

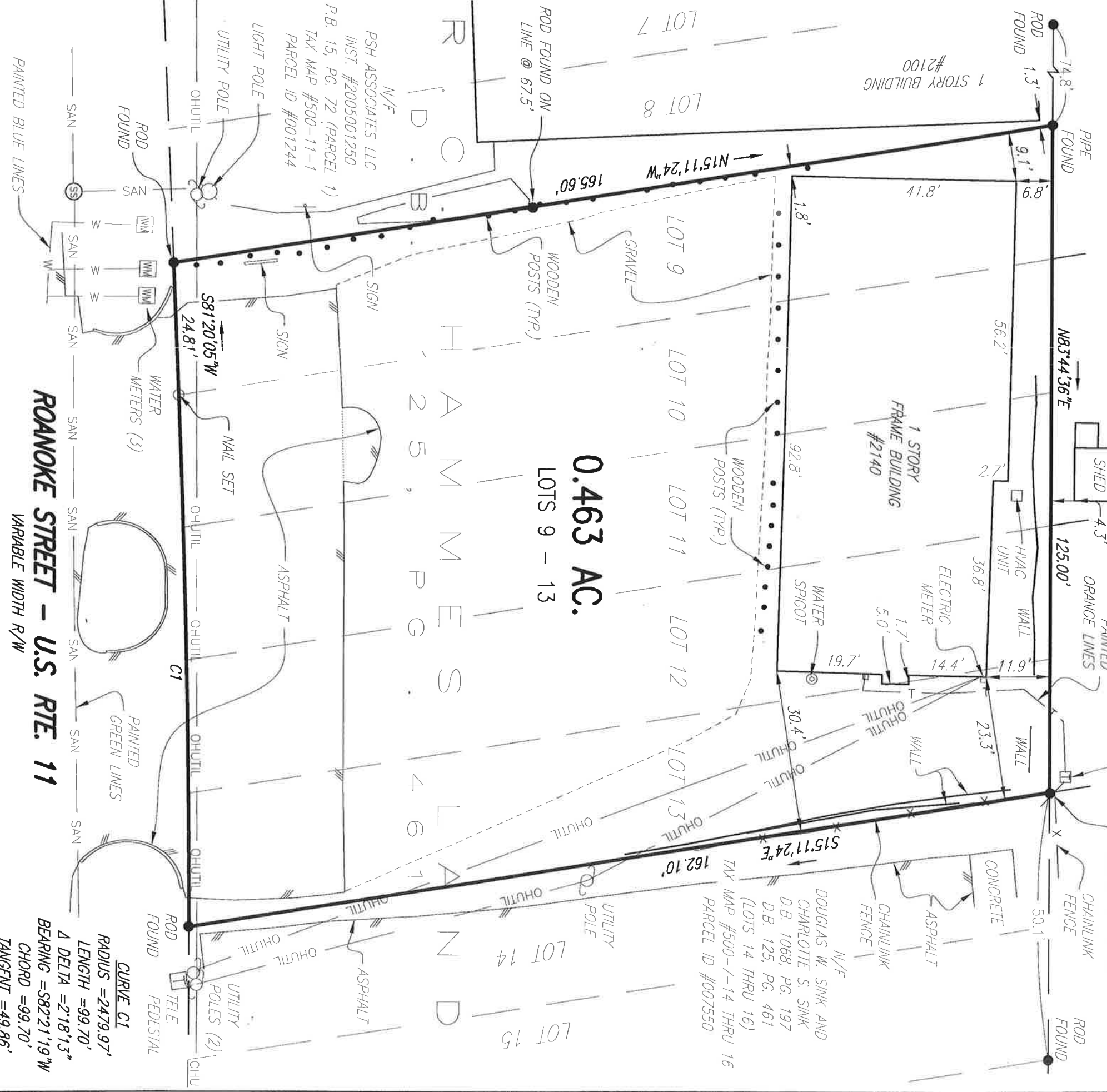
THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON HAS BEEN PERFORMED UNDER MY SUPERVISION; THAT ALL VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES OTHER THAN SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON FIRM MAP NUMBER 5112100165C (EFFECTIVE DATE: SEPTEMBER 25, 2009).

N/F
DANIEL NEIL EPPERLY AND
GEORGE WILSON EPPERLY, JR.
INST. #2003017354
D.B. 125, PG. 461
(LOTS 50 THRU 53)
TAX MAP #500-7-50 THRU 53
PARCEL ID #017595

N/F
GEORGE W. EPPERLY, JR.
D.B. 1260, PG. 813
D.B. 125, PG. 461
(LOTS 48 AND 49)
TAX MAP #500-7-48 AND 49
PARCEL ID #006049

N/F
DOUGLAS W. SINK
D.B. 1069, PG. 203
D.B. 125, PG. 461
(LOTS 46 AND 47)
TAX MAP #500-7-46 AND 47
PARCEL ID #021484

N/F
DOUGLAS W. SINK
D.B. 1069, PG. 203
D.B. 125, PG. 461
(LOTS 44 AND 45)
TAX MAP #500-7-44 AND 45
PARCEL ID #021483



0.463 AC.
LOTS 9 - 13

ROANOKE STREET - U.S. RTE. 11
VARIABLE WIDTH R/W

PHYSICAL IMPROVEMENT SURVEY
FOR
SHAH DEVELOPMENT, LLC

LOTS 9, 10, 11, 12 AND 13

AS SHOWN ON A MAP OF

"SECTION A OF THE R. C. HAMMES"

RECORDED IN DEED BOOK 125, PAGE 461

PROPERTY LOCATED AT 2140 ROANOKE STREET

TOWN OF CHRISTIANSBURG
SHAWVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

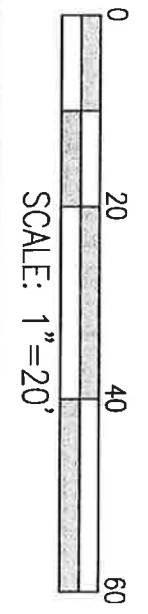
SURVEYED DATE: SEPTEMBER 24, 2018

SCALE: 1" = 20'

JOB #25180136.HS

CURVE C1
RADIUS = 2479.97'
LENGTH = 99.70'
Δ DELTA = 2°18'13"
BEARING = S82°21'19"W
CHORD = 99.70'
TANGENT = 49.86'

- NOTES:
1. OWNERS OF RECORD: SHAH DEVELOPMENT, LLC
 2. LEGAL REFERENCE: INSTRUMENT #2018001054
 3. TAX MAP NUMBER: 500-7-9, 10, 11, 12 & 13
 4. UNDERGROUND UTILITY SERVICES LINES MAY BE PRESENT.



SCALE: 1" = 20'

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
448 Peppers Ferry Road, NW / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.baizfer.com

