

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	362008.188	1568717.200
2	362391.355	1568523.929
3	362718.451	1568404.832
4	362723.841	1568401.527
5	363088.308	1568845.772
6	362989.365	1568898.532
7	361993.576	1569416.539
1	362008.188	1568717.200
TOTAL AREA = 13.891 AC.		

APPROVED:
Charles M. Huffine 5/16/90
CITY ENGINEER, DATE
ROANOKE, VIRGINIA
Edward R. Tucker May 16, 1990
AGENT FOR THE CITY OF DATE
ROANOKE PLANNING COMMISSION

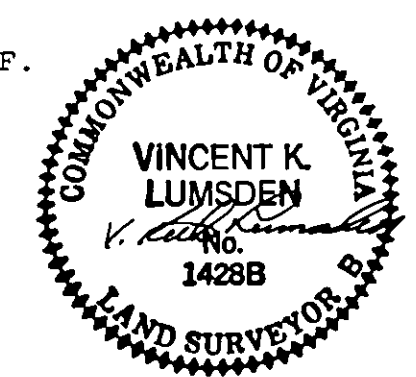
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 17th DAY OF May, 1990, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:21 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK
Patsy Testerman
DEPUTY CLERK

CURVE DATA						
CURVE	ANGLE	RADIUS	ARC	TAN	CHORD	CH. BEARING
"A"	03°16'21"	7514.47	429.21	214.66	429.15	N 26°46'00" W
"B"	22°27'17"	602.96	236.30	119.69	234.79	N 64°38'39" W
"C"	45°26'42"	542.96	430.65	227.37	419.45	S 53°08'56" E
"D"	00°52'34"	597.96	9.14	4.57	9.14	S 75°26'00" E

- NOTES:
- 1) AREA BOUNDED BY CORNERS 4A THRU 4E TO 6A THRU 6F TO 4A, INCLUSIVE, IS HEREBY DEDICATED FOR ROAD WIDENING/REALIGNMENT PURPOSES CONSISTING OF 0.686 ACRE.
 - 2) THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
 - 3) THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA.
 - 4) RIGHT-OF-WAY FOR EAST SIDE OF INTERSTATE #581 ESTABLISHED PER V.D.O.T. PLANS PROJECT #0581-080-001 RIGHT-OF-WAY 201.
 - 5) THE FOLLOWING RECORDED EASEMENTS ARE RELATED TO THIS PROPERTY, BUT THE LOCATION, SIZE AND EXTENT THEREOF CANNOT BE DETERMINED.
A) P.B. 385, PAGE 153, DATED 10 DECEMBER 1947, TO APPALACHIAN POWER COMPANY.
B) D.B. 1460, PAGE 465, DATED 21 OCTOBER 1980, TO CITY OF ROANOKE, AIR RIGHTS EASEMENT.
 - 6) IRON PINS SET AT ALL CORNERS EXCEPT WHEN OTHERWISE NOTED.
 - 7) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY BELIEF.
V. K. Lumsden
VINCENT K. LUMSDEN



PLAT OF SURVEY
SHOWING
THE RESUBDIVISION AND COMBINING
OF TWO (2) SEPARATE PARCELS OF LAND
WITH ACREAGES OF 0.436 AC. & 13.455 AC.
SITUATED ALONG THIRLANE ROAD, N.E.
CREATING

NEW PARCEL 1 (12.150 AC.),
NEW PARCEL 2 (1.055 AC.)
AND DEDICATION (0.686 AC.)
FOR ROAD WIDENING/
REALIGNMENT PURPOSES

PROPERTY OF
COVA CORPORATION
ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: 11 MAY 1990
LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT COVA CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND COMBINED CREATING NEW PARCEL 1 AND NEW PARCEL 2, KNOWN AS THE PROPERTY OF COVA CORPORATION, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 7 TO 1 INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN DEED BOOK 1604, PAGE 45, RECORDED 7 JUNE 1989 FROM GRACE P. GARST, ET ALS.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL THE LAND SET APART HEREON FOR ROAD WIDENING PURPOSES AND ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO CITY OF ROANOKE FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES ON THIS 7 DAY OF MAY, 1990.

COVA CORPORATION

BY: Samuel A. Lockwood
SAMUEL A. LOCKWOOD, PRESIDENT

STATE OF Connecticut
COUNTY OF Fairfield
I, MARGARET HAZEN, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT SAMUEL A. LOCKWOOD, Vice PRESIDENT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MAY 7, 1990, 1990, HAS PERSONALLY APPEARED BEFORE ME IN THE AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 7, 1990.
MY COMMISSION EXPIRES MARCH 31, 1990.

Margaret M. Hazen
NOTARY PUBLIC