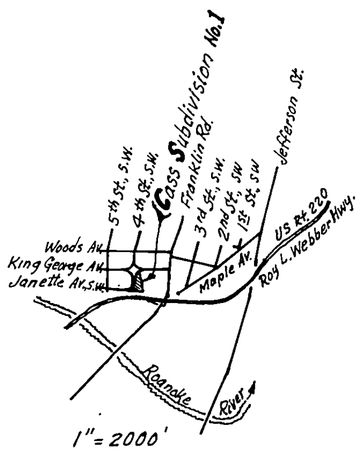
CBM # 22313A = Subd. of Appr. 103 11 (01 & 09)

This original scale plat has not been reduced



1" = 2000'

Notes:
Cass Subdivision is not in flood hazard area.
Iron pins mark corners of new lines between Lots C1, C2, & C3.
No sanitary sewer lines are within Cass Subdivision, except laterals.

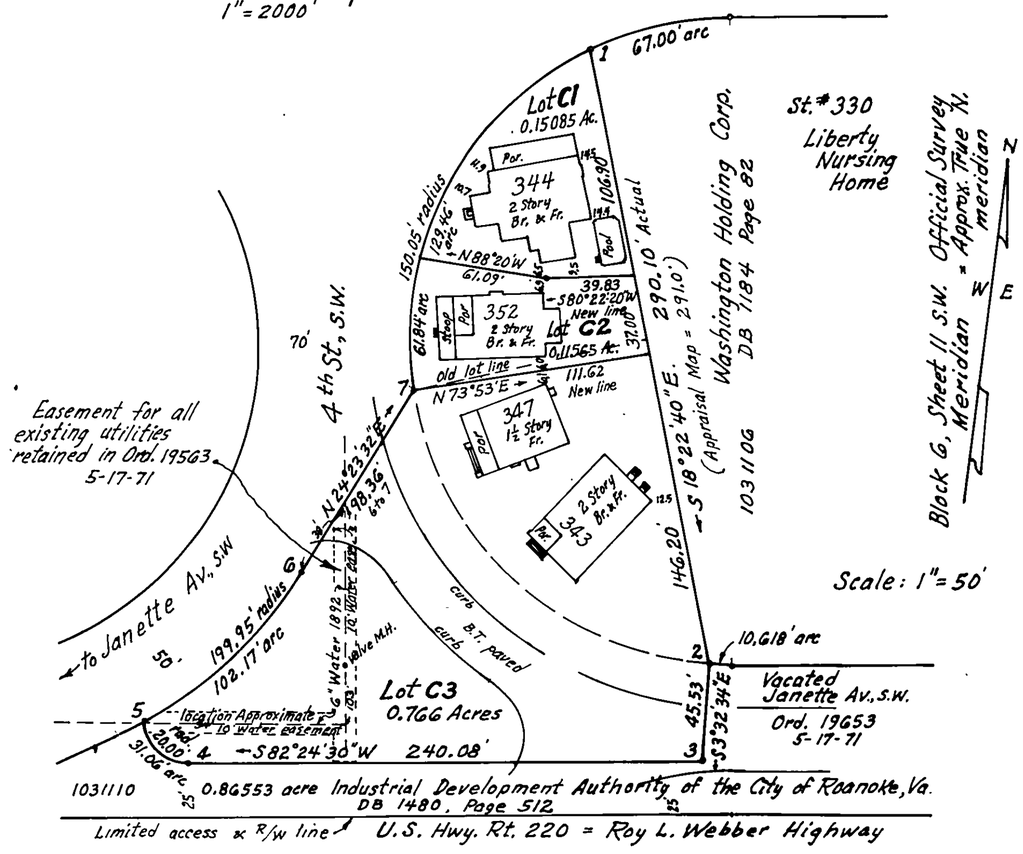
I hereby certify that this plat of survey is correct.

C B Malcolm Jr.

COMMONWEALTH OF VIRGINIA
C. B. MALCOLM, JR.
CERTIFICATE NO. 666
CERTIFIED LAND SURVEYOR

King George Av., S.W. 70

Map references; & Legal references:
Subd. is west end Block 6, Sheet No. 11 S.W., Official Survey
N. part Subd. = Lots 1 & 2 of Blanch Rorer Davis map in D.B. 395, Pg. 470
= City of Roanoke Appraisal lot 103 11 01
= Parcel 2 in deed to Donald L. Cass, Jr. & Drue B. Cass in D.B. 1552, Pg. 1346
S. part Subd. = Parcel 1 " " " " " " " "
= City of Roanoke Appraisal lot 103 11 09
= 0.775 acres = on map in D.B. 1304, Page 354.



Scale: 1" = 50'

Know All Men by these presents, to wit:
That Donald L. Cass, Jr. and Drue B. Cass are the owners of the 1.0325 acre parcel shown hereon bounded by Corners 1, 2, 3, 4, 5, 6, & 7 to 1, inclusive.
That said owners have subdivided their land, to be known as Cass Subdivision No. 1, into 0.15085 acre Lot C1, 0.11565 acre Lot C2, & 0.766 acre Lot C3 as shown hereon entirely with their free will and accord re 1950 Va. Code Sec. 15.1-465 thru 485 as amended.
Witness the signatures of said owners on this 20th day of November, 1987.

Don Cass — owner Drue B. Cass — owner

State of Virginia
City of Roanoke
The foregoing writing was acknowledged before me this 23rd day of November, 1987.

My Commission expires December 30, 1989

Rhonda G. Fritz
Notary Public

Approved:

Edward R. Tucker — Agent, Roanoke City Planning Commission — 12-10-87 Date

Charles M. Huffine — City Engineer, Roanoke, Va. — 12-10-87 Date

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this instrument with acknowledgment is admitted to record on December 11, 1987 at 9:40 O'Clock A.M.
teste: Patsy Testerman, Clerk
by Sherrie T. Johnson, Deputy Clerk

Curve Data

Point – Point	Angle	Tangent	Radius	Arc	Chord: Bearing	Chord: Distance
4 – 5	88°58'19"	19.64'	20.00'	31.06	N 53°06'21"W	28.03
5 – 6	29°16'38"	52.23	199.95'	102.17	N 39°01'27"E	101.06
7 – 1	73°02'44"	111.13	150.05	191.30	N 20°15'52"E	178.61
7 – C1 & C2	23°36'42"	31.36	150.05	61.84	N 04°27'09"W	61.40
C1 & C2 – 1	49°26'02"	69.07	150.05	129.46	N 32°04'13"E	125.48

Coordinates origin assumed.

Corner	North	East	Corner	North	East
1	1000.00	1000.00	5	664.36	833.88
2	724.70	1091.46	6	742.87	897.52
3	679.25	1094.28	7	832.45	938.14
4	647.53	856.30			

Cass Subdivision No. 1

property of Donald L. Cass, Jr. & Drue B. Cass
Creating Lot C1 = 0.15085 acre = 344 King George Av., S.W.,
& Lot C2 = 0.11565 acre & Lot C3 = 0.766 acre

Roanoke, Virginia

by C.B. Malcolm & Son
State Cert. Engrs.

Nov. 20, 1987 1" = 50'