SANITARY SEWER MANHOLE
POWER POLE
RETAINING WALL
CURB AND GUTTER
EDGE OF PAVEMENT
CORRUGATED METAL PIPE
CONCRETE
REINFORCED CONCRETE PIPE
DROP INLET
FIRE HYDRANT
HCPSA WATER LINE
HCPSA SANITARY SEWER LINE
AEP'S OVERHEAD POWER LINE
SPRINT'S OVERHEAD TELEPHONE LINE

HCPSA HENRY COUNTY PUBLIC SERVICE AUTHORITY
PVC POLYVINYL CHLORIDE PIPE
SW SIDEWALK
STY STORY
INV INVERT
LP LIGHT POLE/FIXTURE
MH STORM SEWER MANHOLE
FF FINISHED FLOOR
FR FRAME
WV WATER VALVE

Reference Meridian = M.B.86–Pg.44,H.C.C.C.C.O.

DANIELS CREEK ROAD – STATE ROUTE 609

30–FOOT ROAD SPACE

Tax No. 29.4–(31)–1
1
1A
ANNIE G. PRILLAMAN
MAP IN M.B.2–PG.241, H.C.C.C.C.O.

2
2A
M.B. 8 – PG.9, H.C.C.C.C.O.

Tax Nos. 29.4 – (32) – 8, 9, 10, 11, 12
12A
M.B. 8–PG. 101,H.C.C.C.C.O.
104

Rod Set

SMH#495

S 45°17'24" E – 583.79'

Rod Set At 110.49'

Tax No. 29.4–(19)–56
56

FIRST STREET
ST. RT. 847
40' R/W

FH
WV
WV

50' REAR YARD SETBACK (BUILDING RESTRICTION)

OFFICE
4480 SQ. FT.

OFFICE
10,080 SQ. FT.

STORAGE UNITS
10' W X 20 L
108 UNITS

John Wolff Mahlum And Nancy D. Mahlum D.B.486–Pg.369, H.C.C.C.C.O.

Pipe Found Bent At 8.39'

S 26°30'00" W – 448.80'

35' SIDE YARD SETBACK

Richard J. Hale And Mary Hale D.B.468–Pg.237,H.C.C.C.C.O.

Pipe Found At 249.82'

Rod Found At 349.90'

Rod Found

OFFICE

N 61°59'24" W – 65.92'

Rod Set

35' SIDE YARD SETBACK

Tax No.29.4–33A
PARCEL "1A"

N 54°50'08" W – 166.85'

Tax No.29.4–35B
PARCEL "1B"

Rod Found

S 42°11'55" W – 170.85'

Tax Nos.29.4–(34)–1 & 2, 29.4–35A, and 29.4–(35)–23,24,25,26,& 22C
TRACT "1"

Trustees Of Stone Memorial Christian Church D.B.122–Pg.117, D.B.216–Pg.200, D.B.254–Pg.621, D.B.335–Pg.143, D.B.437–Pg.216, D.B.465–Pg.457, And D.B.599–Pg.218, H.C.C.C.C.O. M.B.86–Pg.44, H.C.C.C.C.O.

TOTAL AREA = 8.865 ACRES

Tax No. 29.4–(19)–15
15B

JOHN R. SMITH PROPERTY MAP M.B.3–PG.336, H.C.C.C.C.O.

SEWER MANHOLE ELEVATIONS :

TOP	INV IN	INV OUT
833.9'		824.1'
834.2'	829.6'	828.2'
836.8'		831.9'
NOT	FOUND	
840.4'		833.2'
838.9'	PAVED	OVER
847.2'	PAVED	OVER
852.8'	PAVED	OVER
854.8'		847.6'

FIRST STREET – STATE ROUTE 847 – 40' R/W

N 62°54'26" E – 456.09'

Tax No. 29.4–(19)–15A
15A

SMH #487

Tax No. 29.4–(19)–14
14

Tax No. 29.4–30A

23 SPACES
10 SPACES
3 SPACES
PATIO
HANDICAP PARKING (typ)
RESTAURANT
9580 SQ. FT.
14 SPACES
14 SPACES
7 SPACES
14 SPACES
DUMPSTER ENCLOSURE
49 SPACES
FREESTANDING SIGNAGE

80'X80'
6,800 SQ. FT
80'X80'
6,800 SQ. FT
CONC. PAD

35' FRONT YARD SETBACK

Railroad Tie Ret. Wall
Railroad Spike Set At 108.90'
Iron Fence
Curb Inlet 834.1'
MH Top=835.8' Inv=824.8'
Conc. Pad
SMH #468
Top=834.1' Inv=829.5'
Curb Inlet 833.5'
Conc. Curb And Gutter
18" RCP
Top=834.4' Inv=827.0'
24" RCP
MH Top=836.2' Inv=830.8'
Curb 836.6' Inlet
Pipe Found ± 0.1 Mile To Daniels Creek Road – State Route 609

N 27°15'17" W – 679.70'

U. S. ROUTE 220 BUSINESS – VIRGINIA AVENUE – R/W VARIES

80'

To Martinsville, Va.

SET BENCH MARK :
Top Of Nail Set In AEP Pole No.903–1219
Elevation = 837.18'

REFERENCE BENCH MARK :
Henry County Disk No.220–6 At The Northeast Corner Of The Intersection Of Virginia Avenue And Daniels Creek Rd.
Elevation = 842.11'

NOTES:

This plat represents a current field survey by Piedmont Land Surveying, LLC.

This survey has been prepared without the benefit of a title report and does not necessarily indicate all encumbrances on the property.

This property is not located within a FEMA Flood Hazard Zone. It is located in Zone C.

Henry County tax map designations = 29.4–27, 28, 29, 30, 30A, 31, 32, 33, and 35B

TAX NOS. 29.4 – 27, 28, 29, 30, 31, 32, 33, And 35B
CURRENT OWNER : Evelyn H. Stone, Marilyn Stone Vaughn, And Roy C. Stone, Jr. , Co–Trustees Of The Evelyn H. Stone Trust
LEGAL REFERENCE : D.B. 793 – PG. 601, H.C.C.C.C.O.

TAX NO. 29.4 – 30A (Left Out Of Description In D.B.793–Pg.601)
CURRENT OWNER : Evelyn H. Stone
LEGAL REFERENCES : D.B. 408 – PG. 1, Parcel III, H.C.C.C.C.O.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

LE&D PROFESSIONALS, P.C.
RIVER RUN EXECUTIVE OFFICES
SUITE-B
110 EXCHANGE STREET
DANVILLE, VA. 24541

N.C. LICENSE: # C-2577
V.A. LICENSE: # 0404-001401

PHONE NO. (434) 792-3680
FAX NO. (434) 792-3685

www.landeng.com

COMMERCIAL DEVELOPMENT VIRGINIA AVENUE
J & R MANAGEMENT, INC.
ROUTE 220, BUSINESS , VIRGINIA AVENUE

P-LAYOUT-4

NO.	DATE	DESCRIPTION	BY

REVISIONS

Sheet No. 1 of 1

Date: NOVEMBER 20, 2019

Scale: 1" = 40'

Project No.

Projects\VA\JRM-HCVA19\eng\dwg\P-HCVA19-LAYOUT-4