

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CJR DEVELOPEMENT, A LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 6 TO INCLUSIVE, AND BEING THE LAND CONVEYED TO SAID OWNER BY FRANK L. BRAMLETT, SR. BY DEED RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1621 PAGE 1311.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1 - 465 THRU 15.1 - 485 OF THE CODE OF VIRGINIA (1950) AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES ALL OF THE EASEMENTS SHOWN HEREON FOR PUBLIC UTILITY USE.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNER  
BY: BLUE RIDGE MEADOWS GENERAL PARTNER

Lawrence L. Fenzel 7/2/90  
LAWRENCE L. FENZEL (PRESIDENT) DATE

STATE OF VIRGINIA

City of Roanoke OF Roanoke TO WIT:  
Martha J. Morgan A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LAWRENCE L. FENZEL WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND nd ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7th DAY OF July, 1990.

MY COMMISSION EXPIRES: January 8, 1993  
Martha J. Morgan  
NOTARY PUBLIC

- NOTES:
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND, THEREFORE, MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
  - 2) TOTAL AREA IN BOUNDARY IS 2.263 ACRES
  - 3) PROPERTY IS PRESENTLY ZONED RS-3
  - 4) PROPERTY IS OFFICIAL TAX MAP PARCEL # 7410231
  - 5) SEE STORM WATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK PAGE OFFICE OF THE CLERK OF CIRCUIT COURT, ROANOKE, VIRGINIA.

LEGEND:

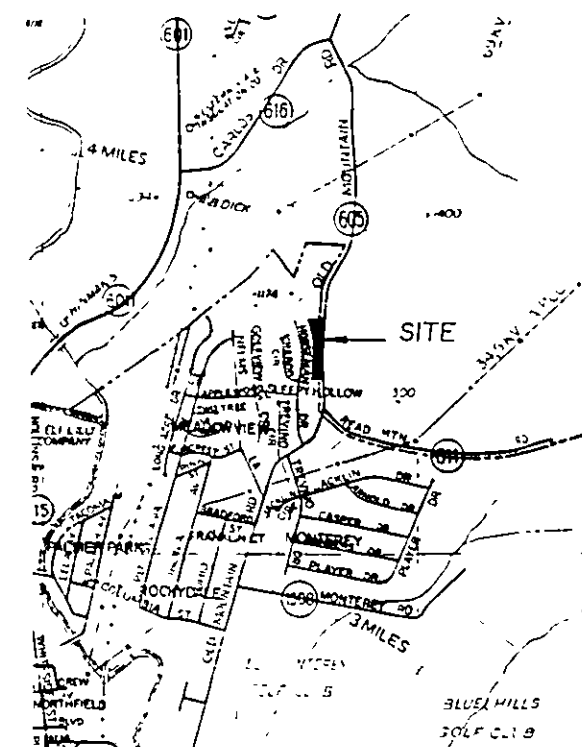
- FOUND IRON ROD
- SET IRON ROD WITH ALUMINUM CAP

S.S.E. SANITARY SEWER EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
C.D.E. COMMON DRIVEWAY EASEMENT  
S.W.M.E. STORM WATER MANAGEMENT EASEMENT

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 5:00 O'CLOCK 7 M. ON THIS 11 DAY OF July, 1989.

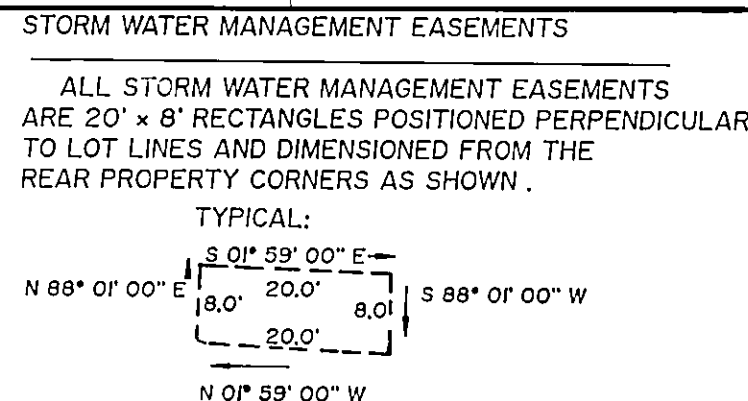
TESTE: PATSY TESTERMAN  
CLERK  
Patsy Testerman  
DEPUTY CLERK

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED

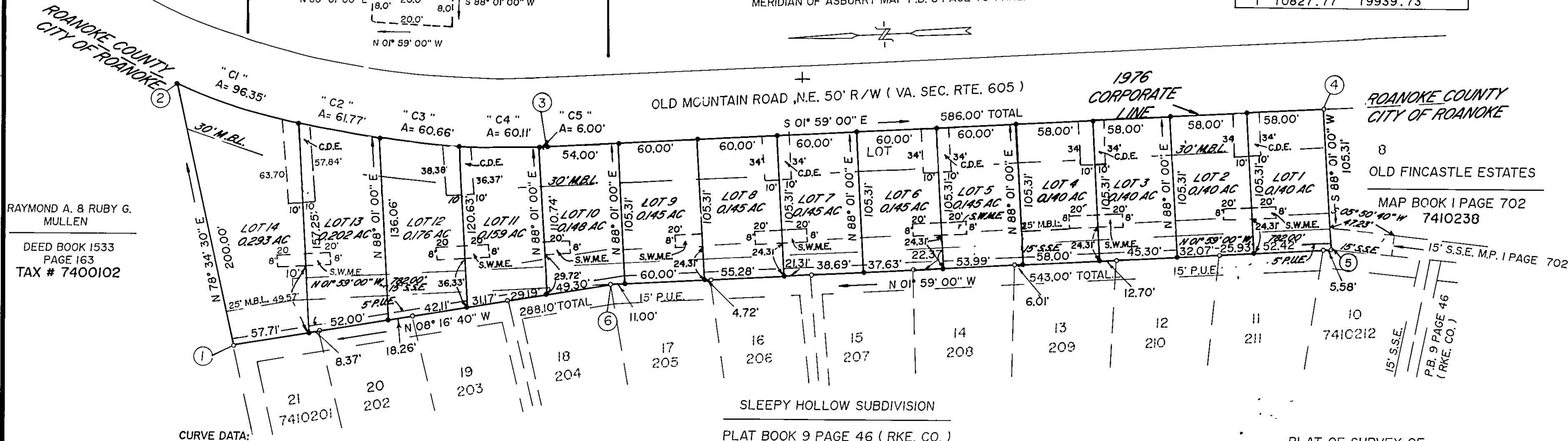


NO SCALE VICINITY MAP

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10827.77	19939.73
2	10867.39	20135.77
3	10589.29	20084.97
4	10003.64	20105.25
5	10000.00	20000.00
6	10542.67	19981.21
1	10827.77	19939.73



MERIDIAN OF ASBURY MAP P.B. 3 PAGE 79 (RKE. CO.)



CURVE	DELTA	TAN	RAD	ARC	BEARING	DISTANCE
"C5"	00° 31' 10"	3.00'	661.62'	6.00'	S 01° 43' 25" E	6.00'
"C4"	05° 12' 20"	30.08'	661.62'	60.11'	S 01° 08' 20" W	60.09'
"C3"	05° 15' 10"	30.35'	661.62'	60.66'	S 06° 22' 05" W	60.64'
"C2"	05° 20' 55"	30.91'	661.62'	61.77'	S 11° 40' 10" W	61.75'
"C1"	08° 20' 40"	48.26'	661.62'	96.35'	S 18° 30' 55" W	96.27'

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

APPROVED:  
Charles M. Huffine  
CITY ENGINEER OF ROANOKE, VIRGINIA

7/12/90  
DATE

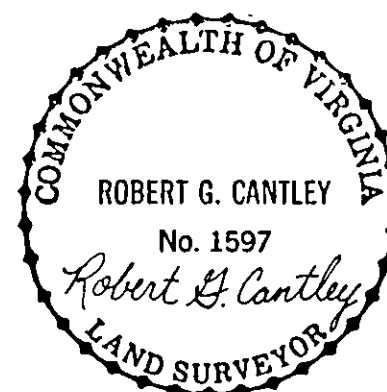
Edward R. Tisdale  
AGENT FOR CITY OF ROANOKE  
PLANNING COMMISSION

7/12/90  
DATE

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY, BEST TO MY BELIEF AND KNOWLEDGE, IS CORRECT.

Robert G. Cantley  
ROBERT G. CANTLEY, L.S. (1597)

09-06-89  
DATE



SCALE: 1" = 60'



### PLAT OF SURVEY OF CJR ESTATES

BEING THE PROPERTY OF CJR DEVELOPEMENT AND BEING THE DIVISION OF A 2.263 ACRE TRACT SITUATE ON OLD MOUNTAIN ROAD, N.E. (VIRGINIA SECONDARY ROUTE 605)

CREATING HEREON NEW LOTS 1 THROUGH 14

CITY OF ROANOKE VIRGINIA

SURVEYED SEPTEMBER 6, 1989

SCALE: 1" = 60'

SEE PLAN N° 6144

DALEVILLE	40.00192	2	1	F.D.M.	1 OF 1
OFFICE	JOB NO.	SIZE	REV.	DWN. BY	SHEET