

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That C & C Development Properties, Inc. is the fee simple owner of the property shown hereon, bounded by corners A, B, C, D, E, F, G, H, I, J, K, L, M, N to A, said property having been acquired by deeds of record in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, recorded as instrument nos. 970020032, 970020031, 970020030, 970020029, 970020028, 970020027, 970020026, 970020025, 970020024 and 970020033. Said owners certify that this platting and subdivision has been made with their consent and in accordance with their wishes and desires as required by Sections 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 Ordinances of the City of Roanoke, Virginia.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

BY: James D. Carr 9/22/97  
President  
C & C Development Properties, Inc.  
DATE

NOTARY'S CERTIFICATE

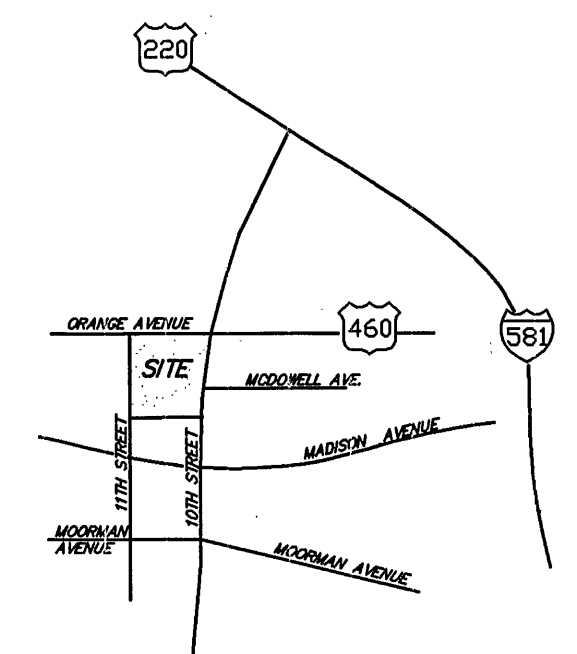
STATE OF VIRGINIA AT LARGE  
COUNTY/CITY OF Virginia Beach  
I, Gaynelle F. Butcher A NOTARY PUBLIC IN AND FOR THE  
AFORESAID City AND STATE, DO HEREBY CERTIFY THAT  
James D. Carr  
PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED  
THE SAME ON Sept 22, 1997.  
MY COMMISSION EXPIRES ON April 30, 2000.  
Gaynelle F. Butcher  
NOTARY PUBLIC

THIS ORIGINAL SCALE DRAWING HAS NOT BEEN REDUCED

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	990.34'	121.58'	60.87'	121.51'	S 80°25'01" E	07°02'03"
C-2	990.34'	81.13'	40.59'	81.11'	S 86°58'52" E	04°41'37"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L-1	S 76°54'00" E	8.73'
L-2	S 84°17'03" E	12.10'
L-3	S 89°19'40" E	41.13'

MOOT PLAN NO. U631(2)-460-1440-A



VICINITY MAP  
NOT TO SCALE

CONVEYED TO THE CITY OF ROANOKE DB 773, PG 107

CONVEYED TO THE CITY OF ROANOKE DB 764 PAGE 286

- NOTES:
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
  - THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF OCT. 15, 1993. F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 510130 0042 D.
  - LOCATIONS SHOWN FOR ALL UNDERGROUND IMPROVEMENTS ARE APPROXIMATE ONLY AND ARE INTENDED EXPRESSLY FOR INFORMATIONAL PURPOSES.

BOUNDARY COORDINATES  
ASSUMED DATUM

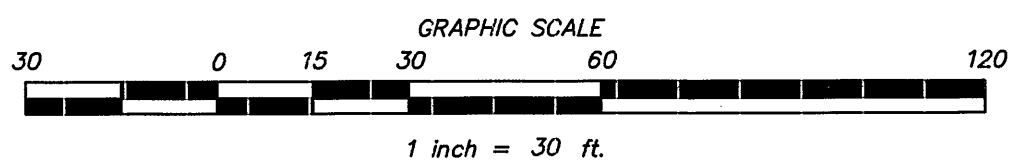
A	N 5014.0872	E 4876.0314
B	N 5012.1081	E 4884.5361
C	N 4991.8804	E 5004.3466
D	N 4990.6751	E 5016.3878
E	N 4986.4037	E 5097.3806
F	N 4985.9213	E 5138.5038
G	N 4875.0218	E 5112.6188
H	N 4789.5973	E 5100.3814
I	N 4692.2148	E 5077.6515
J	N 4719.1499	E 4962.2532
K	N 4738.6284	E 4966.7992
L	N 4745.3771	E 4937.5685
M	N 4725.9006	E 4933.0225
N	N 4753.4048	E 4815.1857
A	N 5014.0872	E 4876.0314

CURVE	CHORD	BEARING	DELTA
C1	20.36'	N 13°08'17" E	180°00'00"
C2	7.97'	N 70°39'21" E	46°57'52"
C3	12.45'	S 85°20'39" E	76°57'52"
C4	19.30'	S 27°58'15" W	149°39'55"
C5	5.73'	S 67°48'49" W	69°58'46"
C6	11.52'	S 67°58'52" W	70°18'51"

APPROVED: Arthur B. Crush 9/30/97  
AGENT, CITY OF ROANOKE PLANNING COMMISSION  
Charles M. Duff 9/30/97  
CITY ENGINEER, ROANOKE VIRGINIA  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THEREO ANNEXED IS ADMITTED TO RECORD ON OCT 1, 1997, AT 9:26 O'CLOCK A.M.

TESTEE: Arthur B. Crush, CLERK



Surveyor's Certification  
I hereby certify that to the best of my knowledge and belief this survey is correct and has been prepared in accordance with the current standards of a boundary as established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Landscape Architects.  
Shanks Associates, P.C.  
Land Surveyor #1544  
Date: 7/28/97

COMBINATION PLAT  
FOR  
C & C DEVELOPMENT PROPERTIES, INC.  
OF  
LOTS 4, 5, 6, 7, 8 AND  
A PORTION OF LOT 9  
AND LOTS 14, 15 AND A PORTION OF  
LOTS 10, 11, 12, AND 13  
BLOCK 6  
AS SHOWN ON  
"MAP OF MOORMAN HOMESTEAD"  
(DEED BOOK 211 PAGE 23)  
HEREBY CREATING  
NEW LOT A (1.684 AC.)  
CITY OF ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C. SURVEYORS & PLANNERS 313 LUCK AVENUE ROANOKE, VIRGINIA 24016 (540) 343-6685	
DATE: 7/28/97	SCALE: 1"=30'
CALC: ROC	DRAWN BY: JRA
CREW: TOM	F.B.: DC
CHECKED BY: <u>ML</u>	JOB NO.: 697026