

BOUNDARY COORDINATES

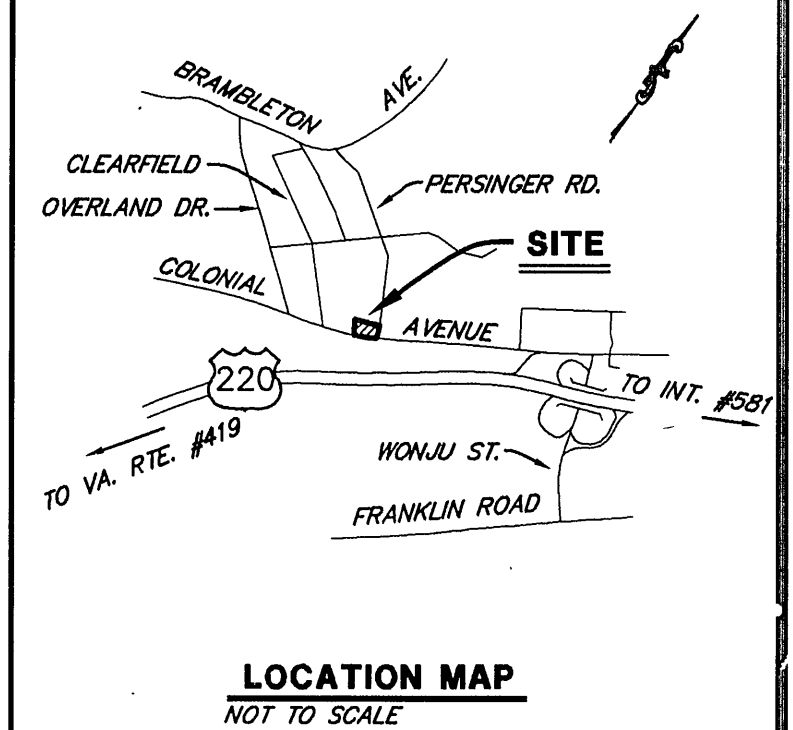
ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
1	5189.03959	4311.97114
2	5349.74491	4177.36218
3	5514.01133	4477.60824
4	5376.37784	4547.48404
5	5344.64025	4539.61508
6	5236.29931	4386.22154
1	5189.03959	4311.97114

TOTAL AREA = 1.413 ACRES

LEGEND

M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
OE&T	OVERHEAD ELECTRIC & TELEPHONE LINES



NOTE:

AREA BOUNDED BY CORNERS 2A-3
THRU 5 TO 5A-5B TO 2A, INCLUSIVE
IS HEREBY DEDICATED TO THE CITY OF
ROANOKE FOR ROAD WIDENING PUR-
POSES CONSISTING OF 0.041 ACRES.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	25.00'	35.64'	21.61'	32.70'	S 13°55'30" W	81°41'00"
C-2	914.93'	88.05'	44.06'	88.01'	S 57°31'25" W	05°30'50"
C-3	914.93'	28.04'	14.02'	28.04'	S 55°38'40" W	01°45'21"
C-4	914.93'	60.01'	30.02'	60.00'	S 58°24'05" W	03°45'29"
C-5	25.00'	35.64'	21.61'	32.70'	N 13°55'30" E	81°41'00"

APPROVED:

Arthur B. Crush, III
AGENT, ROANOKE CITY PLANNING COMMISSION

9/22/98
DATE

Charles M. Huffer
CITY ENGINEER, ROANOKE, VIRGINIA

9/22/98
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
ANNEXED IS ADMITTED TO RECORD ON 9-23 1998, AT 9:20
O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Arthur B. Crush, III
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT COMMERCIAL INVESTMENT REALTY COMPANY, L.C. IS THE FEE SIMPLE
OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED,
BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES
ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 16,
1998, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 98009491.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN
HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO
AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY
SECTIONS 15.1-465 THROUGH 15.1-485, AS AMENDED TO DATE AND FURTHER
PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION
ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT,
DEDICATE TO THE CITY OF ROANOKE ALL OF THE EASEMENTS WITHIN THE
BOUNDARY FOR PUBLIC USE AS SHOWN HEREON AND DEDICATE IN FEE SIMPLE
TO THE CITY OF ROANOKE, ALL THE LAND FOR ROAD WIDENING PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND
SEAL ON THIS 21 ST DAY OF SEPTEMBER, 1998.

COMMERCIAL INVESTMENT REALTY COMPANY, L.C.

BY: *Timothy J. Thielecke*
OWNER

STATE OF VIRGINIA
COUNTY OF ROANOKE

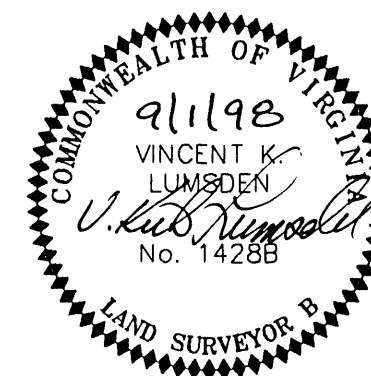
I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID
COUNTY AND STATE DO HEREBY CERTIFY THAT TIMOTHY J. THIELECKE,
OWNER OF COMMERCIAL INVESTMENT REALTY COMPANY, L.C., WHOSE NAME IS
SIGNED TO THE FOREGOING WRITING DATED 1 SEPTEMBER, 1998, HAS
PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND
STATE AND ACKNOWLEDGED THE SAME ON SEPTEMBER 21, 1998.

MY COMMISSION EXPIRES MARCH 31, 2000

Arlene M. Thomas
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE
REPORT AND THERE MAY EXIST EASEMENTS WHICH AFFECT THE PROPERTY
NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR
PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE
SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH
RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO
THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH
REGARD TO THE SUBDIVISION OR RESUBDIVISION.
5. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD
BOUNDARY AS DESIGNATED BY FEMA. SEE COMMUNITY PANEL NUMBER
510130 0044, MAP NUMBER 51161 C0040, DATED OCTOBER 15, 1993, ZONE "X".
6. PROPERTY SHOWN HEREON IS DESIGNATED BY ROANOKE CITY TAX #1280114.
7. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
8. 60' SETBACK FROM CENTERLINE OF COLONIAL AVENUE PER SETBACK ORDINANCE
8704, DATED AUGUST 26, 1946.

PLAT OF
"COLONIAL COURT"

BEING A SUBDIVISION OF
DUVALL RIDGEWAY HULL PROPERTY
PLAN 508-C
PROPERTY OF

COMMERCIAL INVESTMENT
REALTY COMPANY, L.C.

SITUATED AT THE INTERSECTION OF
COLONIAL AVENUE, S.W. AND PERSINGER ROAD, S.W.
ROANOKE, VIRGINIA

SCALE: 1" = 40' DATE: 1 SEPTEMBER 1998

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

COMM. # 97-451