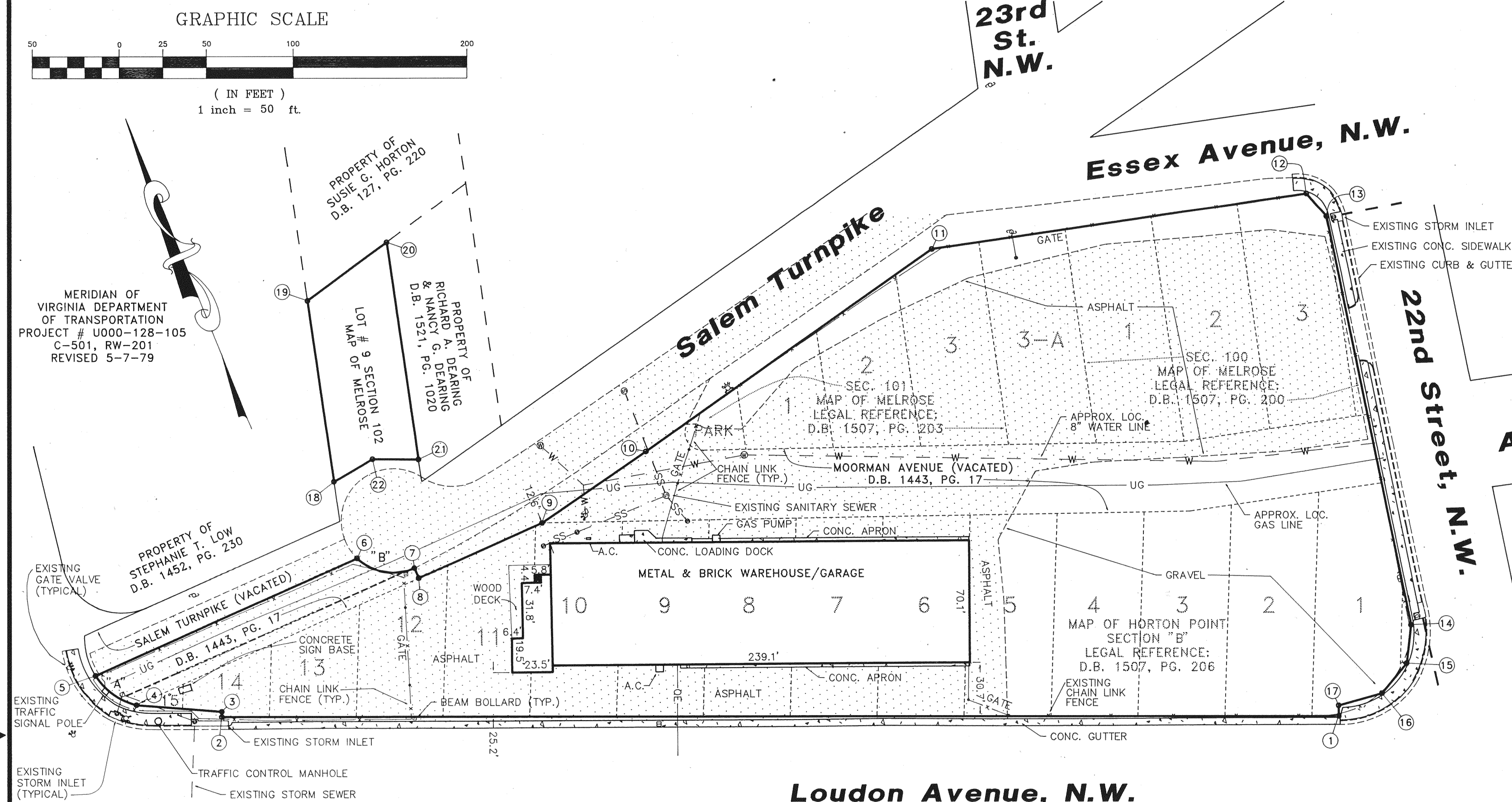




LEGEND

A.C.	AIR CONDITIONING UNIT
CONC.	CONCRETE
EX. / EXIST.	EXISTING
—X—	FENCE LINE
—OE—	OVERHEAD ELECTRIC LINE
Sq. Ft.	SQUARE FEET
—SS—	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE
⊗	FIRE HYDRANT
—W—	WATER LINE
⊙	WATER MANHOLE
⊗	WATER GATE VALVE
⊙	UTILITY POLE
—UG—	UNDERGROUND GAS LINE

MERIDIAN OF VIRGINIA DEPARTMENT OF TRANSPORTATION
PROJECT # U000-128-105
C-501, RW-201
REVISED 5-7-79

PROPERTY OF STEPHANIE T. LOW
D.B. 1452, PG. 230

PROPERTY OF SUSIE G. HORTON
D.B. 127, PG. 220

PROPERTY OF RICHARD A. DEARING & NANCY G. DEARING
D.B. 1521, PG. 1020

Loudon Avenue, N.W.

Essex Avenue, N.W.

22nd Street, N.W.

Moorman Avenue, N.W.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 27, 1992, AT 3:55 O'CLOCK P. M.

TESTEE: CLERK OF THE COURT

Lenore Testerman
DEPUTY CLERK

PLAT SHOWING PROPERTY (3.165 Ac.)
OF

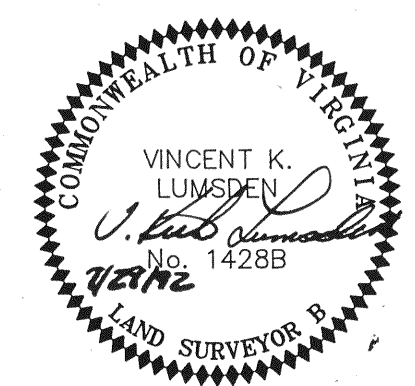
BASHKA, L.P.

BEING A PORTION OF
LOT 9, SECTION # 102, MAP OF MELROSE,
LOTS 1 THRU 3A, SECTION # 101, MAP OF MELROSE,
LOTS 1 THRU 3, SECTION # 100, MAP OF MELROSE AND
LOTS 1 THRU 15, MAP OF HORTON POINT AND THE
VACATION OF MOORMAN AVENUE, N.W.
& THE VACATION OF SALEM TURNPIKE

SITUATED ALONG SALEM TURNPIKE & LOUDON AVE. N.W.
BETWEEN 22nd STREET & 24th STREET, N.W.
ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 23 JULY 1992

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA



BOUNDARY COORDINATES
ORIGIN OF COORDINATES ARE ASSUMED

Corner	Northing	Easting
1	3,905.49911	2,853.28252
2	4,147.53254	2,257.57049
3	4,150.31540	2,258.69108
4	4,172.32872	2,214.73185
5	4,196.82060	2,199.25064
6	4,202.37486	2,363.86707
7	4,184.54541	2,392.30667
8	4,178.32728	2,392.51647
9	4,180.95003	2,470.24929
10	4,196.43498	2,541.22862
11	4,241.44382	2,737.38103
12	4,189.76352	2,948.78071
13	4,173.24829	2,954.60454
14	3,938.15841	2,911.54936
15	3,918.76301	2,900.88079
16	3,908.21997	2,881.32886
17	3,911.06482	2,855.52369
1	3,905.49911	2,853.28252

Area= 132,288 Sq. Ft., 3.037 Acres

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
"A"	39.31'	29.67'	15.58'	28.97'	N 32°17'48" W	43°15'11"
"B"	30.00'	35.62'	20.25'	33.57'	S 57°54'56" E	68°02'03"

BOUNDARY CHART

Corners	Bearing	Distance
1-2	N 67-53-18 W	643.00
2-3	N 21-56-00 E	3.00
3-4	N 63-23-59 W	49.16
4-5	N 32-17-48 W	28.97 (Chord)
5-6	N 88-04-03 E	164.71
6-7	S 57-54-56 E	33.57 (Chord)
7-8	S 01-55-57 E	6.22
8-9	N 88-04-03 E	77.78
9-10	N 77-41-35 E	72.65
10-11	N 77-04-36 E	201.25
11-12	S 76-15-45 E	217.63
12-13	S 19-25-28 E	17.51
13-14	S 10-22-42 W	239.00
14-15	S 28-48-48 W	22.14
15-16	S 61-39-54 W	22.21
16-17	N 83-42-32 W	25.96
17-1	S 21-56-00 W	6.00

NOTES.

- IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
- RIGHT OF WAY FOR SALEM TURNPIKE, ESSEX AVENUE, 22nd STREET, AND LOUDON AVENUE WERE ESTABLISHED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF TRANSPORTATION PLANS FOR PROJECT # U000-128-105, C-501, RW-201 SHEETS 5, 5C & 5D.

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ARE ASSUMED

Corner	Northing	Easting
18	4,349.73321	2,393.04061
19	4,248.09281	2,368.19279
20	4,251.87962	2,393.59973
21	4,241.66487	2,418.09380
22	4,363.63613	2,447.91186
18	4,349.73321	2,393.04061

Area = 5,579 Sq. Ft., 0.128 Acres

BOUNDARY CHART

Corners	Bearing	Distance
18-19	N 13-44-15 E	104.63
19-20	S 81-31-22 W	25.69
20-21	N 67-21-45 W	26.54
21-22	S 13-44-15 W	125.56
22-18	N 75-46-55 E	56.61