

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	1,000.000	1,000.000
2	752.561	1,166.534
3	722.008	864.335
4	661.823	390.139
5	991.660	987.600
1	999.996	999.986
TOTAL AREA = 2.169 ACRES		

CURVE DATA						
CURVE	ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
A	10°04'43"	3884.72'	683.34'	342.55'	682.46'	N 61°05'54" E
A1	1°59'32"	3884.72'	135.07'	67.54'	135.07'	N 57°03'19" E
A2	8°05'11"	3884.72'	548.27'	274.59'	547.81'	N 62°05'40" E

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT NANCY W. CROSS IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER FROM GARY L. LUMSDEN AND MARY P. LUMSDEN BY DEED DATED NOVEMBER 18, 1983, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1495, PAGE 604, AND WHICH ALSO COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER FROM THE COMMONWEALTH OF VIRGINIA BY DEED DATED JANUARY 18, 1990, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1616, PAGE 1640, AND WHICH ALSO COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY THE COMMONWEALTH OF VIRGINIA BY DEED DATED FEBRUARY 12, 1993, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1667, PAGE 538.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HER 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 AND TO ACKNOWLEDGE THAT THIS MAP SHALL CORRECT THE COMBINATION OF PROPERTY BY DEED ONLY WHICH OCCURRED IN 1990 AND 1993.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 21st DAY OF MARCH, 1996.

BY: Nancy W. Cross
NANCY W. CROSS, OWNER

STATE OF VIRGINIA
County OF Roanoke

I, SARA V. PRILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT NANCY W. CROSS, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED JANUARY 5, 1996, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 21, 1996.

MY COMMISSION EXPIRES JANUARY 31, 1998

Sara V. Prillaman
NOTARY PUBLIC

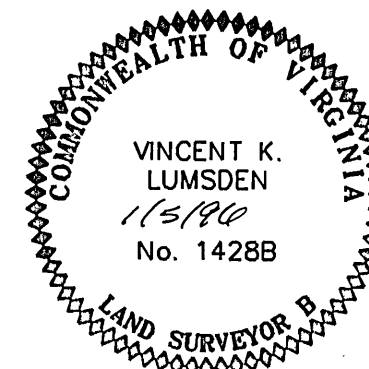
NOTES:

- IRON PIN OR OTHER MARKER AT EACH PROPERTY CORNER AS NOTED.
- NONE OF THIS PROPERTY FALLS WITHIN THE NATIONAL FLOOD INSURANCE PROGRAM 100 YEAR FLOOD PLAIN. REFERENCE FEMA/FIRM MAP NUMBER 51161C0024D (AREA IN ZONE X) FOR THE CITY OF ROANOKE, VIRGINIA, DATED OCTOBER 15, 1993.
- THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- THIS PLAT COMBINES HEREON A 0.985 ACRE PARCEL (TAX #6600101), A 0.730 ACRE PARCEL (TAX #6600113), AND A 0.24 ACRE PARCEL (TAX #6600114) TO CREATE NEW PARCEL "A" (0.657 ACRE) AND PARCEL "B" (1.512 ACRES).
- THIS PROPERTY IS SUBJECT TO THE CONDITIONS SETFORTH IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA, BY ORDINANCE #31413-041993, DATED APRIL 19, 1993, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE AFORESAID CITY AND STATE IN DEED BOOK 1681, PAGE 1084.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

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

V. Kirk Lumsden
V. KIRK LUMSDEN, L.S. #1428B

1/5/96
DATE

**APPROVED:**

Charles M. Hufline
CITY ENGINEER, ROANOKE, VIRGINIA

5-6-96
DATE

John Thomas Zucchi
AGENT, CITY OF ROANOKE
PLANNING COMMISSION

5-3-96
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 8th DAY OF July, 1996, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:30 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Sena Testerman
DEPUTY CLERK

PLAT SHOWING PROPERTY
OF

NANCY W. CROSS

COMBINING

A 0.985 ACRE PARCEL, (D.B.1495, PG.604),
A 0.730 ACRE PARCEL, (D.B.1616, PG.1640)
AND A 0.240 ACRE PARCEL (D.B.1667, PG.538)

CREATING NEW

**PARCEL "A" (0.657 AC.)
& PARCEL "B" (1.512 AC.)**

ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 5 JANUARY 1996

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