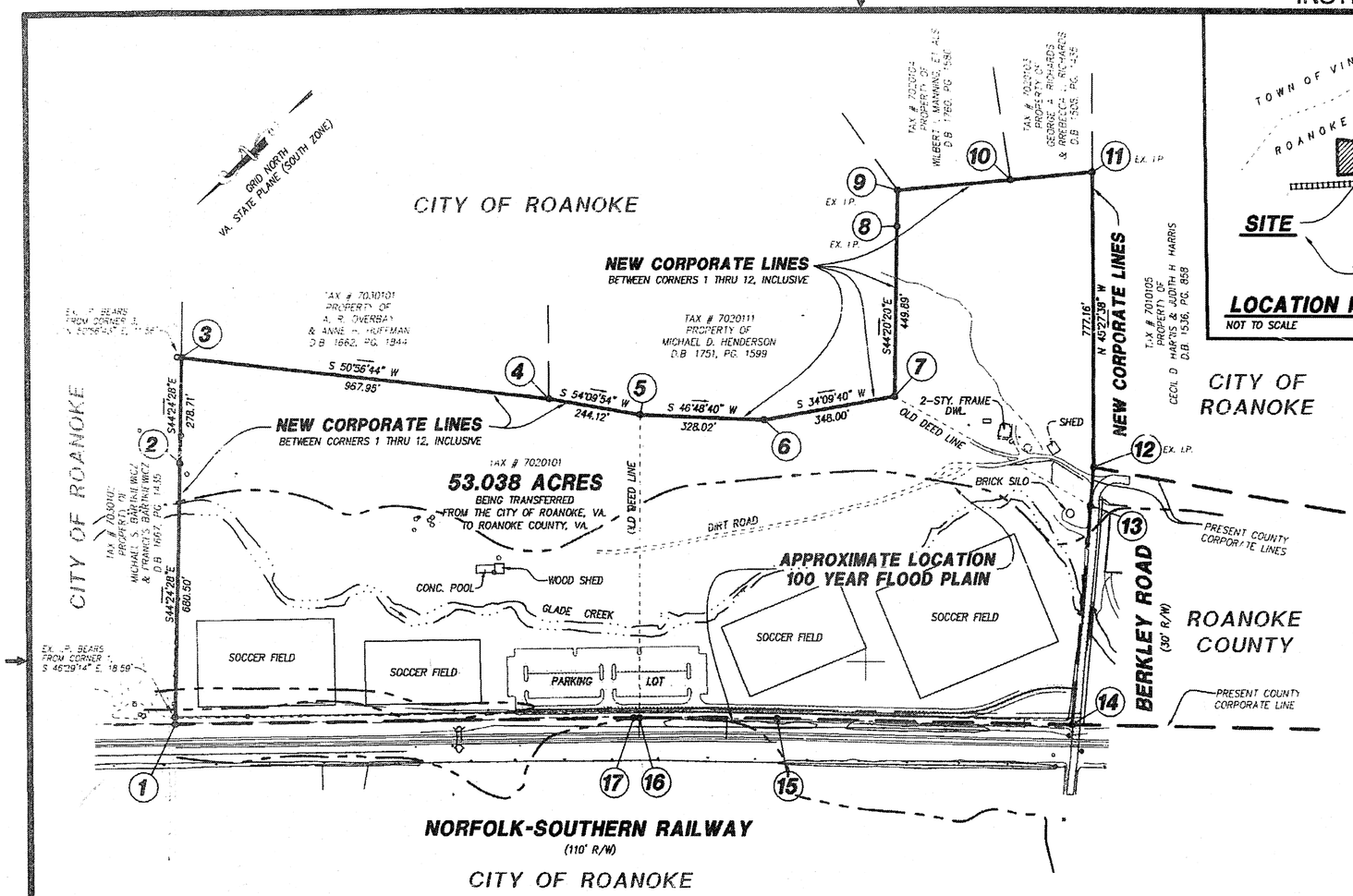
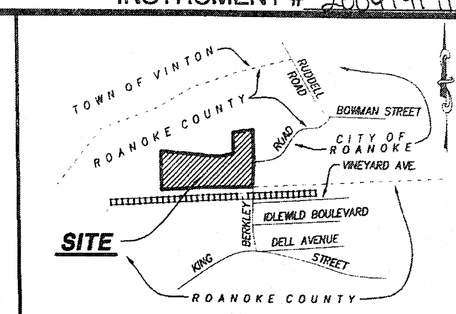
INSTRUMENT # 200419171





LOCATION MAP
NOT TO SCALE

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E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20666
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

LEGEND

- EXISTING CORPORATION LINE
- PROPOSED CORPORATION LINE
- EXISTING R/W LINE
- APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN

NOTES:

1. THE INTENT OF THIS PLAT IS TO REVISE THE LOCATION OF THE PRESENT CITY OF ROANOKE CORPORATION LINE.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
5. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #5101900029 D, MAP #51161C0029 D, COMMUNITY PANEL #5101900046 D, MAP #51161C0046D AND COMMUNITY PANEL #5101900047 D, MAP #51161C0047 D, DATED OCTOBER 15, 1993.
6. LEGAL REFERENCE: D.B. 1650, PG. 1633

BOUNDARY DATA

LINE	BEARING	DISTANCE
1–2	S 44°24'28" E	680.50'
2–3	S 44°24'28" E	278.71'
3–4	S 50°56'44" W	967.95'
4–5	S 54°09'54" W	244.12'
5–6	S 46°48'40" W	328.02'
6–7	S 34°09'40" W	348.00'
7–8	S 44°20'20" E	449.89'
8–9	S 44°20'20" E	93.61'
9–10	S 39°01'20" W	295.39'
10–11	S 38°45'37" W	217.04'
11–12	N 45°27'38" W	777.16'
12–13	N 40°24'17" W	100.00'
13–14	N 40°24'17" W	570.17'
14–15	N 45°36'46" E	770.91'
15–16	N 44°36'28" E	363.91'
16–17	N 43°29'20" E	15.08'
17–1	N 43°25'20" E	1202.30'

VA. STATE PLANE BOUNDARY COORDINATES

COR.	NORTHING	EASTING
1	3633466.56400	11080543.51900
2	3632980.43065	11081019.70658
3	3632781.32680	11081214.73697
4	3632171.45881	11080463.07642
5	3632028.53775	11080265.16699
6	3631804.03833	11080026.00713
7	3631516.07801	11079830.59567
8	3631194.30878	11080145.02464
9	3631127.35727	11080210.44885
10	3630897.86962	11080024.46571
11	3630728.62408	11079888.58307
12	3631273.72350	11079334.64766
13	3631349.87190	11079269.82928
14	3631784.05027	11078900.25178
15	3632323.30226	11079451.18197
16	3632582.38192	11079706.71790
17	3632593.32258	11079717.09614
TOTAL AREA = 53.038 ACRES		

COMMONWEALTH OF VIRGINIA
JUNE 21, 2004
TIMOTHY
HOELZLE
No. 1764
LAND SURVEYOR

PLAT SHOWING
(53.038 AC.) BEING TRANSFERRED
FROM
THE CITY OF ROANOKE, VIRGINIA
TO
ROANOKE COUNTY, VIRGINIA
BEING A CORPORATE BOUNDARY LINE ADJUSTMENT SURVEY
ALONG THE PERIMETER OF
BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA
SITUATED ALONG BERKLEY ROAD
CITY OF ROANOKE, VIRGINIA

DATE: JUNE 2, 2004
COMM. NO.: 04-087
SCALE: 1" = 100'
CADD FILE: F:\2004\04087\SUR\04087ANNEX
SHEET 3 OF 4

P.B. 28, PG. 71