL CLEANOUT
- WV WATER VALVE
- GV GAS VALVE
- MW MONITORING WELL
- RS REAR YARD SETBACK
- MBL MINIMUM BUILDING LINE

20' 0' 50' 100' 1" = 40'
GRAPHIC SCALE

PRELIMINARY



DESIGNED BY
DRAWN BY DAP/CADD
CHECKED BY
W.D. 95-0561
N.B. TANGLED, NO. 1 & 2
TAX NO. 7716-01-01, 02, 03

TPP&S
ENGINEERS
SURVEYORS
PLANNERS

T. P. PARKER & SON
816 Boulevard
Post Office Box 99
Salmon, Virginia 24155
Telephone: 703-387-1155
FAX: 703-388-5787

SCALE 1" = 40'

REVISED JUNE 12, 1995
JUNE 10, 1993

URBAN CLASS
ALTA/ACSM LAND TITLE SURVEY FOR
J. M. KANE & CO.
OF A 58.389 ACRES TRACT, A 3.378 ACRES TRACT AND A
286 ACRES TRACT SITUATE ON VA ROUTE 419 & OGDEN ROAD
BEING KNOWN AS
TANGLEWOOD MALL

SHEET 3 OF 3

RC-5935