

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BLAND A. PAINTER, III AND BETTY J. PAINTER ARE THE FEE SIMPLE OWNERS OF THE LAND HEREON BOUNDED BY CORNERS 25 THROUGH 30 TO 19 THROUGH 9 TO 31 TO 23 THROUGH 25 INCLUSIVE, AND IS ONE OF THE TWO LOTS 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 1552 PAGE 54; AND THAT THE SAID LAND IS SUBJECT TO A DEED OF TRUST RECORDED IN DEED BOOK 1635 PAGE 1677 AND MODIFIED BY AGREEMENTS RECORDED IN DEED BOOKS 1655 PAGE 2053, 1706 PAGE 991, 1714 PAGE 534, 1717 PAGE 1250, 1734 PAGE 1948, IN WHICH JOHN R. PATTERSON AND CRAIG V. VANSANDT ARE THE TRUSTEES (ANY ONE OF WHOM MAY ACT) AND DOMINION BANK, N.A. IS THE BENEFICIARY.

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

Bland A. Painter, III 8/27/96
OWNER DATE

Betty J. Painter 8-27-96
OWNER DATE

Robert J. Miller
TRUSTEE DATE

CITY/COUNTY OF BOTETOURT

COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF AUGUST, 1996 BY BLAND A. PAINTER, III AND BETTY J. PAINTER.

Robert J. Miller, NOTARY PUBLIC
MY COMMISSION EXPIRES: 31 August 1999

CITY/COUNTY OF Roanoke
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, 1996 BY JOHN R. PATTERSON

Martha J. Morgan, NOTARY PUBLIC
MY COMMISSION EXPIRES: July 31, 2000

CITY APPROVAL SIGNATURES:

John Thomas Russell 8/27/96
AGENT TO THE PLANNING COMMISSION DATE

Charles M. Huffine 8/27/96
CITY ENGINEER DATE

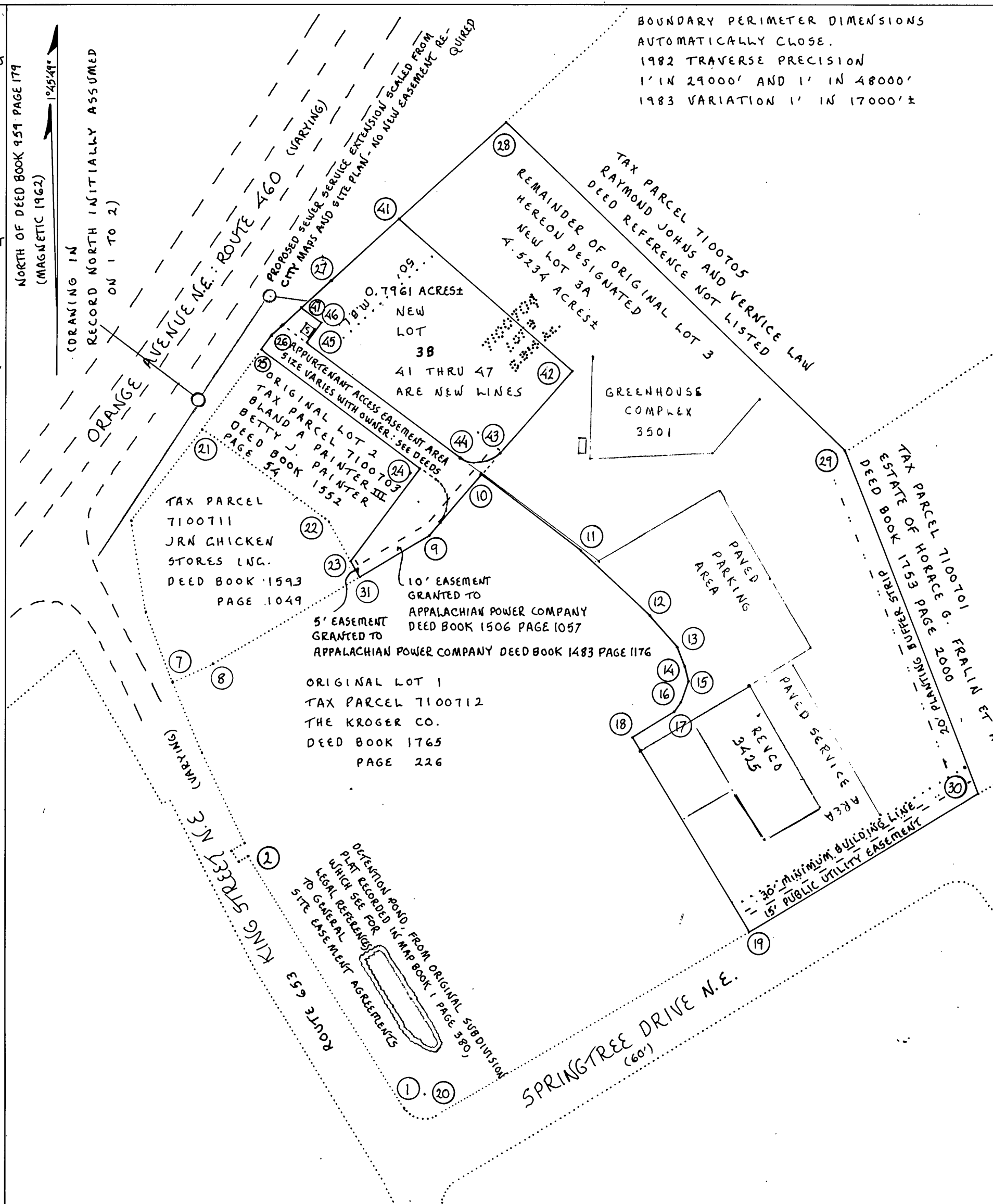
IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATES OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON September 4, 1996 AT 10:25 O'CLOCK A M.

TESTE: ARTHUR B. CRUSH, CLERK

BY: Lena Testerman, DEPUTY CLERK

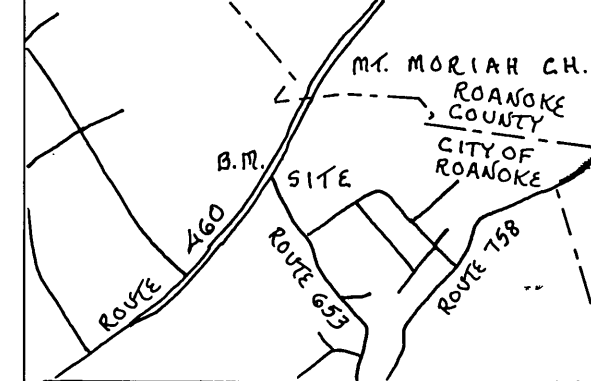
THIS PLAT IS DRAWN FROM FIELD SURVEYS MADE IN 1982, WITH THEN MISSING CORNER MONUMENTS PROJECTED ACCORDING TO PREVIOUS SURVEYS OF RECORD OFF COMMON BASELINE 2 TO 29.

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. SEE FLOOD INSURANCE RATE MAP 51161C0028D



BOUNDARY PERIMETER DIMENSIONS
AUTOMATICALLY CLOSE.
1982 TRAVERSE PRECISION
1' IN 29000' AND 1' IN 48000'
1983 VARIATION 1' IN 17000'±

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED IF THE ARROW BELOW IS TWO INCHES LONG



VICINITY MAP: SCALE 1"=2000'
FROM GEOLOGICAL SURVEY MAP
SITE LATITUDE 37°18'± NORTH
SITE LONGITUDE 79°53'30"± WEST

COORDINATE TABLE

1: N-1000.0000 E-1000.0000
ASSUMED

25:	N-1752.7454	E-0832.2549
26:	N-1766.2913	E-0841.4107
27:	N-1821.8753	E-0899.2384
28:	N-1985.4952	E-1070.0585
29:	N-1667.1487	E-1419.4061
30:	N-1329.8900	E-1561.6655
(ADJUSTED TO ELIMINATE CLOSURE ERROR IN OLD ORIGINAL SURVEY OF OUTSIDE LINE)		
19:	N-1186.7579	E-1337.5688
18:	N-1376.0406	E-1216.6726
17:	N-1403.1225	E-1257.7176
16:	N-1412.3337	E-1264.4374
15:	N-1434.5232	E-1270.2572
14:	N-1448.4089	E-1266.3280
13:	N-1466.6539	E-1257.7625
12:	N-1498.3075	E-1229.7750
11:	N-1558.6545	E-1158.8842
10:	N-1632.1757	E-1055.8239
9:	N-1570.3876	E-1005.1207
31:	N-1527.2873	E-0937.6402
23:	N-1541.7764	E-0928.3860
24:	N-1637.6857	E-0995.8435

RECORD DIMENSIONS:

25 TO 26:	16.35' ARC LENGTH	0°09'43" Δ ANGLE
	5784.58' RADIUS	16.35' CHORD
	N34°03'19"E	
26 TO 27:	N46°08'E	80.21'
27 TO 28:	N46°14'E	236.54'
28 TO 29:	S47°39'30"E	472.64'
29 TO 30:	S22°52'14"E	365.77'
	ADJUSTED	366.03'
30 TO 19:	S57°26'W	265.67'
	ADJUSTED	265.91'
19 TO 18:	N32°34'W	224.60'
18 TO 17:	N56°34'58"E	49.17'
17 TO 16:	N36°06'41"E	11.40'
16 TO 15:	N14°41'47"E	22.94'
15 TO 14:	N15°47'59"W	14.43'
14 TO 13:	N25°08'56"W	20.16'
13 TO 12:	N41°28'57"W	42.25'
12 TO 11:	N49°35'36"W	93.10'
11 TO 10:	N54°29'48"W	126.60'
10 TO 9:	S39°22'20"W	79.93'
9 TO 31:	S57°26'W	80.07'
31 TO 23:	N32°34'W	17.19'
23 TO 24:	N35°07'14"E	117.26'
24 TO 25:	N54°52'46"W	200.00'
NEW DIVISION:		
27 TO 41:	N46°14'E	95.30'
41 TO 42:	S50°23'06"E	230.00'
42 TO 43:	S39°22'20"W	111.09'
43 TO 44:	44.90' ARC LENGTH	85°44'54" Δ ANGLE
	30.00' RADIUS	40.82' CHORD
	S82°14'47"W	
44 TO 45:	N54°52'46"W	191.78'
45 TO 46:	N35°07'14"E	25.00'
46 TO 47:	N54°52'46"W	25.13'
47 TO 27:	N46°08'E	38.79'
26 TO 47:	N46°08'E	41.42'
41 TO 28:	N46°14'E	141.24'

CLOSURE LOT 3A: "PERFECT"

CLOSURE LOT 3B: "PERFECT"

SEE COMPUTER PRINTOUT SUBMITTED TO ROANOKE CITY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FOR PROOF

THIS PLAT SUBDIVIDES EXISTING TAX PARCEL 7100704 BEING ORIGINAL LOT 3 (5.319 AC.±) AND CREATES NEW LOT 3B (0.7961 AC.±) AND REMAINING LOT 3 (4.5234 AC.±) HEREON NEW LOT 3A. THIS PLAT IS SUBJECT TO INFORMATION THAT WOULD BE REVEALED BY A COMPLETE TITLE SEARCH AND A COMPLETE RETRACEMENT.

SUBDIVISION OF LOT 3 IN THE IVY RIDGE DEVELOPMENT MADE BY BLAND A. PAINTER III ON THE EAST CORNER OF ORANGE AVENUE AND KING STREET IN THE CITY OF ROANOKE, VIRGINIA SHOWING THE CREATION OF NEW LOT 3B CONTAINING 0.7961 ACRES± AND NEW LOT 3A CONTAINING 4.5234 ACRES±. SEE MAP BOOK 1 PAGE 380 FOR SUBDIVISION CREATING LOT 3

PREPARED BY: REID McMURRY, P.O. BOX 97, DALEVILLE VA 24083
SCALE: 1"=100' SHEET 1 OF 1 SHEET 13, 24 AUGUST 1996

MONUMENTATION:

1, 2	IRON PINS FOUND 1979, 1982	23	#5 REBAR SET 1984, FOUND 1996
7	#5 REBAR SET 1983, FOUND 1996	24	PK MASONRY NAIL SET 1984, FOUND 1996
8	PK MASONRY NAIL SET 1983 3 1/2" SOUTH OF	25	IRON SET 1983, PUNCH HOLE IN CURB FOUND
	PK MASONRY NAIL FOUND; BOTH FOUND 1996		1.77' SE ON LINE 1996
9	PK MASONRY NAIL RESET 1983, FOUND 1996	26	HIGHWAY MONUMENT CALLED FOR, NOT EVIDENT
10	PK MASONRY NAIL SET 1984, FOUND 1996	27	RESET WITH TACK IN SHORT OAK HUB OVER
11 TO 18	ACROSS PAVED PARKING LOT; PK NAIL SET		ROCK 1996
	AT EACH IN 1996 BY T.P. PARKER & SON	28	IRON FOUND 1983, NOT SEARCH 1996
	ACCORDING TO DEED BOOK 1765 PAGE 227;	29	IRON FOUND 1982, FOUND 1996 SLIGHTLY
	LOCATION SPOTTED WITH PAINT BUT PAVE-		DISTURBED BY CONSTRUCTION
	MENT NOT EXCAVATED TO CONFIRM 1996	30	#5 REBAR SET 1983; #4 REBAR FOUND 1996
19	IRON SET 1984		29+365.25'-0.22' LEFT
	1/2" REBAR WITH YELLOW CAP SET IN 1996	31	PK MASONRY NAIL SET IN SHALLOW DIRT OVER
	BY T.P. PARKER & SON ACCORDING TO DEED		LAMP POST FOOTING, FOUND 1996; NOT STABLE
	BOOK 1765 PAGE 227, NOT SEARCHED 1996	41	#5 REBAR SET IN ROCK, TOP 27+95.22' 1996
20	IRON FOUND 1979	42, 43	#5 REBARS SET 1996
21	#5 REBAR SET 1983, FOUND 1996	44, 45	PK MASONRY NAIL SET 1996
22	#5 REBAR SET 1983, ANOTHER FOUND 1996	46	#5 REBAR SET 1996
	0.29' SE OF ORIGINAL LOCATION	47	RAILROAD SPIKE SET OVER ROCK 1996