

CURVE DATA:

CURVE #	DELTA	RADIUS	TAN.	ARC	CHORD
1	18°02'01"	126.72'	20.11'	39.88'	N17°33'56"W 39.72'
2	34°45'42"	182.39'	57.09'	110.66'	N25°55'43"W 108.97'
3	85°32'42"	25.00'	23.13'	37.33'	N00°32'07"W 33.96'
4	68°14'27"	25.00'	16.94'	29.78'	N76°21'24"E 28.05'

NOTE:

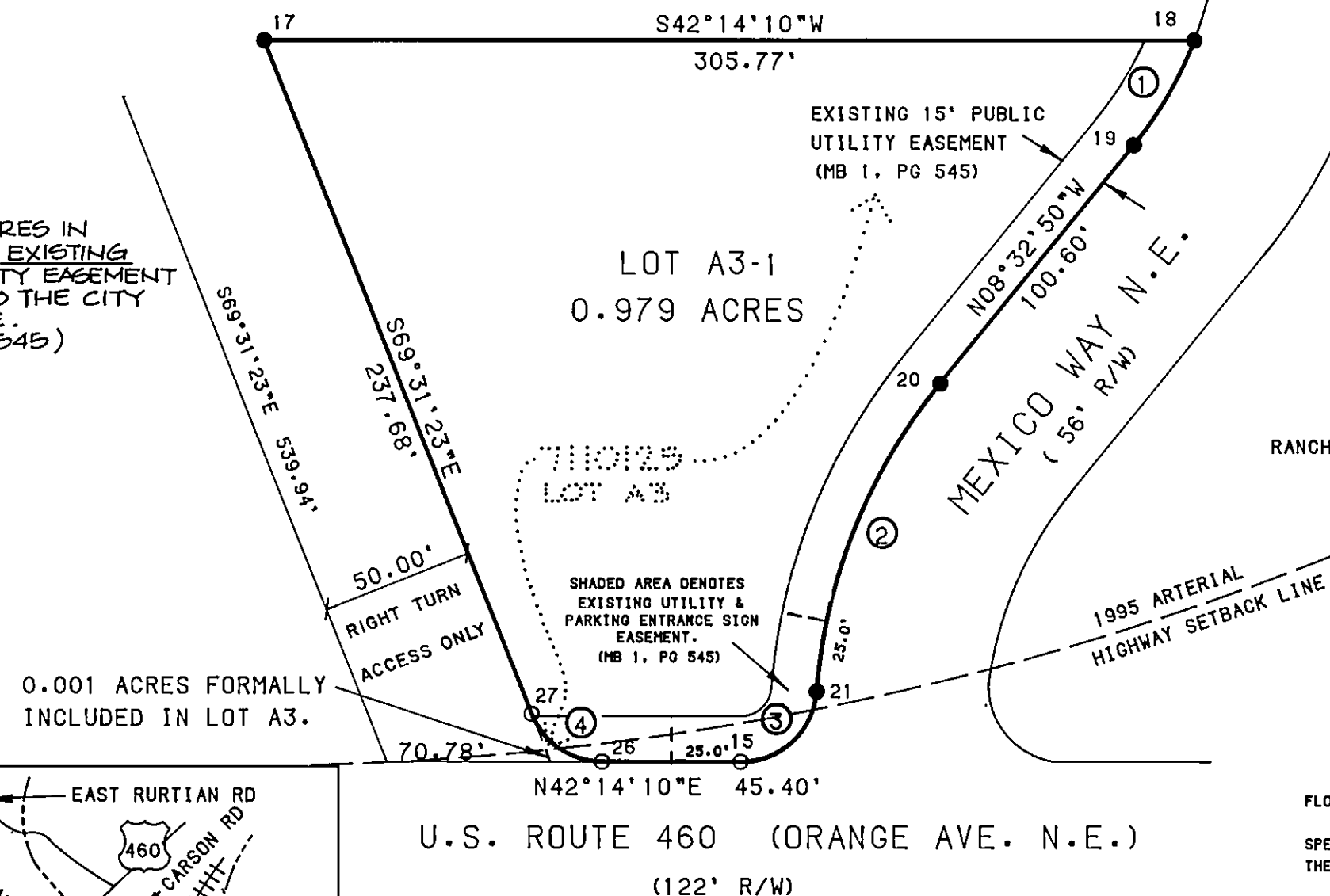
THERE IS NO ACCESS TO OR FROM U.S. ROUTE 460 (ORANGE AVE. N.E.) FROM THE LOT SHOWN HEREON.

LEGEND

● - IRON PIN FOUND
○ - IRON PIN SET

TRACT A
REMAINING PROPERTY OF
JOEL J. EWEN
(D.B. 1449, PAGE 737)
73.661 ACRES
7110105

THE 0.001 ACRES IN
PART OF AN EXISTING
PUBLIC UTILITY EASEMENT
DEDICATED TO THE CITY
OF ROANOKE.
(MB 1, PG. 545)



LOT A2
RANCHO MEXICO BUSINESS PARK
(M.B. 1, PAGE 545)

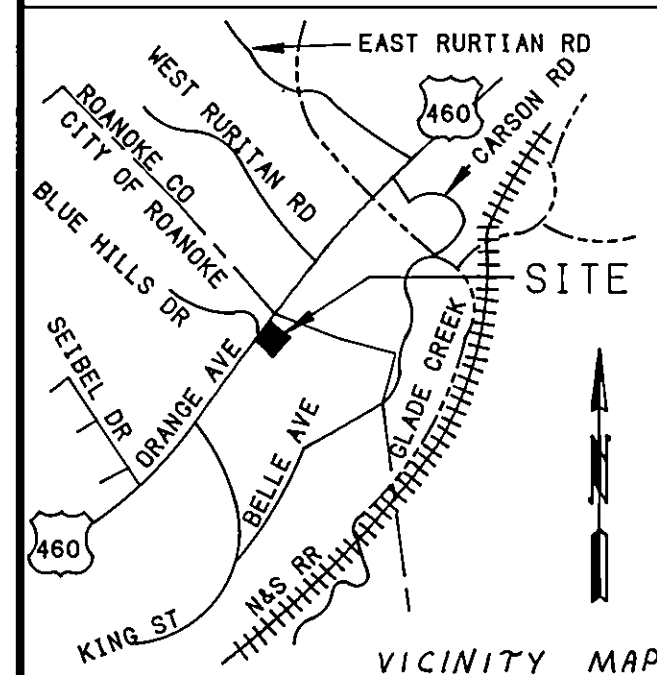
FLOOD NOTE:
CAPTION PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

NOTE:

THE 0.001 ACRES A PORTION OF TAX # 7110125 (LOT A3) IS
COMBINED HEREON WITH TAX # 7110105. (TRACT A).

COORDINATE LIST

POINT #	NORTHING	EASTING
15	5372.9530	5338.6143
17	5330.0362	5619.0513
18	5103.6498	5413.5166
19	5141.5178	5401.5292
20	5241.0005	5386.5776
21	5338.9995	5338.9316
26	5406.5685	5369.1336
27	5413.1841	5396.3889

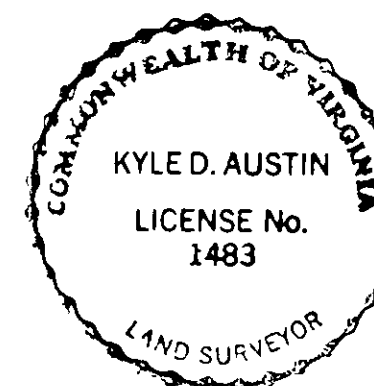


IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE
VIRGINIA THIS MAP PRESENTED ON THIS 31st DAY OF August 1988 AND
WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED.
ADMITTED TO RECORD 1:50 O'CLOCK P.M.

TESTE: Patsy Tester CLERK
Kathleen McLaughlin CLERK

APPROVED: Charles M. Huffine 8/31/88
CITY ENGINEER, ROANOKE, VIRGINIA DATE

Edward R. Tinsley 8/31/88
AGENT FOR THE CITY OF ROANOKE PLANNING COMM. DATE



I, KYLE D. AUSTIN, a duly Certified Surveyor in
the State of Virginia, do hereby certify that the
property shown hereon was carefully surveyed, and is
correct to the best of my knowledge and belief.

Kyle D. Austin
KYLE D. AUSTIN LLS 1483

MATTEN & CRAIG
701 FIRST STREET
ROANOKE, VIRGINIA 24016

KNOW ALL MEN THESE PRESENT TO WIT:

I, JOEL J. EWEN, DO HEREBY CERTIFY THAT I AM THE FEE SIMPLE
OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS
17 THRU 21 TO 15 TO 26 TO 27 TO 17.
BEING THE LAND CONVEYED TO THE SAID OWNER BY DEED RECORDED
IN DEED BOOK 1446 AT PAGE 737.
IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF
ROANOKE, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS PLATTED THIS
LAND AS SHOWN ENTIRELY OF HIS OWN FREE WILL AND ACCORD AS
REQUIRED BY SECTIONS 15.1-465 OF THE CODE OF VIRGINIA AS
AMMENDED TO DATE. THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE
TO THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES
PLATTED AS SHOWN HEREON THIS PLAT FOR PUBLIC USE.
WITNESS THE SIGNATURES AND SEALS ON THIS 19TH DAY OF AUGUST 1988

Joel J. Ewen
JOEL J. EWEN

CITY OF ROANOKE
STATE OF VIRGINIA

I, Donette W. Spence A NOTARY PUBLIC IN AND FOR THE
AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Joel J. Ewen
WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 19, 1988
1988, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND
ACKNOWLEDGED THE SAME ON THIS 21st DAY OF August 1988.

MY COMMISSION EXPIRES: May 24, 1989

NOTARY PUBLIC: Donette W. Spence
Donette E. Witt

PLAT OF SURVEY
REVISING MAP BOOK 1 PAGE 545
SHOWING
RESUBDIVISION OF LOT A3 (0.980 ACRES)
A 73.661 ACRE TRACT
PROPERTY OF JOEL J. EWEN
CREATING HEREON
NEW LOT A3-1 (0.979 ACRES)
AND
NEW TRACT A (73.661 ACRES)

RANCHO MEXICO BUSINESS PARK

SECTION 1

MAP BOOK 1, PAGE 545

CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 19 AUGUST 1988