MAP BOOK\_

SDONNIE W. SLUSHER NO. 1246

This is to certify that on <u>AUGUST 11. 1997</u>
I made an accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than these shown hereon.

Slusher, Simpkins, and Assoc., P.C. P.O. Box 646 Bedford, Va. 24523

- I. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the title.
- 2. Exact location of underground utilities and improvements unknown.
- 3. The subject property is located in flood insurance zone 'x" as designated by F.E.M.A.

  Comm. Panel No. 51161 COO 28D Dated Oct. 15. 1993
- 4. See zoning restrictions for side. rear and front setbacks.
- 5. 15' P.U.E. along Granby St., N.E. is hereby dedicated to the City of Roanoke.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CORGI. L.L.C. IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS I THRU 4 TO I. INCLUSIVE. WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERKS OFFICE IN THE CITY OF ROANOKE. VIRGINIA. IN DEED BOOK 1770 PAGE 1819.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF LAND SHOWN HEREON IS MADE ENTIRELY WITH THEIR OWN FREE WILL AND IN ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT OF CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES.

STATE OF VIRGINIA TO WIT: CITY OF BOHNOKE

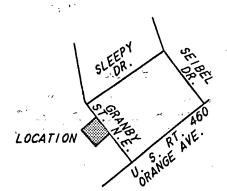
THE AFORESAL Chitwood A NOTARY PUBLIC IN AND FOR
THE AFORESAID STATE. DO HEREBY CERTIFY THAT

FOR CORGI. L.L.C.

HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
FOREGOING INSTRUMENT ON THIS // DAY OF SEPT. . 1997.

James & Philines: NOTARY PUBLIC

6-30-2000 MY COMMISSION EXPIRES



VICINTY MAP

BETH ISRAEL CONGREGATION CEMETERY I.M. 7130112 

DEPUTY CLERK APPROVED:

CITY ENGINEER. CITY OF ROANOKE AGENT, CITY OF ROANOKE PLANNING COMMISSION

9-5-97 DATE DATE

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

BAR SCALE

## LYNCHBURG CRANE SERVICE. INC.

PLAT SHOWING SURVEY PROPERTY BEING CONVEYED BY:

CORGI. L.L.C. SOURCE: DEED BOOK 1770 PG. 1819

BEING NEW LOT I - 1.000 ACRE TRACT SITUATE IN STATESMAN PARK (P.B. 9 PG. 33) AND 15' P.U.E. DEDICATED TO THE CITY OF ROANOKE. VA.

CITY OF ROANOKE. VIRGINIA

SCALE 1 - 50 F.B. 359 PG. 65 DATE: AUGUST 11. 1997

| III SAN  |  |
|--|--|
| LAND RETAINED BY:  CORGI, L.L.C.  - T.M. 7140103 - D.B. 1770 PG. 1819 4.12 ACRES +-  |  |
| NEW LINE OF SO. R. W. S.   |  |
| JACQUELINE B. AND WALLACE A. REED T.M. 7130113  D. R. 1370-PG 542  |  |
| ROANOKE WOOD PRESERVERS. INC.  ROANOKE WOOD PRESERVERS. CO.  ROANOKE WOOD PRESERVERS. ROA.  ROANOKE WOOD PRESERVERS. ROA.  ROANOKE WOOD PRESERVERS. ROA.  ROANOKE WOOD PRESERVERS. ROA.  ROANOKE WOOD PRESERVERS. ROA. |  |

BOUNDARY COORDINATES POINT NORTHING EASTING 1099.45549 1086.24251 953.69152 1169.17233 802.93940 963.51801 941.02952 870.11963 1099.45549 1086.24251

CC97