

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOHN G. ROCOVICH, JR., TRUSTEE OF THE QLC LAND TRUST, IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 11 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1645, PAGE 1783, AND BY VIRTUE OF CITY ORDINANCE NO. 32433-042495 VACATING 3,471 SQUARE FEET IN EXISTING RIGHT-OF-WAY.

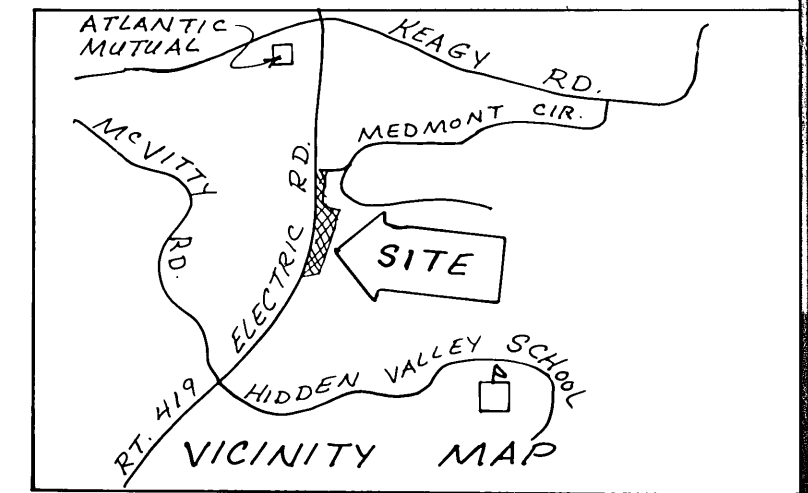
THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON IS HEREBY PLACED THE FOLLOWING SIGNATURE & SEAL:

JOHN G. ROCOVICH, JR.
TRUSTEE OF THE QLC LAND TRUST

LEGEND

○	IRON PIN SET
●	IRON PIN FOUND



LINE BEARING DISTANCE

L1	N 42°34'10" E	35.57'
L2	S 85°47'00" E	21.86'
L3	S 08°58'57" E	23.74'

COORDINATE LIST

CORNER	NORTHING	EASTING
1	5653.987	5229.186
2	5652.380	5250.987
3	5541.421	5247.950
4	5546.363	5343.322
5	5522.915	5347.028
6	5275.740	5392.319
7	5068.347	5426.310
8	5000.000	5000.000
9	5380.200	5142.563
10	5472.109	5160.120
11	5548.134	5174.643
1	5653.987	5229.186

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	22°44'16"	1029.930	408.73	207.09	406.05	N 20°33'16" E
C2	08°36'19"	1029.930	154.69	77.49	154.54	N 13°29'18" E
C3	14°07'57"	1029.930	254.04	127.67	253.40	N 24°51'32" E
C4	215°23'09"	40.00	150.37	125.46	76.22	N 10°48'53" E

NOTES:

- OWNER OF RECORD: JOHN G. ROCOVICH, JR. TRUSTEE OF THE QLC LAND TRUST
- LEGAL REFERENCE: DEED BOOK 1645, PAGE 1783
- TAX MAP NUMBERS: 5130511, 5130512, 5130513 AND 5130514
- NO TITLE REPORT FURNISHED
- CURRENTLY ZONED: RS1
- THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, James J. Lane, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John G. Rocovich, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14 DAY OF August, 1995.

NOTARY PUBLIC MY COMMISSION EXPIRES June 1, 1997

APPROVED: Philip C. Schirmer 9/1/95
ENGINEER, CITY OF ROANOKE DATE
Edward R. Teech 9/1/95
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3:27 O'CLOCK P.M. ON THIS 1st DAY OF September, 1995, IN MAP BOOK 1 PAGE 1439.

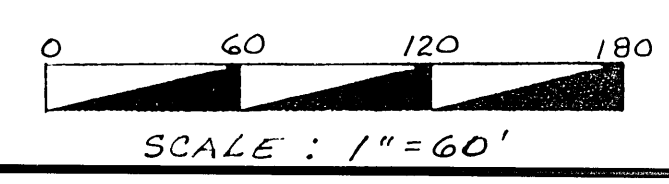
BY: Arthur B. Crush III Clerk
Kelly J. Gross Deputy Clerk



I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. McADEN 002002

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

THIS PROPERTY IS LOCATED IN F.E.M.A. DEFINED FLOOD ZONE UNSHADED X. SEE COMMUNITY PANEL # 51161C0043D (EFFECTIVE DATE OCT. 15, 1993)



PLAT OF SURVEY FOR
JOHN G. ROCOVICH, JR.
TRUSTEE OF QLC LAND TRUST
SHOWING A PART OF LOT 5, BLOCK 1 (0.22/ ACRE),
ALL OF LOT 4 (1.025 ACRES),
AND PART OF LOT 3 (0.306 ACRE)
BLOCK 2, SOUTHDOWNS
(ROANOKE COUNTY PLAT BOOK 3, PAGE 205)
3,471 SQUARE FOOT AREA OF PUBLIC RIGHT-OF-WAY
PREVIOUSLY INCLUDED AS A PART OF SAID LOTS 3, 4, & 5
VACATED BY CITY ORDINANCE NO. 32433-042495
DATED APRIL 24, 1995
AND A 1.709 ACRE PARCEL
CREATING HEREON NEW LOTS 1A (1.631 ACRES)
AND LOT 2 (1.709 ACRES)
SITUATED ON ELECTRIC ROAD (ROUTE 419)
CITY OF ROANOKE, VIRGINIA
MAY 15, 1995
JOB NUMBER 9510048