

BOUNDARY COORDINATES (ASSUMED VALUE)

1: 5116.27530 4864.91409
2: 5119.34328 5084.63567
3: 5145.64304 5084.76503
4: 5145.44465 5124.76454
5: 4969.83681 5123.89358
6: 4966.24993 4867.00878
1: 5116.27530 4864.91409

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JAMES C. AND DEANNA C. BOWMAN ARE THE FEE SIMPLE OWNERS OF A TRACT OF LAND CONVEYED TO SAID OWNERS IN DB. 1705 PG. 449 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THAT THE NORFOLK AND WESTERN RY. CO. IS THE FEE OWNER OF A PARCEL OF LAND CONVEYED PURSUANT TO ORDINANCE NUMBER 31733-102593 BY CITY COUNCIL, CITY OF ROANOKE, VIRGINIA.

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

EASEMENTS FOR PUBLIC UTILITIES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OR REPLACEMENT OF SAID LINES ARE HEREBY RESERVED.

THE CITY OF ROANOKE, VIRGINIA IS UNDER NO OBLIGATION FOR THE CONSTRUCTION OR MAINTENANCE OF THE EASEMENT FOR INGRESS AND EGRESS RUNNING FROM THE EAST TERMINATION OF DREW AVE. NE. TO NEW LOT 1.

NOTE: A sewer force main runs from the office-warehouse in the proposed 50' x 100' easement to Drew Ave. NE. - A new 15" Sanitary Sewer Easement is hereon dedicated as shown.

Walter P. Kingery, Jr.
DB. 1430 PG. 397
3280506

S. E. Kelle

AGENT, NORFOLK AND WESTERN RY. CO.

I, Ginger L. Carter, A NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA, CITY/COUNTY OF FULTON, DO HEREBY CERTIFY THAT THE ABOVE NAMED AGENT OF THE NORFOLK AND WESTERN RY. CO. DID PERSONALLY APPEAR BEFORE ME AND ACKNOWLEDGED THE SAME THIS 10th DAY OF JANUARY, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-98

Deanna C. Bowman
DEANNA C. BOWMAN

I, William B. Copenhagen, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, CITY/COUNTY OF ROANOKE, DO HEREBY CERTIFY THAT DEANNA C. BOWMAN DID PERSONALLY APPEAR BEFORE ME AND ACKNOWLEDGED THE SAME THIS 30th DAY OF NOVEMBER, 1994.

William B. Copenhagen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-31-95

James C. Bowman
JAMES C. BOWMAN

I, William B. Copenhagen, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, CITY/COUNTY OF ROANOKE, DO HEREBY CERTIFY THAT JAMES C. BOWMAN DID PERSONALLY APPEAR BEFORE ME AND ACKNOWLEDGED THE SAME BEFORE ME THIS 30th DAY OF NOVEMBER, 1994.

William B. Copenhagen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-31-95

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED WITH THE ACKNOWLEDGEMENT THERETO ATTACHED, ADMITTED TO RECORD AT 1:54 P.M. ON THIS 3 DAY OF February, 1995.

TESTEE: ARTHUR B. CRUSH, III, CLERK

BY: Kathleen Halladay
DEPUTY CLERK

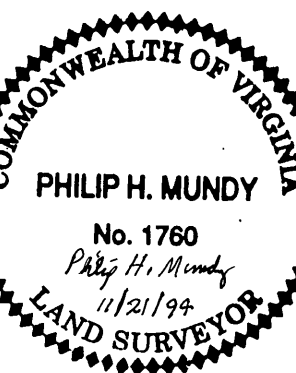
John Thomas Jussell
AGENT, CITY OF ROANOKE PLANNING COMMISSION

2/1/95
DATE

Charles M. Hufline
CITY ENGINEER, CITY OF ROANOKE

2/1/95
DATE

This original plat has not been reduced.



NOTE: Lines clockwise from "A" to "B" calculated from plat by Jack Bass recorded in MB. 1 PG. 700 and does not represent a current field survey.

Line "B" to "C": S 89-42-57 E 25.00 feet.

Line "C" to "E": S 89-42-57 E 15.00 feet.

Plat prepared from a current field survey.

This plat prepared without the benefit of a Title Report and therefore may not necessarily indicate all encumbrances upon said property.

This property does not lay within the limits of a 100 Year Flood Boundary as designated by current FEMA Maps.

The field survey was completed with an accuracy of better than One in Twenty Thousand (1:20,000).

PLAT OF SUBDIVISION FOR
NORFOLK AND WESTERN RY. CO. AND
JAMES C. and DEANNA C. BOWMAN

SHOWING PROPERTY TO BE CONVEYED TO APPALACHIAN POWER COMPANY FROM JAMES C. AND DEANNA C. BOWMAN (37,160 SQ. FT.) AND FROM THE NORFOLK AND WESTERN RY. CO. (2,636 SQ. FT.) HEREON CREATING NEW LOT 1 CONTAINING 39,796 SQ. FT. SITUATE AT THE EAST TERMINATION OF DREW AVE. NE. AND LEAVING 1933 ACRES REMAINING, DESCRIBED AS LOT 2-A.

CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 50'

JULY 11, 1994

REVISED: 11/21/94 REVISED: 11/29/94

LEGAL REFERENCE: Portion of DB. 1705 PG. 449 and ORDINANCE NUMBER 31733-102593 BY CITY COUNCIL, CITY OF ROANOKE, VIRGINIA

TAX ID.: Portion of 3280101