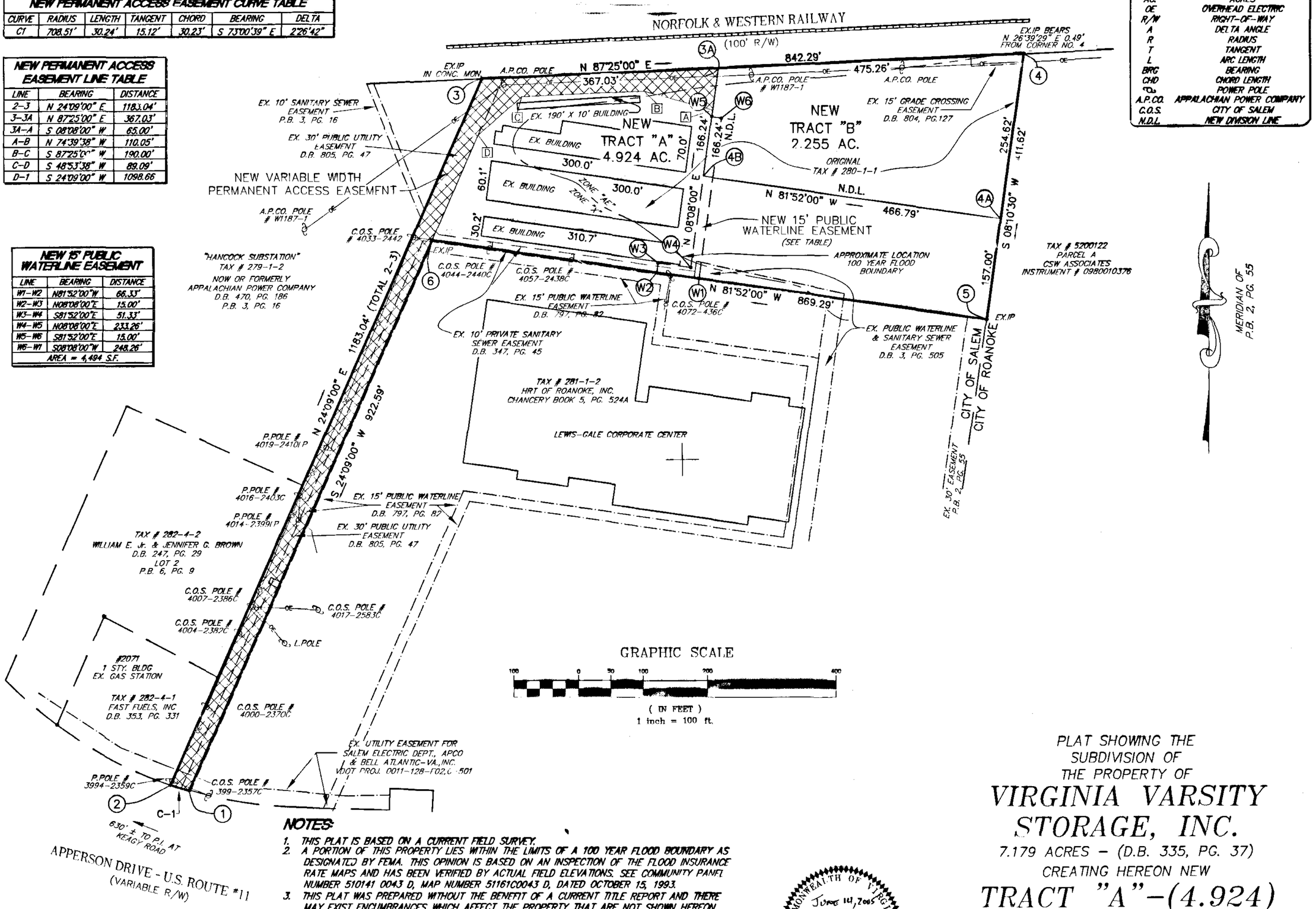
04289rp1-rp 2.plt

NEW PERMANENT ACCESS EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	708.51'	30.24'	15.12'	30.23'	S 73°00'39" E	2°26'42"

NEW PERMANENT ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
2–3	N 24°09'00" E	1183.04'
3–3A	N 87°25'00" E	367.03'
3A–A	S 08°08'00" W	65.00'
A–B	N 74°39'38" W	110.05'
B–C	S 87°25'00" W	190.00'
C–D	S 48°53'38" W	89.09'
D–1	S 24°09'00" W	1098.66

NEW 15' PUBLIC WATERLINE EASEMENT		
LINE	BEARING	DISTANCE
W1–W2	N81°52'00"W	66.33'
W2–W3	N08°08'00"E	15.00'
W3–W4	S81°52'00"E	51.33'
W4–W5	N08°08'00"E	233.26'
W5–W6	S81°52'00"E	15.00'
W6–W1	S08°08'00"W	248.26'
AREA = 4,494 S.F.		



LEGEND	
EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
AC.	ACRES
OE	OVERHEAD ELECTRIC
R/W	RIGHT-OF-WAY
Δ	DELTA ANGLE
R	RADIUS
T	TANGENT
L	ARC LENGTH
BRG	BEARING
CHD	CHORD LENGTH
	POWER POLE
A.P.CO.	APPALACHIAN POWER COMPANY
C.O.S.	CITY OF SALEM
N.D.L.	NEW DIVISION LINE

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. A PORTION OF THIS PROPERTY LIES 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 COMMUNITY PANEL NUMBER 510141 0043 D, MAP NUMBER 51161C0043 D, DATED OCTOBER 15, 1993.
3. 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.
4. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES.
5. THE SUBJECT PROPERTY SHOWN HEREON ARE DESIGNATED AS CITY OF SALEM TAX MAP # 280-1-1.
6. LEGAL REFERENCE: TAX # 280-1-1 : VIRGINIA VARSITY STORAGE, INC.- D.B. 335, PG. 37.
7. LINES FROM CORNERS 3A TO 4B TO 4A ARE NEW DIVISION LINES.
8. IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
9. NOT ALL PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN ON THE PLAT FOR CLARITY.
10. THIS PROPERTY IS ZONED HBD (HIGHWAY BUSINESS DISTRICT) AS PER THE DATE OF THIS PLAT.

COMMONWEALTH OF VIRGINIA
June 14, 2005
TIMOTHY J. HOELZLE
No. 1784
LAND SURVEYOR

PLAT SHOWING THE SUBDIVISION OF THE PROPERTY OF

VIRGINIA VARSITY STORAGE, INC.

7.179 ACRES – (D.B. 335, PG. 37)

CREATING HEREON NEW

TRACT "A"–(4.924)

AND NEW

TRACT "B"–(2.255 AC.)

SITUATED ON APPERSON ROAD–U.S. ROUTE #11

CITY OF SALEM, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
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E-MAIL: MAIL@LUMSDENPC.COM

DATE: June 14, 2005
COMM. NO.: 04-289
SCALE: 1" = 100'
SHEET 2 OF 2

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