

**LOT CONSOLIDATION SURVEY OF
LOTS 10, 11, THE TRIANGLE LOT
AND THE PORTION OF LOT 9
ON THE NORTH SIDE OF RADHAM
STREET PER PLAT C OF THE CORRON
SUBDIVISION PER PLATS IN
35/150, 264/120**

HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL

STONEWALL DR.

PARCEL # 1

Lots 1-4 = $\frac{4}{10}$ of ac.

18,315 sq ft

DT 479

CONC. CURB & GUTTER

VARIABLE WIDTH R/W PER UNV 98 2/12

PARCEL # 2

Lots 10a & 11a
= $\frac{3}{10}$ of an ac.

115
190
305

COMMERCE AVE.

The building on
10a = 612 sq ft ea floor
612
1224 sq ft total

$\frac{3}{10}$ of an ac

PARCEL # 3

BIKE PATH
10' SEWER EASEMENT PER THIS PLAT
10' SEWER EASEMENT PER THIS PLAT

5,986 sq ft

LOT 1

PROPOSED
10' UTILITY EASEMENT

LOT 2

4,672 sq ft

LOT 3
5,162 sq ft

LOT 4

2600 sq ft

115.20' LOT 11A
NEW LOT 11A
N 88°37'13" E

A = 6,210 SQ. FT.
(LOT 11)
A = 4,900 SQ. FT.

NEW LOT 10A
A = 5,835 SQ. FT.
(LOT 10)
A = 4,772 SQ. FT.

PROP. PARKING

2 STORY
BRICK DWELL
802
R.O. PORCH
16.2'

2 STORY
BRICK DWELL
801
R.O. PORCH
16.2'

RADHAM ST.
30' WIDE

LOT 9

SEE NOTE

CONC. CURB & GUTTER

RAMP

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10a = 728 sq ft ea floor
728 sq ft ea floor
1456 sq ft total