

LOTS 23, 24, 25, & 26
STRASBURG BUSINESS & INDUSTRIAL PARK

SCALE: 1" = 60' C.I. = 2' DATE: FEBRUARY 2005



PLAN DATE

The map illustrates the study area's location in western Virginia. Interstate 81 runs vertically through the center-left. Route 11 runs diagonally from the top-left to the bottom-right. Route 55 runs horizontally across the bottom. Local roads include Timberlake Road, Grand Road, Radio Station Road, Hite Lane, and King Street. A compass rose in the top-right corner shows North (N), South (S), East (E), and West (W). The 'SITE' is marked with a square on Route 11, just north of Radio Station Road.

SURVEYOR'S CERTIFICATE

[illegible]

THOMAS J. STARK	CLS #2661
LISA McCauley	

NOTES:

1. THE PROPERTIES DEMONSTRATED ON THIS PLAT ARE LOCATED ON SHERIDAN OAH COUNTY MAP 16 (1101) PARCELS 23, 24, 25 & 26.
2. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE FOUND.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON INFORMATION COMPILED FROM FIELD SURVEYS AND RECORDS OF THE SHERIDAN OAH COUNTY ENGINEER. NO RECORDS OF UTILITY LOCATIONS OF ALL UTILITIES. NO BORINGS OR EXCAVATIONS HAVE BEEN MADE BY THIS FIRM FOR VERIFICATION OF UTILITY LOCATIONS.
4. NO BUILDINGS ARE LOCATED UPON LOTS 23 THROUGH 26.
5. BEARINGS SHOWN HEREON ARE BASED UPON THE WIGNONIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
6. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL VERTICAL GEODETTIC DATUM OF 1988 (NGVD88).

TITLE COMMITMENT NOTES:

1. RIGHT OF WAY GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, RECORDED IN DEED BOOK 85 PAGE 179. THE INTENT OF THIS RIGHT OF WAY WAS TO MAINTAIN, OPERATE AND REMOVE A PIPE LINE FOR THE TRANSPORTATION OF GAS, AND APPURTENANCES NECESSARY TO OPERATE SAID PIPE LINE OVER AND THROUGH THE SUBJECT PROPERTY. THE EXISTING FENCE LINES SHOWN HEREON ARE LOCATED ON THE ROUTE 11 FENCE OF WAY LINE MORE, OR LESS. THERE WERE NO UTILITY POLES FOUND IN THIS AREA.
2. RIGHT OF WAY TO NORTHERN VIRGINIA POWER COMPANY RECORDED IN DEED BOOK 131 PAGE 472. CENTERLINE OF RIGHT OF WAY IS GRAPHICALLY PLOTTED. HOWEVER, NO RIGHT OF WAY WIDTH IS STATED IN THE ABOVEMENTIONED DEED.
3. RIGHT OF WAY TO NORTHERN VIRGINIA POWER COMPANY RECORDED IN DEED BOOK DESCRIBED 271. TWELVE FEET WIDE RIGHT OF WAY IS GRAPHICALLY PLOTTED AS DESCRIBED.
4. RIGHT OF WAY TO VIRGINIA GAS TRANSMISSIONS CORPORATION RECORDED IN DEED BOOK 158 PAGE 139. THIS RIGHT OF WAY APPEARS TO BE A "BLANKET" RIGHT OF WAY TO LAY, MAINTAIN, OPERATE AND REMOVE A PIPE LINE FOR THE TRANSPORTATION OF GAS, AND APPURTENANCES NECESSARY TO OPERATE SAID PIPE LINE OVER AND THROUGH THE SUBJECT PROPERTY. THE EXISTING FENCE LINES SHOWN HEREON ARE LOCATED ON THE ROUTE 11 FENCE OF WAY LINE MORE, OR LESS. THERE WERE NO UTILITY POLES FOUND IN THIS AREA.
5. RIGHT OF WAY TO ATLANTIC SEABOARD CORPORATION RECORDED IN DEED BOOK 203 PAGE 179. THIS RIGHT OF WAY APPEARS TO BE A "BLANKET" RIGHT OF WAY TO LAY, MAINTAIN, OPERATE AND REMOVE A PIPE LINE FOR THE TRANSPORTATION OF GAS, AND APPURTENANCES NECESSARY TO OPERATE SAID PIPE LINE OVER AND THROUGH THE SUBJECT PROPERTY. THEREFORE, DUE TO THE VAGUE DESCRIPTION, THIS RIGHT OF WAY CAN NOT BE GRAPHICALLY PLOTTED.
6. RIGHT OF WAY TO ATLANTIC SEABOARD CORPORATION RECORDED IN DEED BOOK 204 PAGE 179. THIS RIGHT OF WAY APPEARS TO BE A "BLANKET" RIGHT OF WAY TO LAY, MAINTAIN, OPERATE AND REMOVE A PIPE LINE FOR THE TRANSPORTATION OF GAS, AND APPURTENANCES NECESSARY TO OPERATE SAID PIPE LINE OVER AND THROUGH THE SUBJECT PROPERTY. THEREFORE, DUE TO THE VAGUE DESCRIPTION, THIS RIGHT OF WAY CAN NOT BE GRAPHICALLY PLOTTED.
7. RIGHT OF WAY TO ATLANTIC SEABOARD CORPORATION RECORDED IN DEED BOOK 205 PAGE 179. THIS RIGHT OF WAY APPEARS TO BE A "BLANKET" RIGHT OF WAY TO LAY, MAINTAIN, OPERATE AND REMOVE A PIPE LINE FOR THE TRANSPORTATION OF GAS, AND APPURTENANCES NECESSARY TO OPERATE SAID PIPE LINE OVER AND THROUGH THE SUBJECT PROPERTY. THEREFORE, DUE TO THE VAGUE DESCRIPTION, THIS RIGHT OF WAY CAN NOT BE GRAPHICALLY PLOTTED.
8. RIGHT OF WAY TO ATLANTIC SEABOARD CORPORATION RECORDED IN DEED BOOK 255 PAGE 150. THIS RIGHT OF WAY APPEARS TO BE A "BLANKET" RIGHT OF WAY TO LAY, MAINTAIN, OPERATE AND REMOVE A PIPE LINE FOR THE TRANSPORTATION OF GAS, AND APPURTENANCES NECESSARY TO OPERATE SAID PIPE LINE OVER AND THROUGH THE SUBJECT PROPERTY. THEREFORE, DUE TO THE VAGUE DESCRIPTION, THIS RIGHT OF WAY CAN NOT BE GRAPHICALLY PLOTTED.
9. NO EVIDENCE OF EXISTING OR ABANDONED TRAVEL WAYS OR ROAD WAYS WERE FOUND ON THE SUBJECT PROPERTY.
10. RESERVATION OF A TEN FOOT EASEMENT ALONG EACH EXTERIOR BOUNDARIES OF EACH LOT AS SET FORTH IN DEED BOOK 925 PAGE 200. TEN FEET WIDE UTILITY EASEMENT IS GRAPHICALLY PLOTTED AS DESCRIBED. HOWEVER, WHERE THERE IS NO EVIDENCE OF EXISTING OR ABANDONED TRAVEL WAYS OR ROAD WAYS, THERE WILL BE LIMITED TO THE EXTERIOR BOUNDARIES OF THE LOTS OWNED BY SUCH OWNER.
11. OVERHEAD UTILITY LINES EXIST ON A PORTION OF LOTS 23 AND 24. NO RIGHT OF WAY OR EASEMENT COVERS THESE EXISTING LINES. SURVEYOR'S INDEPENDENT UTILITY LOCATIONS ARE SHOWN ON THIS SURVEY. THEREFORE, THERE WILL BE LIMITED TO THE EXTERIOR BOUNDARIES OF THE LOTS OWNED BY SUCH OWNER.

