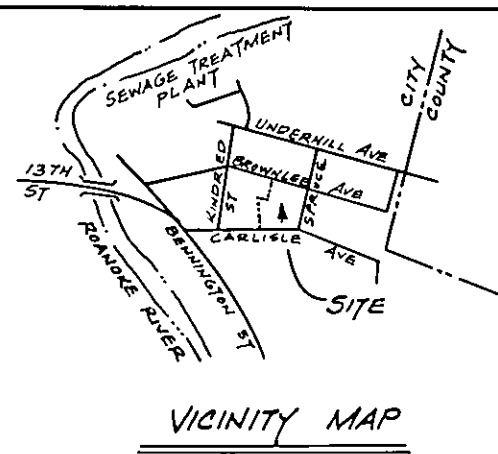


BOUNDARY COORDINATES - ORIGIN ASSUMED					
1/2 LOT 7 & ALL LOTS 8 THRU 11			LOTS 20 THRU 23		
PT.	NORTH	EAST	PT.	NORTH	EAST
1	500.0000	500.0000	A	500.0000	500.0000
2	580.6273	282.8129	B	391.2129	423.5904
3	735.3571	340.2028	C	487.0171	246.5275
4	607.8927	575.7796	D	615.0191	336.2572
1	499.9976	499.9965	A	500.0082	500.0024
0.8415 AC. TOTAL			0.6642 AC. TOTAL		



CURVE DATA
 ARC = 28.61'
 RAD. = 20.00'
 TAN. = 17.37'
 ANG. = 81° 57'
 CHORD = S 20° 30' 30" E, 20.23'

KNOW ALL MEN BY THESE PRESENTS TO WIT:
 THAT CARDINAL RUBBER AND SEAL, INC. IS THE FEE SIMPLE OWNER OF THE TRACTS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1 INCLUSIVE, AND 'A' THRU 'D' TO 'A', INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1431, PAGE 1284 AND DEED BOOK , PAGE

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA SUCH PORTION OF THE PREMISES AS SET APART ON THIS PLAT FOR PUBLIC ALLEY USE, AND SAID OWNER ALSO DEDICATES AREA SHOWN HEREON FOR PUBLIC EASEMENT.

THE SAID OWNER UNDER THE PROVISIONS OF THE LAW OF THE COMMONWEALTH OF VIRGINIA DOES HEREBY ESTABLISH TITLE TO THAT PORTION OF A PUBLIC ALLEY VACATED BY CITY ORDINANCE NO. 30177-82790 ON AUGUST 27, 1990, AND AS DEFINED ON THIS PLAT.

WITNESS THE SIGNATURE OF LOREN D. BRUFFEY, SR., PRESIDENT CARDINAL RUBBER AND SEAL, INC., ON THIS 29TH DAY OF MAY, 1990.

Loren D. Bruffey

LOREN D. BRUFFEY, PRES. CARDINAL RUBBER AND SEAL, INC.

STATE OF VIRGINIA TO WIT:
 AT LARGE

I DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT LOREN D. BRUFFEY, SR. HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 29TH DAY OF MAY, 1990.

David A. Bess

NOTARY PUBLIC

SEPT. 10, 1990

COMMISSION EXPIRES



APPROVED:

Edward R. Tucker

AGENT, CITY OF ROANOKE PLANNING COMMISSION

9/26/90
 DATE

Charles M. Huffine

CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

9-26-90
 DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:47 O'CLOCK P.M. ON THIS 27 DAY OF September, 1990.

TESTE: PATSY TESTERMAN, CLERK

By: Patricia Humphrey
 DEPUTY CLERK

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jack G. Bess

JACK G. BESS, C.L.S.

PLAT OF SURVEY MADE FOR
 CARDINAL RUBBER AND SEAL, INC.

SHOWING THE SUBDIVISION OF THE EAST PART OF LOT 7 AND ALL OF LOTS 8 THRU 11 AND 20 THRU 23, BLOCK 2, MAP OF EASTOVER PLACE, INC., AND ALSO SHOWING A 0.0575 ACRE PORTION OF A 15' ALLEY TO BE CLOSED HEREON, ALL TO CREATE NEW TRACT 1 (1.324 AC.) AND NEW LOT 8-A (0.184 AC.), AND SHOWING A 0.0554 ACRE TRACT BEING DEDICATED HEREON TO THE CITY OF ROANOKE FOR ALLEY USE

ROANOKE,

SCALE: 1" = 40'

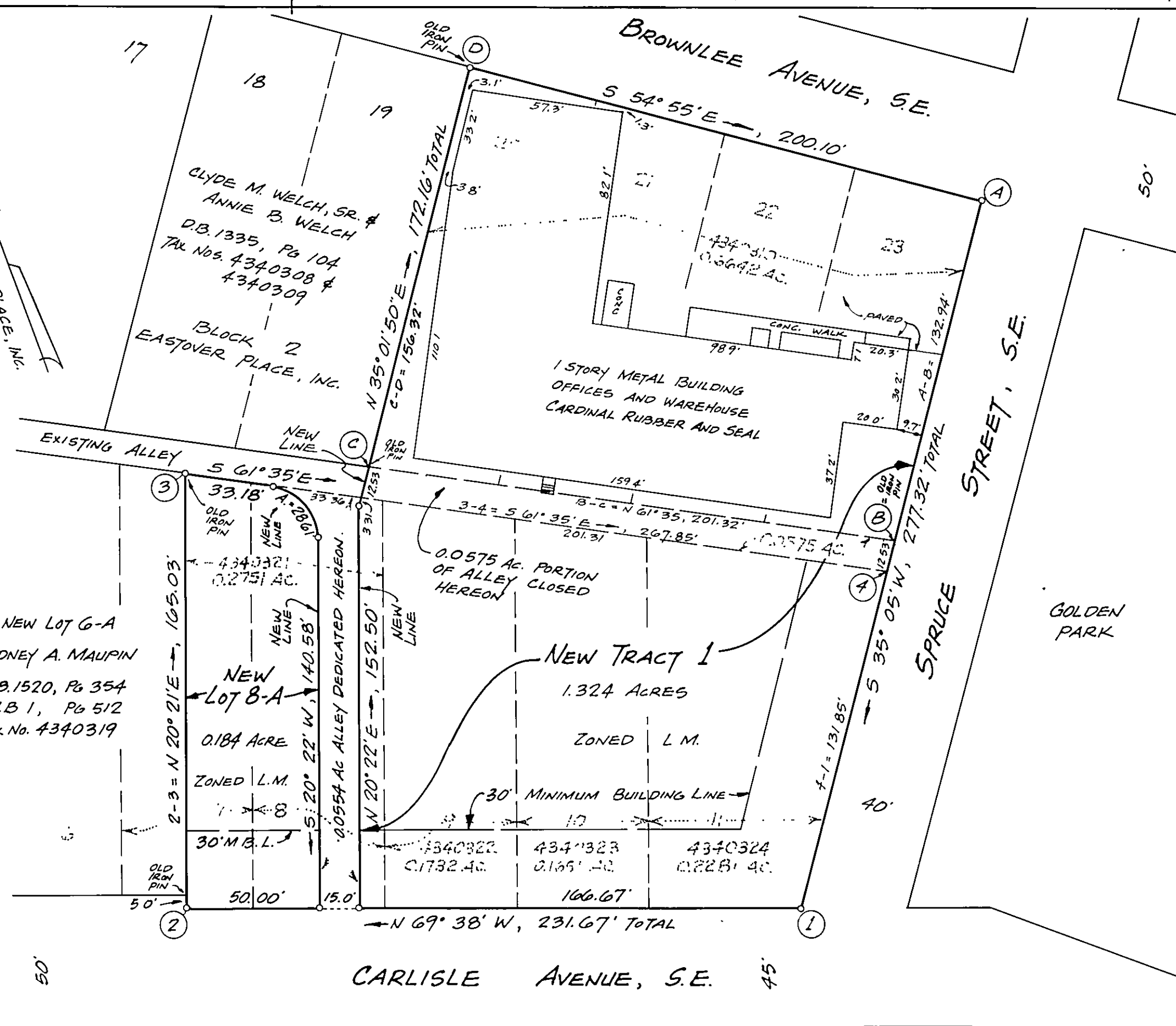
VIRGINIA

APRIL 30, 1990

By: JACK G. BESS
 CERTIFIED LAND SURVEYOR

N.B. W-120

M.B. 1 Pg. 999



NOTES: 1. THE SUBJECT PROPERTY IS ZONED "LM."

2. THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONES "A" OR "B" AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

3. IRON PINS PLACED ON LOT CORNERS UNLESS OTHERWISE NOTED.

4. SEE VARIANCE BY BOARD OF ZONING APPEALS, APPEAL NO. 37-90-A, GRANTED ON APRIL 10, 1989, AUTHORIZING THE CREATION OF A LOT WITH 50' FRONTAGE AND LOT AREA OF 7,800 SQUARE FEET IN LIEU OF LOT FRONTAGE AND AREA AS REQUIRED BY THE LM ZONING DISTRICT REGULATIONS.

5. THIS PLAT SUBDIVIDES EXISTING TAX PARCEL 4340321 AND DEDICATES A 0.0554 ACRE PORTION THEREOF FOR PUBLIC ALLEY PURPOSES. THE REMAINING PORTION OF TAX PARCEL 4340321, LESS THE EASTERLY 10 FEET THEREOF, IS ESTABLISHED HEREON AS NEW LOT 8-A (0.184 AC.). THIS PLAT FURTHER COMBINES EXISTING TAX PARCELS 4340310 (0.6642 AC.), 4340324 (0.2281 AC.), 4340323 (0.1651 AC.), AND 4340322 (0.1732 AC.) WITH A 0.0575 AC. PORTION OF ALLEY VACATED BY ORDINANCE NO. 30177-82790 AND THE EASTERLY 10 FEET OF TAX PARCEL 4340321 CREATING NEW TRACT 1 (1.324 AC.).