

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RETIREMENT COMMUNITY, INC. ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1, INCLUSIVE, AND BEING 3.218 ACRES OF THE LAND, A PORTION OF LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN DEED BOOK 1638, PAGE 969 OF THE CITY OF ROANOKE DEED RECORDS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT
DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN
ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:



BY: Steve Rice
STEVE RICE, PRESIDENT

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Gloria L. Fisher, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Steve Rice,
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th OF
April, 1992.

Gloria L. Fisher
NOTARY PUBLIC

MY COMMISSION EXPIRES April 15, 1995.

MAP OF ACSAL CO. CITY PLAN 2707
 **N** 
 SCALE: 1"=50'

THIS ORIGINAL SCALE PLAT
HAS NOT BEEN REDUCED

LEGEND

- MANHOLE
- ⊙ WATER VAULT
- DRAINAGE INLET
- I SIGN
- CONCRETE MONUMENT SET

SCALE: 1"=50'

A hand-drawn map showing the location of a 'SITE' relative to 'DUKE OF GLOUCHESTER' and 'K. MART'. The map includes roads labeled 'FRANKLIN RD', 'DILLARD RD', 'ROBERTS RD', and 'WILLOW OAK DR'. An arrow points from the 'SITE' label to a rectangular area on 'ROBERTS RD'.

VICINITY MAP
SCALE: 1" = 800'

TRACT
A-2-A
1.169
ACRES

270.24' S 42°
25' R/W
SANITARY EASEMENT (PUBLIC)
MOUNTAIN TRUST
BY RAYMOND D 9-28
GERRISON DRAWN
B 1389 PG 700
TRACT
A-1-A
2.049
ACRES

25 EXISTING EGRESS
INGRESS EGRESS
D B 16 38, PG 96)

ORIGINAL TRACT
3216 ACRES
T.M. 5500110

| COORDINATE LIST | | |
|-----------------|------------|------------|
| | NORTHING | EASTING |
| 1 | 9,013.1882 | 7,946.8202 |
| 2 | 8,543.0830 | 8,831.0968 |
| 3 | 8,370.9750 | 8,208.6883 |
| 4 | 8,778.5468 | 7,873.0424 |
| 5 | 8,945.6485 | 7,880.4028 |
| 6 | 8,964.0525 | 7,898.4980 |
| 7 | 8,966.4917 | 7,908.9102 |
| 1 | 9,013.1882 | 7,946.8202 |

NOTES

1. PRESENT OWNER: RETIREMENT COMMUNITY, INC.
2. LEGAL REFERENCE: DEED BOOK 1638, PAGE 969
3. TAX MAP NUMBER: PORTION OF 5500110
4. ZONE: C-2
5. NO TITLE REPORT FURNISHED
6. PROPERTY IS IN F.E.M.A. ZONE C
7. IRON PINS ARE NOTED AS FOUND OR SET AT ALL CORNERS.
8. SEE STORMWATER MAINTENANCE AGREEMENT IN DEED BOOK 1656, PAGE 1245 OF THE CITY OF ROANOKE DEED RECORDS.

| <u>LINE</u> | <u>BEARING</u> | <u>DISTANCE</u> |
|-------------|----------------|-----------------|
| L1 | N 82°56'09" E | 60.00' |
| L2 | S 46°02'46" W | 48.96' |
| L3 | N 56°58'20" W | 27.00' |
| L4 | N 07°58'20" W | 12.00' |

| CURVE TABLE | | | | | | |
|-------------|------------|--------|--------|---------|---------------|----------|
| CURVE | DELTA | RADIUS | ARC | TANGENT | CHORD BEARING | DISTANCE |
| C1 | 83°59'18" | 125.00 | 183.23 | 112.53 | N 02°31'19" E | 167.26 |
| C2 | 64°38'52" | 10.00 | 11.28 | 6.33 | N 76°48'55" E | 10.69 |
| C3 | 140°08'11" | 31.99 | 78.24 | 88.22 | N 39°04'15" E | 60.15 |

PLAT OF SURVEY FOR
RETIREMENT COMMUNITY, INC
SHOWING THE SUBDIVISION OF
TRACT A-1 (3.218 ACRES)
DEED BOOK 1638, PAGE 969
AND MAP BOOK 1, PAGE 1128 & 1129
KNOWN AS

SALON ONE
CREATING HEREON
TRACT A-2-A (1.169 ACRES)
AND TRACT A-1-A (2.049 ACRES)
SITUATED ON
DUKE OF GLOUCESTER STREET, S.W.
AND ROBERTS ROAD
CITY OF ROANOKE, VIRGINIA
JANUARY 15, 1992
JOB NUMBER 9210004
REVISED 4/2/92 - R/W DEDICATION

BALZER
AND ASSOCIATES INC.
BVNEO

REFLECTING TOMORROW

APPROVED: Charles M. Huffer
CITY ENGINEER, CITY OF ROANOKE

Edward R. Tucker
AGENT, CITY OF ROANOKE PLANNING COM

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA
THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT
THERETO ANNEXED, ADMITTED TO RECORD AT 4:22 O'CLOCK P.M. ON
THIS 9th DAY OF April, 1992, IN MAP BOOK 1,
PAGE 1130.

TESTE: Forrest B. Cresswell
CLERK
Kathy Chubb
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

Ronald R. Clark 1/15/92

BALZER & ASSOCIATES 1208 CORPORATE CIRCLE, ROANOKE, VA. 24018 (703) 772-9580

Plan N.º 6212 M.B. 1 PG. 1130