

BOUNDARY COORDINATE TABLE

CORNER

1	10000.0000	20000.0000'
2	10043.4052	20002.1811'
3	10464.0129	20118.8171'
4	10781.5142	20239.1798'
5	11400.3269	21048.5532'
6	11380.3405	21055.7718'
7	11310.6273	21186.2113'
8	10738.6452	21310.9235'

PLAT OF
SURVEY FORROANOKE BUSINESS
CONDOMINIUMS

SHOWING SUBDIVISION OF AN 18.75 ACRE
TRACT DESCRIBED IN DEED BOOK 1562,
PAGE 18 AND CREATING NEW TRACT A OF
17.41 ACRES AND DEDICATING 1.34 ACRES
FOR PUBLIC STREET PURPOSES.

CITY OF ROANOKE, VIRGINIA
AUGUST 19, 1987
JOB NUMBER 151-87

0 100 200 300

SCALE: 1" = 100'

LEGEND

SURVEYED PROPERTY LINE

DEED LINE

POWER AND TELEPHONE EASEMENT

GAS EASEMENT

TELEPHONE EASEMENT

PUBLIC UTILITY EASEMENT

FOUND IRON

SET IRON REBAR

P & T
G
T
P
U
E
O

1. REFERENCE: DB 1562, PG 18
2. TAX REFERENCE: 6620102
3. PROPERTY NOT IN ANY HUD FLOOD HAZARD ZONE.

KNOW ALL MEN BY THESE PRESENTS, TO WHOM

THAT ROANOKE BUSINESS CONDOMINIUMS, A VIRGINIA GENERAL PARTNERSHIP, IS THE
FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED WHICH COMPRISES ALL
OF LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN DEED BOOK 1562, PAGE 18,
RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THE LAND SHOWN IS ENTIRELY WITH
THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15.1-467, THRU 15.1-485 OF
THE CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN
COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.
THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF
ROANOKE SUCH PORTIONS OF THE PROPERTY AS SHOWN PLATTED HEREON FOR PUBLIC STREETS
AND PUBLIC UTILITY EASEMENTS (SEWER).

OWNER: Robert H. Dunnigan, General Partner

STATE OF VIRGINIA, CITY OF ROANOKE TO WIT:

I, Richard V. Hamilton, A NOTARY PUBLIC IN AND FOR THE AFORESAID
AND STATE, DO HEREBY CERTIFY THAT Robert H. Dunnigan, General Partner

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 19, 1987, HAVE
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON November 4, 1987.

MY COMMISSION EXPIRES: 12/9/88 NOTARY PUBLIC: Richard V. Hamilton

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS
MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON
November 9, 1987, AT 11:00 O'CLOCK, A.M.

TESTE: Patricia Testerman BY: Sharon L. Johnson
CLERK DEPUTY CLERK

APPROVED: Edward R. Tucker 11/4/87
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
Charles M. Huffine 11/4/87
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

I CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

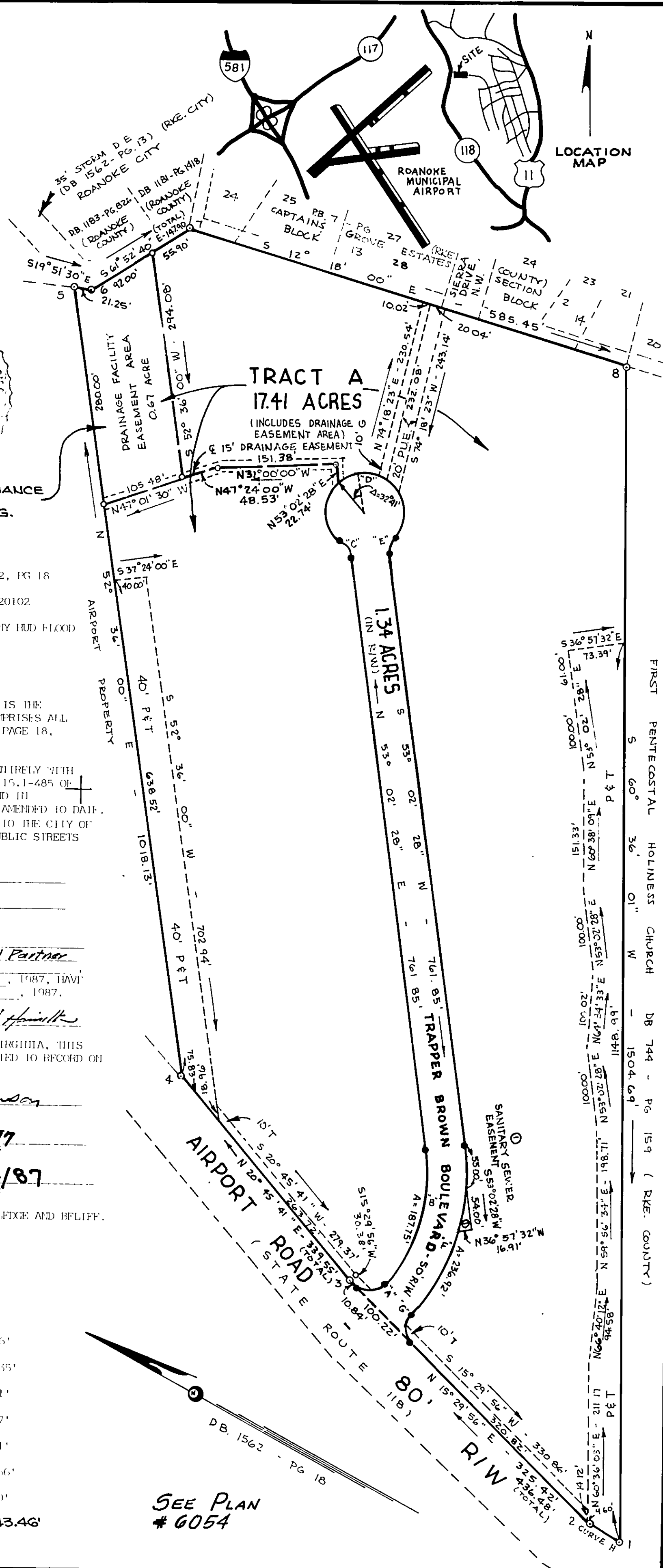
Philip W. Nester
PHILIP W. NESTER, LS 1398

R/W CURVE DATA

	DELTA	RADIUS	TANGENT	ARC	CHORD
A	92°38'48"	25.00'	27.11'	41.30'	S71°49'28"E - 36.76'
B	47°48'38"	225.00'	99.73'	187.75'	N76°56'29"E - 182.35'
C	48°11'20"	25.00'	11.18'	21.03'	N28°36'48"E - 20.41'
D	276°22'40"	50.00'	44.72'	241.18'	S76°07'32"E - 66.67'
E	48°11'20"	25.00'	11.18'	21.03'	S77°08'08"W - 20.41'
F	49°21'41"	275.00'	126.37'	236.92'	S77°43'21"W - 220.66'
G	86°54'15"	25.00'	23.68'	37.92'	S58°57'05"W - 34.70'
H	02°35'39"	960.00'	21.73'	43.46'	N02°52'36"E - 43.46'

SEE MAINTENANCE
AGREEMENT.
D.B. PG.

NOTES

SEE PLAN
6054