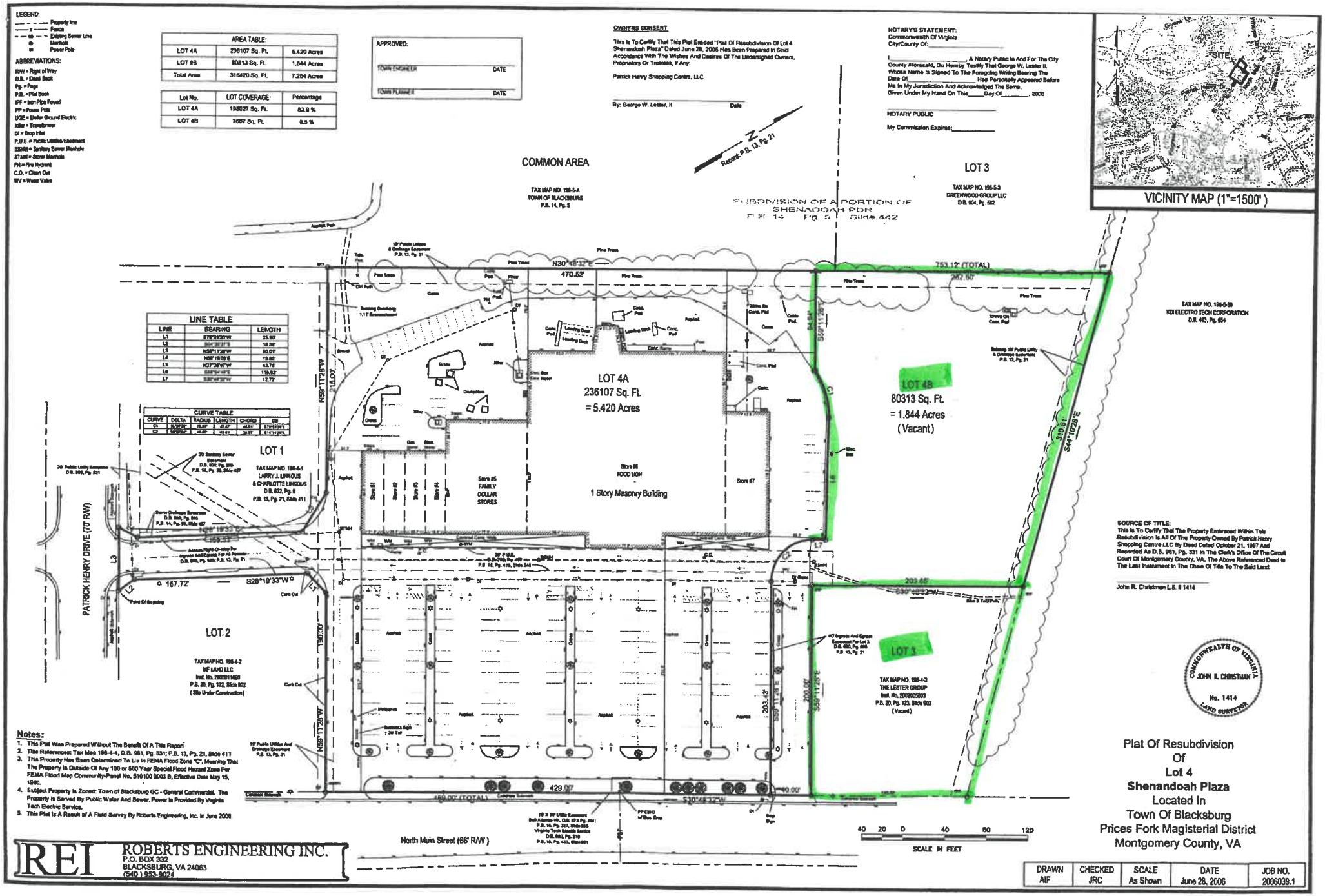
LEGEND:
Property line
Fence
Existing Sewer Line
Manhole
Power Pole
ABBREVIATIONS:
ROW = Right of Way
D.B. = Deed Book
Pg. = Page
P.B. = Plat Book
IPF = Iron Pipe Found
PP = Power Pole
UGE = Under Ground Electric
Xfmr = Transformer
DI = Drop Inlet
P.U.E. = Public Utilities Easement
SSMH = Sanitary Sewer Manhole
STMH = Storm Manhole
FH = Fire Hydrant
C.O. = Clean Out
WV = Water Valve
AREA TABLE:
LOT 4A 236107 Sq. Ft. 5.420 Acres
LOT 9B 80313 Sq. Ft. 1.844 Acres
Total Area 316420 Sq. Ft. 7.264 Acres
Lot No. LOT COVERAGE: Percentage
LOT 4A 198027 Sq. Ft. 83.9 %
LOT 4B 7607 Sq. Ft. 9.5 %
APPROVED:
TOWN ENGINEER DATE
TOWN PLANNER DATE
OWNERS CONSENT
This Is To Certify That This Plat Entitled "Plat Of Resubdivision Of Lot 4 Shenandoah Plaza" Dated June 28, 2006 Has Been Prepared In Strict Acceptance With The Wishes And Desires Of The Undersigned Owners, Proprietors Or Trustees, If Any.
Patrick Henry Shopping Centre, LLC
By: George W. Lester, II Date
NOTARY'S STATEMENT:
Commonwealth Of Virginia
City/County Of:
I, _____, A Notary Public In And For The City County Aforesaid, Do Hereby Testify That George W. Lester II, Whose Name Is Signed To The Foregoing Writing Bearing The Date Of _____ Has Personally Appeared Before Me In My Jurisdiction And Acknowledged The Same.
Given Under My Hand On This ____ Day Of _____, 2006
NOTARY PUBLIC
My Commission Expires: _____
VICINITY MAP (1"=1500')
SITE
COMMON AREA
TAX MAP NO. 196-5-A
TOWN OF BLACKSBURG
P.B. 14, Pg. 5
Record P.B. 13, Pg. 21
SUBDIVISION OF A PORTION OF SHENANDOAH PER P.B. 14 Pg. 5 Slide 442
LOT 3
TAX MAP NO. 196-5-3
GREENWOOD GROUP LLC
D.B. 804, Pg. 582
TAX MAP NO. 196-5-39
KDI ELECTRO TECH CORPORATION
D.B. 463, Pg. 854
LINE TABLE
LINE BEARING LENGTH
L1 S76°21'33"W 25.95'
L2 S64°38'27"E 18.39'
L3 N59°11'28"W 80.01'
L4 N89°19'05"E 78.55'
L5 N27°38'47"W 43.75'
L6 S88°34'18"E 119.53'
L7 S30°48'32"W 12.72'
CURVE TABLE
CURVE DELTA RADIUS LENGTH CHORD CB
C1 91°57'29" 75.00' 67.67' 48.69' S75°20'29"E
C2 34°55'04" 45.00' 42.63' 39.97' S16°13'29"E
LOT 4A
236107 Sq. Ft.
= 5.420 Acres
LOT 4B
80313 Sq. Ft.
= 1.844 Acres
(Vacant)
LOT 1
TAX MAP NO. 196-4-1
LARRY J. LINKOUS
& CHARLOTTE LINKOUS
D.B. 832, Pg. 9
P.B. 13, Pg. 21, Slide 411
LOT 2
TAX MAP NO. 196-4-2
MF LAND LLC
Inst. No. 200201460
P.B. 20, Pg. 122, Slide 802
(Site Under Construction)
LOT 3
TAX MAP NO. 196-4-3
THE LESTER GROUP
Inst. No. 200205803
P.B. 20, Pg. 123, Slide 902
(Vacant)
Store #5
FAMILY
DOLLAR
STORES
Store #6
FOOD LION
1 Story Masonry Building
Store 67
PATRICK HENRY DRIVE (70' R/W)
North Main Street (66' R/W)
N30°48'32"E 470.52'
753.12' (TOTAL)
262.60'
S59°11'28"E 394.84'
S41°10'28"E 319.01'
S30°48'32"W 203.65'
S59°11'28"E 200.00'
N59°11'28"W 190.00'
S28°19'33"W 167.72'
N59°11'28"W 80.01'
S30°48'32"W 429.00'
450.00' (TOTAL)
40.00'
SOURCE OF TITLE:
This Is To Certify That The Property Embraced Within This Resubdivision Is All Of The Property Owned By Patrick Henry Shopping Centre LLC By Deed Dated October 21, 1997 And Recorded As D.B. 961, Pg. 331 In The Clerk's Office Of The Circuit Court Of Montgomery County, VA. The Above Referenced Deed Is The Last Instrument In The Chain Of Title To The Said Land.
John R. Christman L.S. # 1414
COMMONWEALTH OF VIRGINIA
JOHN R. CHRISTMAN
No. 1414
LAND SURVEYOR
Notes:
1. This Plat Was Prepared Without The Benefit Of A Title Report
2. Title References: Tax Map 196-4-4, D.B. 961, Pg. 331; P.B. 13, Pg. 21, Slide 411
3. This Property Has Been Determined To Lie In FEMA Flood Zone "C", Meaning That The Property Is Outside Of Any 100 or 500 Year Special Flood Hazard Zone Per FEMA Flood Map Community-Panel No. 510100 0003 B, Effective Date May 15, 1980.
4. Subject Property Is Zoned: Town of Blacksburg GC - General Commercial. The Property Is Served By Public Water And Sewer. Power Is Provided By Virginia Tech Electric Service.
5. This Plat Is A Result of A Field Survey By Roberts Engineering, Inc. In June 2006.
40 20 0 40 80 120
SCALE IN FEET
REI
ROBERTS ENGINEERING INC.
P.O. BOX 332
BLACKSBURG, VA 24063
(540) 953-9024
Plat Of Resubdivision
Of
Lot 4
Shenandoah Plaza
Located In
Town Of Blacksburg
Prices Fork Magisterial District
Montgomery County, VA
DRAWN AIF
CHECKED JRC
SCALE As Shown
DATE June 28, 2006
JOB NO. 2006039.1