

16' DRAINAGE EASEMENT BOUNDARY CHART			
CORNERS	BEARING	DISTANCE	
16-A	S 40°52'37" W	98.33'	(CHORD)
A-B	S 18°06'59" W	39.90'	
B-C	S 61°48'11" W	365.00'	
C-D	S 13°48'11" W	68.00'	
D-E	N 76°11'49" E	80.000'	
E-F	N 13°48'11" E	162.00'	
F-G	S 76°11'49" E	80.00'	
G-H	S 13°48'11" W	72.47'	
H-I	N 61°48'11" E	325.66'	
I-J	N 18°06'59" E	54.11'	
J-K	N 48°31'16" E	116.55'	(CHORD)
K-L	N 50°50'25" E	117.00'	

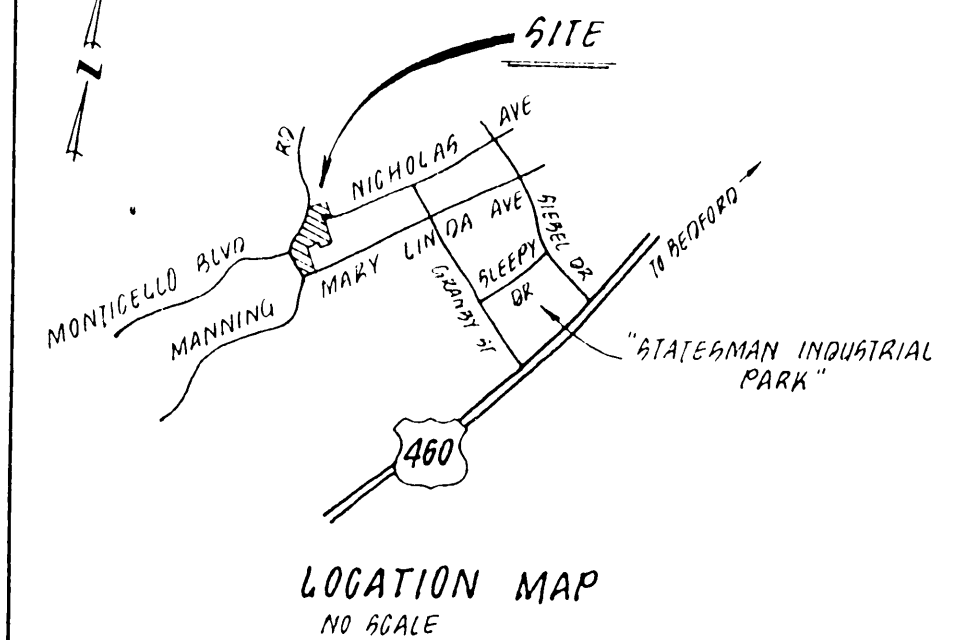
DRAINAGE EASEMENT CURVE DATA CHART			
CURVE	ANGLE	RADIUS	ARC
15-A	159°00'00"	50.00'	138.75'
J-K	124°00'00"	66.00'	142.84'

30' DRAINAGE EASEMENT BOUNDARY CHART		
CORNERS	BEARING	DISTANCE
M-N	N 24°54'00" E	30.08'
N-O	S 69°04'44" E	122.74'
O-11	S 74°02'40" W	25.00'
11-P	S 15°57'20" E	18.75'
P-M	N 69°04'44" W	116.07'

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND THERETO ANNEXED IS ADMITTED TO RECORD ON September 16, 1994, AT 2:25 O'CLOCK P.M.

TESTEE: Anthony B. Crumley,
Patsy Testerman, CLERK
John R. McAden
DEPUTY CLERK

APPROVED: Charles M. Huffine 7/6/94
ENGINEER, CITY OF ROANOKE DATE
John R. McAden 9/6/94
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GRAND PIANO & FURNITURE COMPANY, A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 22 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1561 AT PAGE 1140, DEED BOOK 1719 PAGE 931 AND IN DEED BOOK 1719 PAGE 426. A PORTION OF THE 15' SANITARY SEWER EASEMENT SHOWN HEREON IS HEREBY VACATED.

THE PRIVATE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY VACATED.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL OF

BY: George B. Cartledge, Jr. PRESIDENT
BY: Robert Bennett EXECUTIVE VICE PRESIDENT

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Lawanna S. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT GEORGE B. CARTLIDGE, JR., PRESIDENT, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF August, 19 94.

Lawanna S. Smiley
NOTARY PUBLIC MY COMMISSION EXPIRES March 31, 1997

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Lawanna S. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT ROBERT BENNETT, EXECUTIVE VICE PRESIDENT, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF August, 19 94.

Lawanna S. Smiley
NOTARY PUBLIC MY COMMISSION EXPIRES March 31, 1997

PLAT SHOWING
CONSOLIDATION AND VACATION
ON THE PROPERTY OF

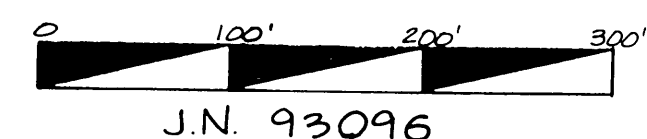
GRAND PIANO & FURNITURE COMPANY
A VIRGINIA CORPORATION

CREATING NEW TRACT IIA
SITUATED AT THE WEST END
OF NICHOLAS AVENUE, N.E.

STATESMAN PARK (M.B. 1 PG. 580)

ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: MARCH 18, 1994

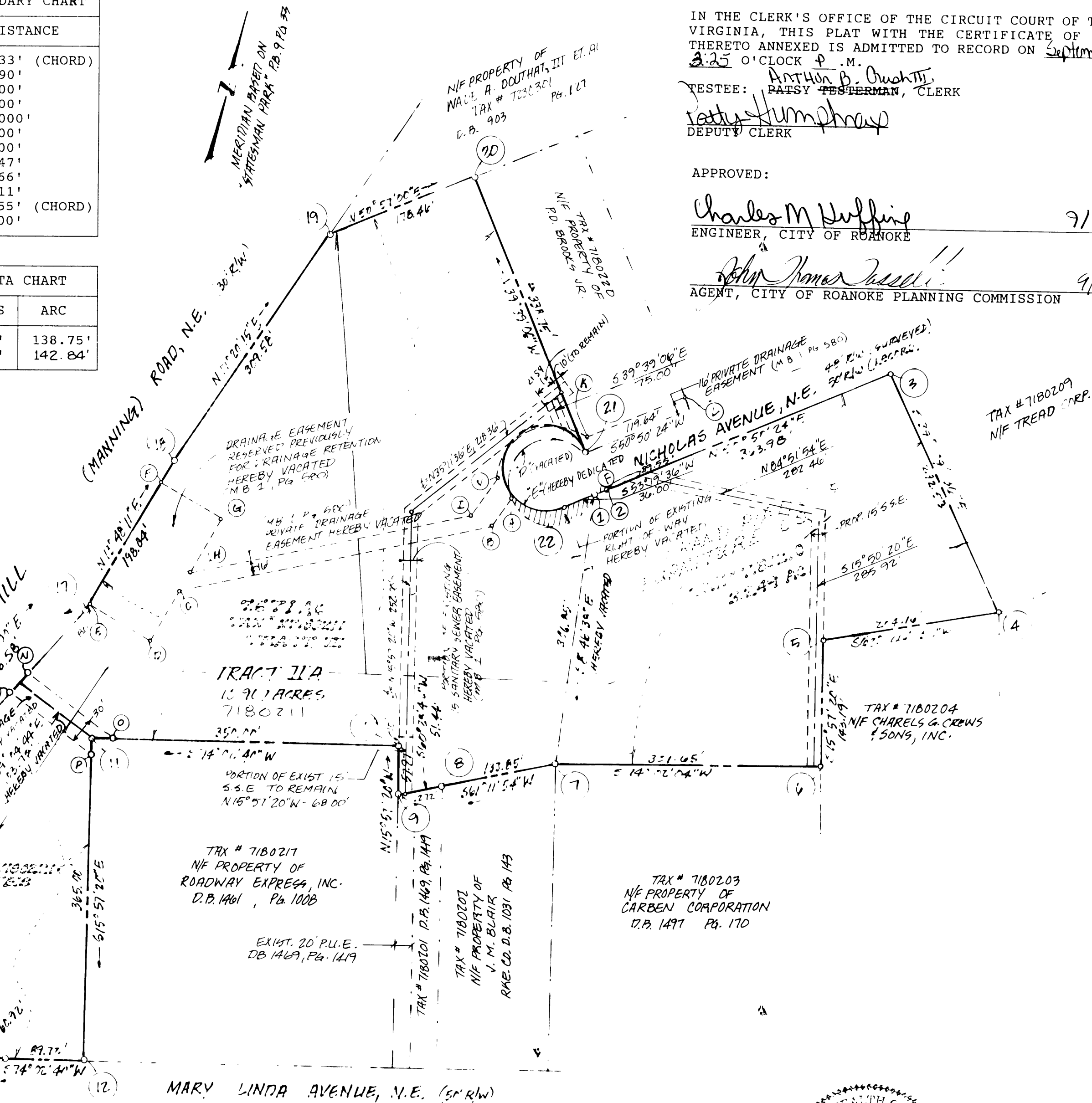


J.N. 93096

SEE PLAN N°
6278



BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018



CURVE DATA						
CURVE	ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
A	69°48'22"	50.00'	60.92'	34.88'	57.22'	N 71°03'10" W
B	61°03'01"	161.30'	171.87'	95.11'	163.85'	N 05°37'29" W
C	02°29'12"	172.65'	7.49'	3.75'	7.49'	S 52°05'01" W
D	302°22'18"	50.00'	263.87'	27.50'	48.20'	S 30°48'32" E
E	281°50'50"	50.00'	245.96'	40.60'	63.04'	N 03°48'26" E
F	03°45'57"	220.65'	14.50'	7.25'	14.50'	N 52°43'21" E

- NOTES:
1. THIS ORIGINAL SCALE PLAT HAS NOT BEE REDUCED.
 2. IRON PINS SET ON ALL CORNERS P.C.'s AND P.T.'s UNLESS OTHERWISE SPECIFIED.
 3. SEE ORDINANCE #26772 AND MAP BOOK 1, PAGE 346.
 4. PROPERTY LIES WITHIN F.E.M.A. DEFINED FLOOD ZONE X, UNSHADED.

COORDINATE LIST

	NORTHING	EASTING
1	5644.077	5079.531
2	5652.859	5091.069
3	5882.708	5373.294
4	5655.885	5558.023
5	5561.432	5377.026
6	5423.758	5416.388
7	5340.820	5126.354
8	5276.334	5009.062
9	5250.987	4964.301
10	5306.724	4948.365
11	5210.512	4611.849
12	4859.573	4712.186
13	4834.910	4625.921
14	4853.489	4571.801
15	4977.445	4481.246
16	5140.506	4465.186
17	5346.024	4560.584
18	5538.345	4607.834
19	5833.859	4700.089
20	5946.289	4838.680
21	5685.472	5054.843
22	5622.576	5050.657
1	5644.077	5079.531

TOTAL ACREAGE: 10.907