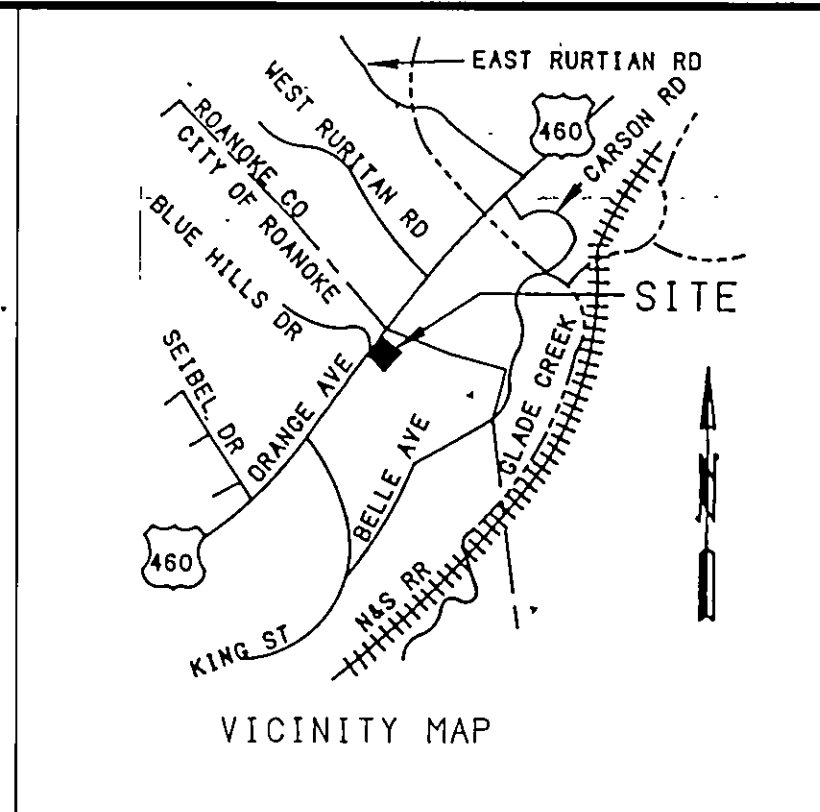


KNOW ALL MEN BY THESE PRESENT, TO WIT:  
THAT JOEL J. EWEN IS THE FEE SIMPLE OWNER OF THE TRACT

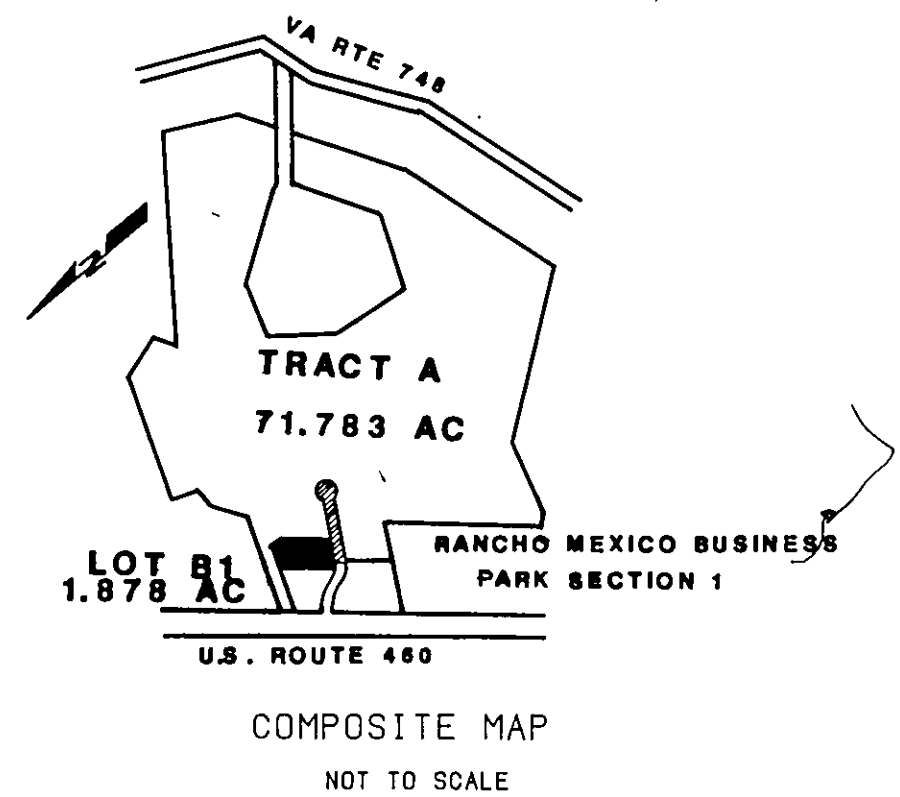
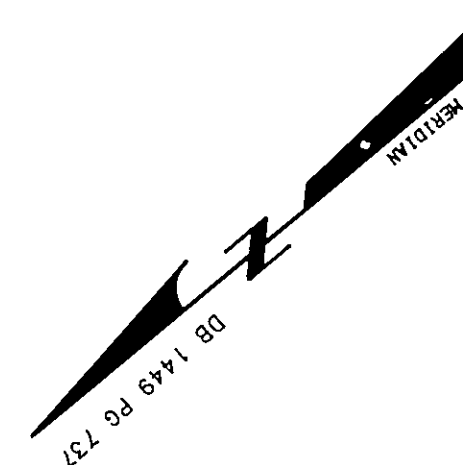
OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 18 TO 1,  
INCLUSIVE AND BEING LAND CONVEYED TO THE SAID OWNER BY  
DEED RECORDED IN DEED BOOK 1446 AT PAGE 737 IN THE CLERKS  
OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT THE SUBDIVISION OF  
LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN  
ACCORDANCE WITH THE DESIRE OF SAID OWNER AND IS PURSUANT  
TO AND IN COMPLIANCE WITH THE PROVISIONS OF TITLE 15.1-465  
OF THE CODE OF VIRGINIA, AS AMENDED.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS  
PLAT, HEREBY DEDICATES TO THE CITY OF ROANOKE, VIRGINIA,  
FOR STREET RIGHT-OF-WAY PURPOSES, AREAS SO SHOWN HEREON,  
IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION  
ORDINANCE OF THE CITY OF ROANOKE, AND THE VIRGINIA LAND  
SUBDIVISION ACT.



CURVE	ANGLE	RADIUS	ARC	TANGENT	CHORD	DIST.
A	84°15'32"	50.00'	73.53'	45.23'	S00°06'24"W	67.08'
B	16°36'05"	129.72'	37.59'	18.93'	N55°50'52"W	37.46'
C	20°57'59"	126.72'	46.37'	23.45'	N37°03'46"W	46.11'
D	14°56'34"	430.00'	112.14'	56.39'	S62°03'06"E	111.83'



## NOTE:

LOT B1 WAS ACTUALLY SURVEYED AND TRACT A  
AS SHOWN IN COMPOSITE WAS TAKEN FROM DEED

\* AREA BOUNDED BY CORNERS 14 AND 9 AND FROM 9 TO 14  
INCLUSIVE, AND CONTAINING .2669 ACRES IS HEREBY  
DEDICATED TO THE CITY OF ROANOKE FOR R/W  
PURPOSES.

\* AREAS OF THE ORIGINAL CUL-DE-SAC AS DEDICATED IN  
IN M.B.1, P.G. 545, ARE HEREBY VACATED ON THIS PLAT,  
PURSUANT TO SECTION 15.1-482(a) OF THE CODE OF THE  
COMMONWEALTH OF VIRGINIA, (1950) AS AMENDED.

## LEGEND

- - IRON PIN SET
- - IRON PIN FOUND

## FLOOD NOTE:

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

I, Stephen Poliziano A NOTARY PUBLIC IN AND FOR THE  
AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JOEL J. EWEN  
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPT. 28, 1989  
1989, HAS PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND  
ACKNOWLEDGED THE SAME ON THIS 4 DAY OF DECEMBER 1989.

MY COMMISSION EXPIRES: MAY 12, 1993

NOTARY PUBLIC: [Signature]

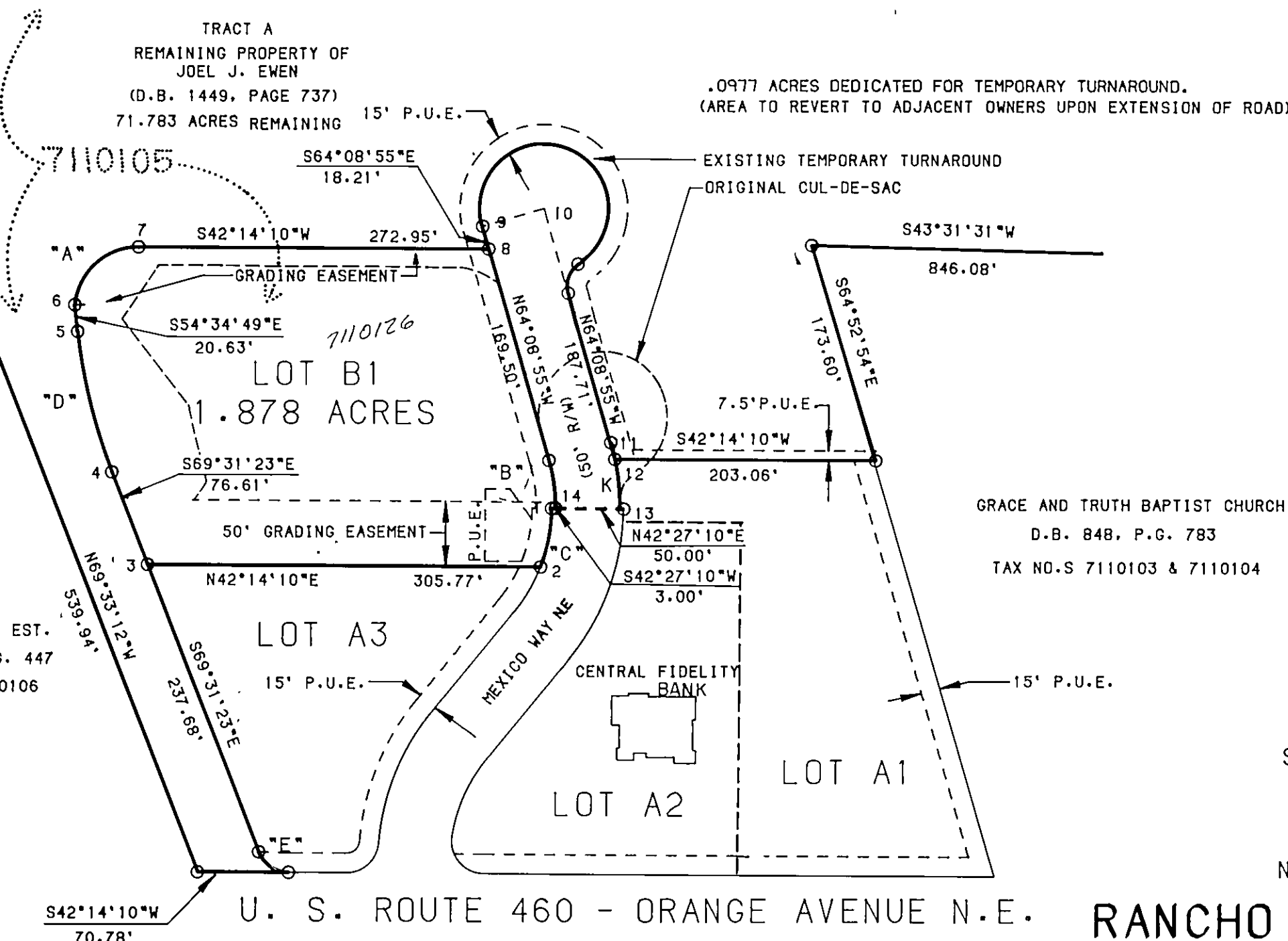
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE  
VIRGINIA THIS MAP PRESENTED ON THIS 4 DAY OF Jan 1990 AND  
WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED.  
ADMITTED TO RECORD 1:40 O'CLOCK P. M.

TESTE: [Signature] Deputy Clerk

APPROVED: Charles M. Huffer 12-27-89  
CITY ENGINEER, ROANOKE, VIRGINIA DATE

Edward R. Tushman 12/27/89  
AGENT FOR THE CITY OF ROANOKE PLANNING COMMISSION DATE

GEO. G. GISH, EST.  
D.B. 229, P.G. 447  
TAX NO. 7110106



CORNER	NORTHING	EASTING
1	5066.8598	5441.3014
2	5103.6564	5413.5100
3	5330.0428	5619.0447
4	5303.2431	5690.8117
5	5250.8325	5789.5965
6	5238.8771	5806.4071
7	5168.2487	5809.8168
8	4969.7101	5622.8117
9	4961.7715	5639.1960
10	4916.7751	5617.3941
11	4998.6230	5448.4704
12	5004.9022	5436.6534
13	5027.7546	5405.5274
14	5064.6463	5439.2765
1	5066.8598	5441.3014

PLAT FOR  
JOEL J. EWEN  
SHOWING THE SUBDIVISION  
OF A 73.661 ACRE TRACT  
CREATING HEREON  
NEW LOT B1 (1.878 ACRES)  
**RANCHO MEXICO BUSINESS PARK**

DEED BOOK 1449, PAGE 737

CITY OF ROANOKE, VIRGINIA

DATE SEPT. 28, 1989

SCALE 1"=100'

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

**Mattern & Craig**  
CONSULTING ENGINEERS - SURVEYORS  
701 FIRST STREET  
ROANOKE, VIRGINIA 24016