

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	10250.57585	10682.88737
2	10136.22590	10933.61214
3	10031.42173	10674.42983
4	10025.85957	10676.67515
5	9954.63307	10500.53092
6	10145.61049	10423.30641
1	10250.57585	10682.88737
TOTAL AREA 76,098 Sq.Ft., 1.747 AC.		

KNOW ALL MEN BY THESE PRESENTS, TO WIT,

THAT KINSEY AND BOONE, A VIRGINIA GENERAL PARTNERSHIP, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER FROM DOMINION TRUST COMPANY, TRUSTEE, UNDER THE WILL OF JOHN THOMAS CUNNINGHAM, JR., DATED OCTOBER 10, 1989, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1610, PAGE 1774, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO DAVID C. HELSCHER AND W. H. FRALIN, TRUSTEES SECURING DOMINION BANK, N.A., BENEFICIARY, DATED OCTOBER 16, 1989, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1610 , PAGE 1774

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 18th DAY OF June, 1993.

KINSEY AND BOONE, A VIRGINIA GENERAL PARTNERSHIP

BY: Worth H. Boone, Jr.
WORTH H. BOONE, JR., GENERAL PARTNER

BY: Roy C. Kinsey III
ROY C. KINSEY, III, GENERAL PARTNER

BY: Steph C. [Signature]
DOMINION BANK, N.A.

BY: Dan C. Helmer
TRUSTEE

STATE OF Virginia at Large
OF

I, SARA V. PRILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID
STATE DO HEREBY CERTIFY THAT WORTH H. BOONE, JR. AND ROY C.
KINSEY, III, GENERAL PARTNERS WITH KINSEY AND BOONE, A VIRGINIA GENERAL PARTNERSHIP AND
DAVID C. HELSCHER, TRUSTEE AND STEPHEN C. LYON, WITH DOMINION BANK, N.A. WHOSE
NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 6-15, 1993, HAS PERSONALLY APPEARED BEFORE
ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 18, 1993.

MY COMMISSION EXPIRES January 31, 1995


Sam V. Quillman
NOTARY PUBLIC

STEPHENSON AVENUE (80' R/W)

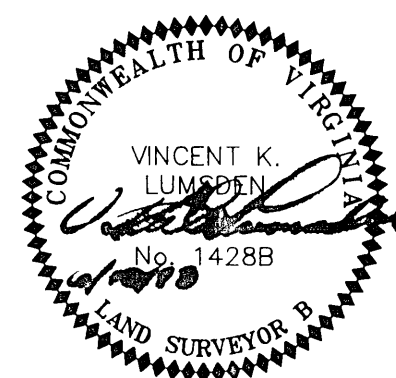
NOTES.

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. SEE COMMUNITY PANEL NUMBER 510130 0020 C DATED JUNE 1, 1984.
3. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
4. THIS PLAT COMBINES HEREON LOTS 66 THRU 75 (TAX #1050201 THRU 1050210) MAP OF CRYSTAL SPRING LAND COMPANY (ROANOKE COUNTY P.B. 1, PAGES 102-103) AND 1/2 OF 12' ALLEY VACATED BY ROANOKE CITY ORDINANCE #22674.
5. SEE STORM WATER MAINTENANCE AGREEMENT RECORDED IN D.B. 1690, PAGE 1890 IN OFFICE OF THE CLERK OF CIRCUIT COURT.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.

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


V. KIRK LUMSDEN
L.S. #1428B

DATE 4/18/83



APPROVED.

APPROVED: Charles M Huffine 6-24-93
CITY ENGINEER, ROANOKE VIRGINIA
6-24-93

DATE _____
Edward Z. Fisher
 AGENT FOR THE CITY OF
 ROANOKE PLANNING COMMISSION

DATE 6/24/93

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR
THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS
PRESENTED ON THIS 18 DAY OF
August, 1993, AND WITH THE
CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS
ADMITTED TO RECORD AT 11:50
O'CLOCK A.M.

TESTEE: ARTHUR CRUSH, CLERK

PLAT SHOWING
PROPERTY OF

KINSEY AND BOONE
A VIRGINIA GENERAL
PARTNERSHIP

COMBINING LOTS 66 THRU 75
BLOCK 12, MAP OF CRYSTAL SPRING
LAND COMPANY (RKE. CO. P.B. 1, PG. 102-103)
AND ONE HALF OF 12' ALLEY VACATED BY
ROANOKE CITY ORDINANCE #22674
(D.B. 1373, PG. 173)
CREATING NEW

PARCEL 1 (1.747 Ac.)

SITUATED ALONG
STEPHENSON AVENUE & McCLANAHAN STREET
ROANOKE, VIRGINIA
SCALE: 1" = 30' DATE: 15 JUNE 1993

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

COMM. # 93-130