

KNOW ALL MEN BY THESE PRESENTS TO WIT:  
THAT PRECISION INVESTMENT CORPORATION IS THE FEE SIMPLE OWNER  
OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS  
1 THROUGH 5 TO 1 INCLUSIVE, SAID PROPERTY HAVING BEEN  
CONVEYED TO SAID OWNERS BY DEED OF RECORD IN THE CLERK'S OFFICE OF  
THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1775  
AT PAGE 1364; SAID PROPERTY BEING SUBJECT TO A DEED OF TRUST  
TO SIGNET BANK, WHICH IS OF RECORD IN THE AFORESAID  
CLERK'S OFFICE IN DEED BOOK 1775 AT PAGE 1370;

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF LAND AS SHOWN  
HEREON HAS BEEN MADE WITH THEIR CONSENT AND IN ACCORDANCE  
WITH THEIR WISHES AND DESIRES AS REQUIRED BY SECTION 15.1-465  
THROUGH 15.1-485 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE,  
AND AS REQUIRED BY THE SUBDIVISION AND ZONING ORDINANCE  
OF THE CITY OF ROANOKE, VIRGINIA.

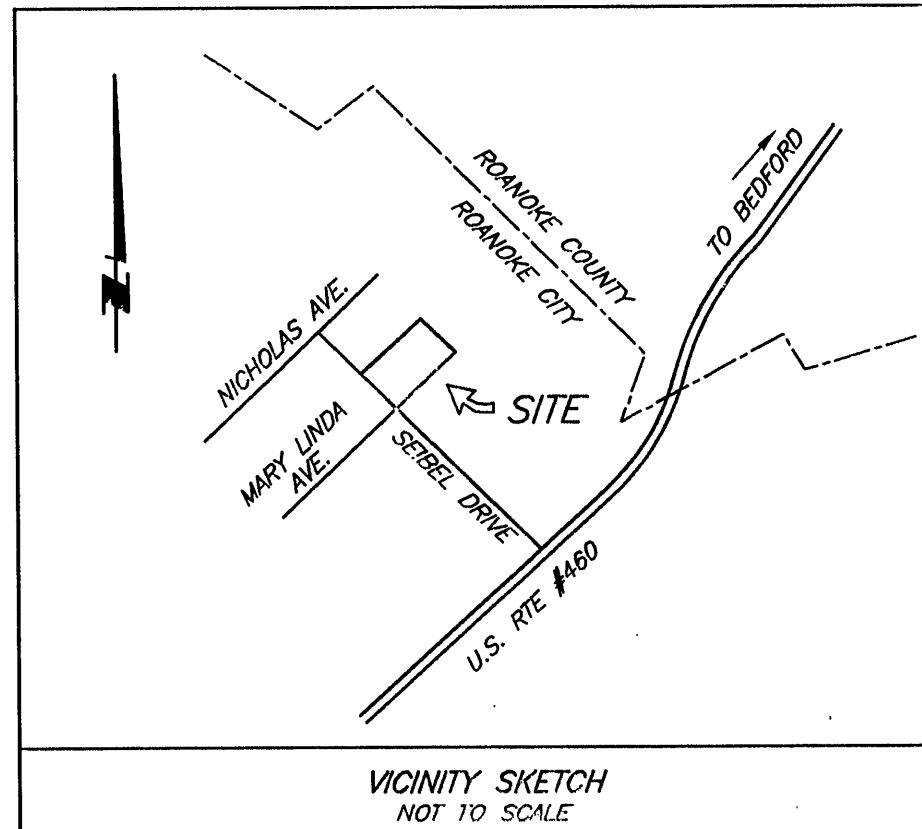
THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	50.00'	81.34'	52.88'	72.66'	N 75°14'02" W	93°12'16"

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

By: Michael J. Amos (President) 5/06/97 DATE  
PRECISION INVESTMENT CORPORATION  
Joseph E. Wright, III 4/3/97 DATE  
JOSEPH E. WRIGHT, III - TRUSTEE (EITHER OF WHOM MAY ACT)  
J. BROOK WRIGHT - TRUSTEE (EITHER OF WHOM MAY ACT) DATE

TAX PARCEL  
7200101  
EASTLAND DEVELOPERS INC.  
D.B. 1723 Pg. 1230



BOUNDARY COORDINATES  
ASSUMED DATUM

1	N 5103.6383	E 4555.5503
2	N 5351.1899	E 4954.2490
3	N 4965.8323	E 5212.9844
4	N 4723.7501	E 4823.0947
5	N 4742.2693	E 4752.8342
1	N 5103.6383	E 4555.5503

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE  
COUNTY/CITY OF Roanoke  
I, Shirley Deeding, A NOTARY PUBLIC IN AND FOR THE  
AFORESAID Roanoke City AND STATE, DO HEREBY CERTIFY THAT  
Michael J. Amos  
PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED  
THE SAME ON May 6, 1997.  
MY COMMISSION EXPIRES ON May 31, 2000  
Shirley Deeding  
NOTARY PUBLIC

NOTARY'S CERTIFICATE

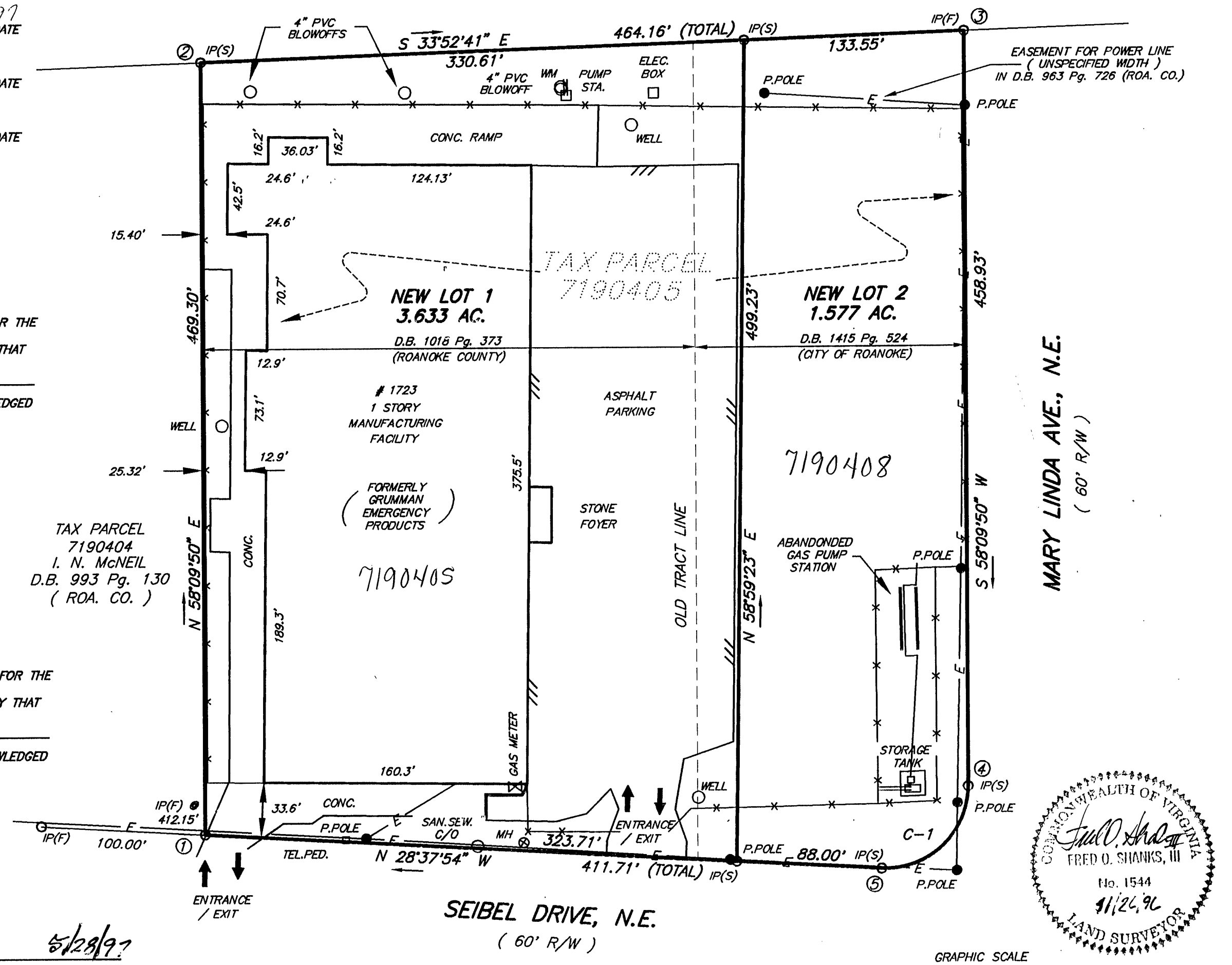
STATE OF VIRGINIA AT LARGE  
COUNTY/CITY OF Roanoke  
I, Monica Snow, A NOTARY PUBLIC IN AND FOR THE  
AFORESAID Roanoke City AND STATE, DO HEREBY CERTIFY THAT  
Joseph E. Wright, III  
PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED  
THE SAME ON April 3, 1997.  
MY COMMISSION EXPIRES ON October 31, 2000  
Monica Snow  
NOTARY PUBLIC

APPROVED: John Hanes Cassell 5/29/97 DATE  
AGENT, CITY OF ROANOKE PLANNING COMMISSION  
Charles M. Huffine 5-28-97 DATE  
CITY ENGINEER, ROANOKE VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA,  
THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED  
TO RECORD ON May 28, 1997, AT 3:25 O'CLOCK P.M.

TESTEE: \_\_\_\_\_, CLERK

Lena Teiterman  
DEPUTY CLERK



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE  
BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION  
IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE  
SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON  
THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION  
AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE  
MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA  
STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS,  
AND LANDSCAPE ARCHITECTS.

Fred O. Shanks, III 11/26/96  
FRED O. SHANKS, III  
Land Surveyor # 1544

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A  
TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL  
ENCUMBRANCES UPON THE PROPERTY.
2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED  
FLOOD HAZARD ZONE AS OF OCTOBER 15, 1993 F.E.M.A. STUDIES.  
THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A.  
COMMUNITY PANEL No. 51161C0028 D.
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED  
IN ROANOKE COUNTY DEED BOOK 1018, Pg. 373, AND IN  
CITY OF ROANOKE DEED BOOK 1415, Pg. 524.

PLAT OF SUBDIVISION  
FOR  
PRECISION INVESTMENT CORPORATION  
OF TWO UN-NUMBERED PARCELS  
STATESMAN PARK ( P.B. 9 Pg. 33 )  
HEREBY CREATING  
NEW LOT 1 (3.633 AC.)  
AND  
NEW LOT 2 (1.577 AC.)  
CITY OF ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C. SURVEYORS & PLANNERS 313 LUCK AVENUE ROANOKE, VIRGINIA 24016 (540) 343-6685	
DATE: 11/26/96	SCALE: 1"=60'
CALC: JRA	DRAWN BY: JRA
CREW: JRA	F.B.: 96.01
CHECKED BY: <u>Poc</u>	JOB NO.: 696047