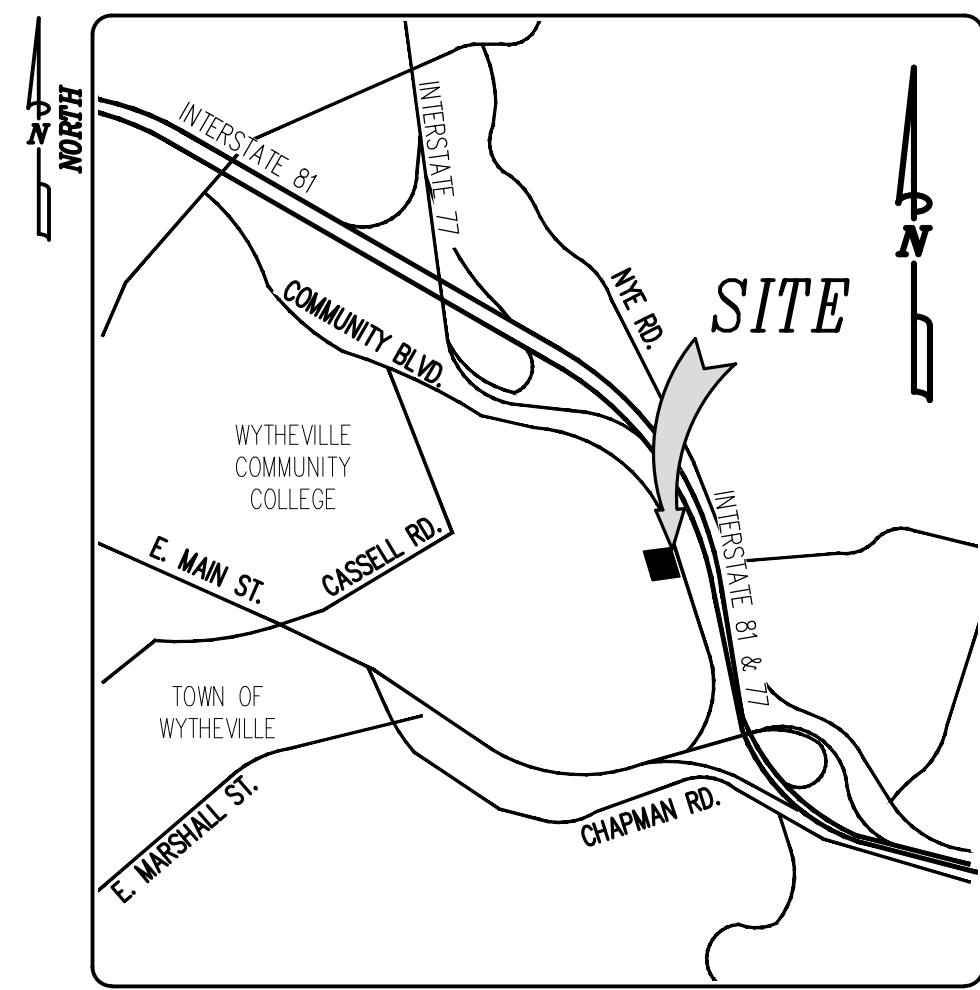


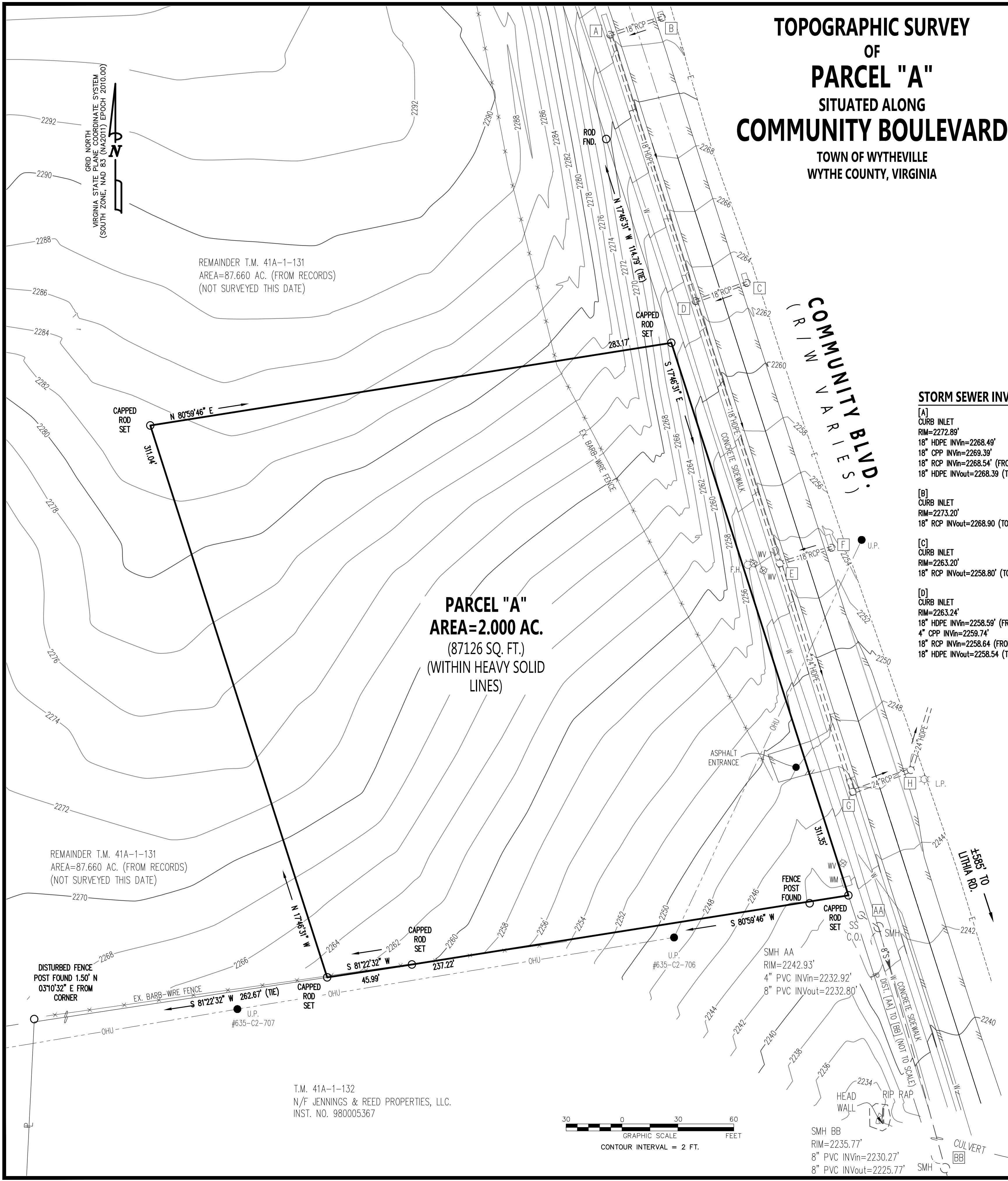
TOPOGRAPHIC SURVEY OF PARCEL "A" SITUATED ALONG COMMUNITY BOULEVARD TOWN OF WYTHEVILLE WYTHE COUNTY, VIRGINIA

ABBREVIATIONS:
 &=AND
 (T)=TOTAL
 (TYP.)=TYPICAL
 @=AT
 ±=PLUS OR MINUS
 AC.=ACRE(S)
 BLVD.=BOULEVARD
 C/O=CARE OF
 CI=CONSTRUCTION INSTITUTE
 C.O.=UTILITY CLEAN OUT
 CPP=CORRUGATED PLASTIC PIPE
 D.B.=DEED BOOK
 E / ELEC.=ELECTRIC
 E=EAST
 ELEV.=ELEVATION
 EX. / EXST.=EXISTING
 F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
 F.H.=FIRE HYDRANT
 F.I.R.M.=FLOOD INSURANCE RATE MAP
 FDS=FORESIGHT DESIGN SERVICES
 FND.=FOUND
 FT.=FOOT/FEET
 G.I.S.=GEOGRAPHIC INFORMATION SYSTEM
 HDPE=HIGH DENSITY POLYETHYLENE PIPE
 INC.=INCORPORATED
 INST.=INSTRUMENT
 INVIn=INVERT IN
 INVOut=INVERT OUT
 LLC=LIMITED LIABILITY COMPANY/CORPORATION
 L.P.=LIGHT POLE / LAMP POST
 L.S.=LAND SURVEYOR
 LIC.=LICENSE
 LOC.=LOCATION

MH=MANHOLE
 MI=MILE(S)
 N/F=NOW OR FORMERLY
 N=NORTH
 NAD=NORTH AMERICAN DATUM
 NAD=83=NORTH AMERICAN DATUM 1983
 NO. / #=NUMBER
 OHU=OVERHEAD UTILITY LINE(S)
 P.B.=PLAT BOOK
 P.I.D.=PARCEL IDENTIFICATION
 PG. / PGS.=PAGE/PAGES
 PROJ.=PROJECT
 PVC=POLYVINYLCHLORIDE PIPE
 R/W=RIGHT-OF-WAY
 RCP=REINFORCED CONCRETE PIPE
 RTE.=ROUTE
 S=SOUTH
 SDMH=STORM DRAIN MANHOLE
 SMH=SANITARY SEWER MANHOLE
 SQ. FT.=SQUARE FEET
 U.P.=UTILITY POLE
 U.S.=UNITED STATES
 UGE=UNDERGROUND ELECTRIC
 V.D.H.=VIRGINIA DEPARTMENT OF HEALTH
 VA.=VIRGINIA
 VAR.=VARIABLE
 W/=WITH
 W=WATERLINE PAINT MARKS
 W=WEST
 WM=WATER METER
 WV=WATER VALVE



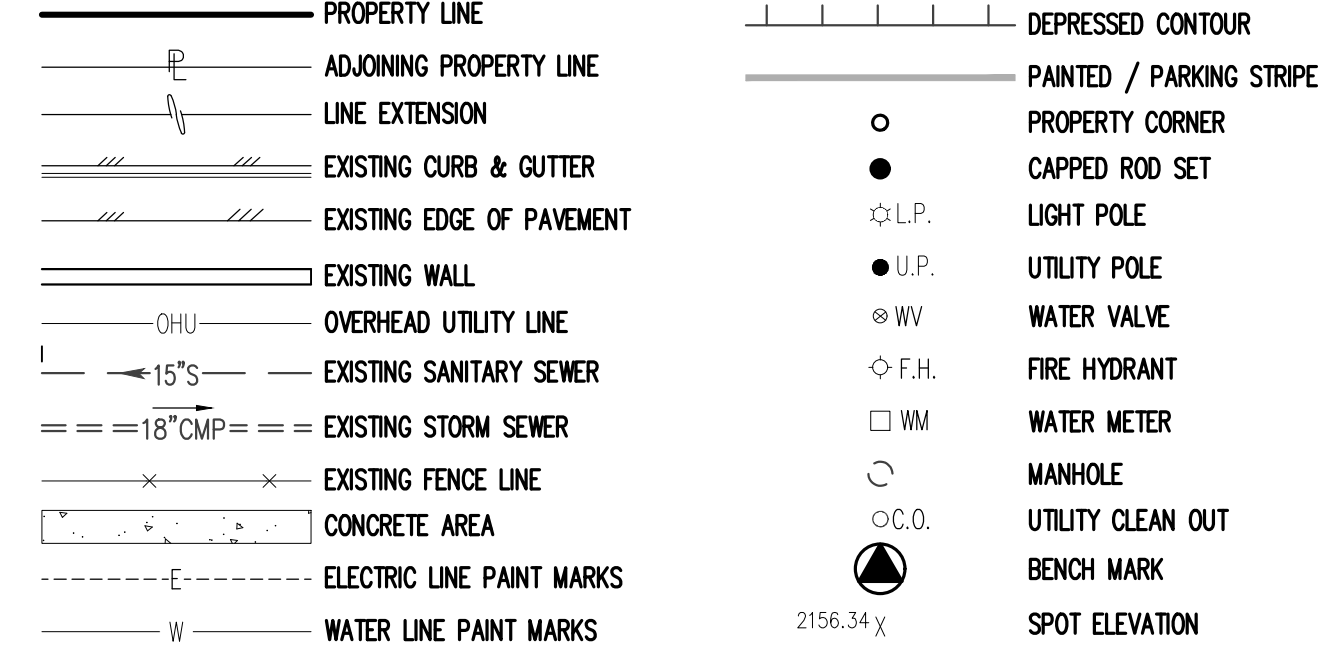
VICINITY MAP:
SCALE: 1" = 2000'



STORM SEWER INVERT DATA:

- [A] CURB INLET
RIM=2272.89'
18" HDPE INVIn=2268.49'
18" CPP INVIn=2269.39'
18" RCP INVIn=2268.54' (FROM [B])
24" HDPE INVOut=2268.39' (TO [D])
- [B] CURB INLET
RIM=2273.20'
18" RCP INVOut=2268.90' (TO [A])
- [C] CURB INLET
RIM=2263.20'
18" RCP INVOut=2258.80' (TO [D])
- [D] CURB INLET
RIM=2263.24'
18" HDPE INVIn=2258.59' (FROM [A])
4" CPP INVIn=2259.74'
18" RCP INVIn=2258.64' (FROM [C])
18" HDPE INVOut=2258.54' (TO [E])
- [E] CURB INLET
RIM=2253.85'
18" HDPE INVIn=2247.25' (FROM [D])
4" CPP INVIn=2250.35'
18" RCP INVIn=2247.25' (FROM [F])
24" HDPE INVOut=2247.15' (TO [G])
- [F] CURB INLET
RIM=2253.46'
4" CPP INVIn=2249.76'
18" RCP INVOut=2248.96' (TO [E])
- [G] CURB INLET
RIM=2246.17'
18" HDPE INVIn=2239.87' (FROM [E])
24" RCP INVOut=2239.67' (TO [H])
- [H] CURB INLET
RIM=2245.95'
24" RCP INVIn=2239.75' (FROM [G])
24" HDPE INVOut=2239.25'

LEGEND:



NOTES:

1. THIS TOPOGRAPHIC BASESHEET WAS PREPARED FOR: COLLEGIATE INVESTMENTS, LLC. & B&D RENTALS, LLC., AND REFLECTS FIELD CONDITIONS AS OF THE DATE SHOWN. SOURCE OF TITLE STATEMENT, LEGAL REFERENCES AND ADJOINER INFORMATION SHOWN ARE BASED ON RECORD RESEARCH CONDUCTED ON 1/30/2023.
2. CURRENT OWNERS & LEGAL REFERENCES:
TAX PARCEL NO. 41A-1-131
ESTATE OF JOSEPH NEWTON CASSELL INST. NO. CWF01000039;
SITE ADDRESS: #395 CASSELL RD., WYTHEVILLE, VIRGINIA, 24382
MAILING ADDRESS: #1040 QUEENS KNOB, WYTHEVILLE, VIRGINIA 24382
ADDITIONAL REFERENCES: D.B. 80 PG. 126 (LEGAL DESCRIPTION); INST. NO. 110000516; D.B. 309 PG. 831
3. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE ORIGINAL FIELD DATA WAS OBTAINED DURING FEBRUARY 2023; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
4. A TITLE EXAMINATION PREPARED BY BLUE RIDGE TITLE & SETTLEMENT AGENCY, LLC, FILE NUMBER 022023080, HAS BEEN PROVIDED TO THE SURVEYOR AND WAS REVIEWED IN THE PREPARATION OF THIS SURVEY. EASEMENTS AND ENCUMBRANCES NOT SHOWN HEREON, FOUND IN THAT DOCUMENT, OR NOT OF RECORD, MAY EXIST.
5. EXISTING SOUTH AND EAST BOUNDARIES ARE BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD. WEST AND NORTH BOUNDARIES ARE BASED ON PRELIMINARY SUBDIVISION PLAT, OF EVEN DATE HERewith, NOT YET OF RECORD.
6. THE SUBJECT PROPERTY LIES IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51197002080, EFFECTIVE DATE OF MAY 2, 2008. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
7. NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
8. THE PROPOSED PARCEL IS ZONED "B-2" SETBACK REQUIREMENTS PER THE TOWN OF WYTHEVILLE: NONE, EXCEPT THAT THE MINIMUM SETBACK FOR RESIDENCES SHALL BE THE SAME AS IN RESIDENTIAL DISTRICT R-3, AND GARAGES, SP OR OIL SERVICE STATIONS MAY NOT HAVE PUMPS SITUATED NEARER THAN TWELVE (12) FEET TO ANY PROPERTY LINE.
9. SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. FORESIGHT DESIGN SERVICES, AND THE SURVEYOR WHOSE NAME AND SEAL ARE AFFIXED HERETO, DOES NOT WARRANT SETBACKS AND ASSUMES NO LIABILITY FOR THE SETBACK INFORMATION SHOWN HEREON. TOWN OF WYTHEVILLE PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO OBTAINING ANY BUILDING OR CONSTRUCTION PERMITS.

NOTES REGARDING UTILITIES:

FORESIGHT DESIGN SERVICES AND THE LAND SURVEYOR WHOSE NAME AND SEAL IS AFFIXED HERETO, ASSUMES NO LIABILITY FOR THE LOCATION, INCLUSION, OMISSION, EXISTENCE, OPERATIONS OF, INTERRUPTIONS OF OPERATIONS OR REPAIRS TO ANY UTILITY STRUCTURE OR FACILITY, ABOVE, OR BELOW GROUND, EITHER SHOWN OR NOT SHOWN ON THESE DRAWINGS. FORESIGHT DESIGN SERVICES CONTACTED VAB11'S "POSITIVE RESPONSE SYSTEM" ON 1/30/2023, WAS ISSUED TICKET NO. OF B303001526-00B, AND WAS GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:
 APPALACHIAN POWER - MARKED
 SUNSET FIBER - NO CONFLICT
 ATMOS ENERGY - NO CONFLICT
 WYTHEVILLE WATER - MARKED
 WYTHEVILLE SEWER - NO CONFLICT
 WYTHEVILLE COMMUNICATIONS - NO CONFLICT

LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. VISIBLE UTILITY STRUCTURES WERE LOCATED IN ACCORDANCE WITH CI/ASCE 38-02 (CONSTRUCTION INSTITUTE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL 'C', WHICH IS DEFINED IN CI/ASCE 38-02 AS FOLLOWS:

UTILITY QUALITY LEVEL 'C': INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION.

ADDITIONAL UNDERGROUND UTILITY FEATURES DEPICTED HEREON MAY BE BASED ON SURFACE EVIDENCE AND/OR CI/ASCE STD. 38-02 QUALITY LEVEL 'D', DEFINED THEREIN AS FOLLOWS:

UTILITY QUALITY LEVEL 'D': INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

SURFACE MARKINGS PROVIDED BY MISS UTILITY RESPONDERS MAY NOT CORRELATE TO CI/ASCE STD. 38-02 DEFINITIONS AND QUALITY LEVEL INDICATORS FOR THOSE MARKS ARE NOT SHOWN HEREON.

48 HOURS PRIOR TO ANY EXCAVATION BEING CONDUCTED AS A PART OF THIS PROJECT, "VAB11" MUST BE NOTIFIED BY PHONE AT 1-800-552-7001, OR BY DIALING 811 IN VIRGINIA.

FORESIGHT DESIGN SERVICES
 ENGINEERING • LAND PLANNING • SURVEYING
 1260 Radford Street
 Christiansburg, Virginia 24073
 Phone: (540) 381-6011
 Fax: (540) 381-2773
 Email: info@foresightdesignservices.com
 Web: www.foresightdesignservices.com

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**TOPOGRAPHIC SURVEY
OF
PARCEL "A"
SITUATED ALONG
COMMUNITY BOULEVARD
TOWN OF WYTHEVILLE
WYTHE COUNTY, VIRGINIA**



REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PM	ROC
TECH	ATC
CREW	VGH EKB

ISSUE DATE

2/3/2023

FDS JOB NO.

3456

SHEET NUMBER

1 OF 1

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T.M. 41A-1-132
 N/F JENNINGS & REED PROPERTIES, LLC.
 INST. NO. 980005367

