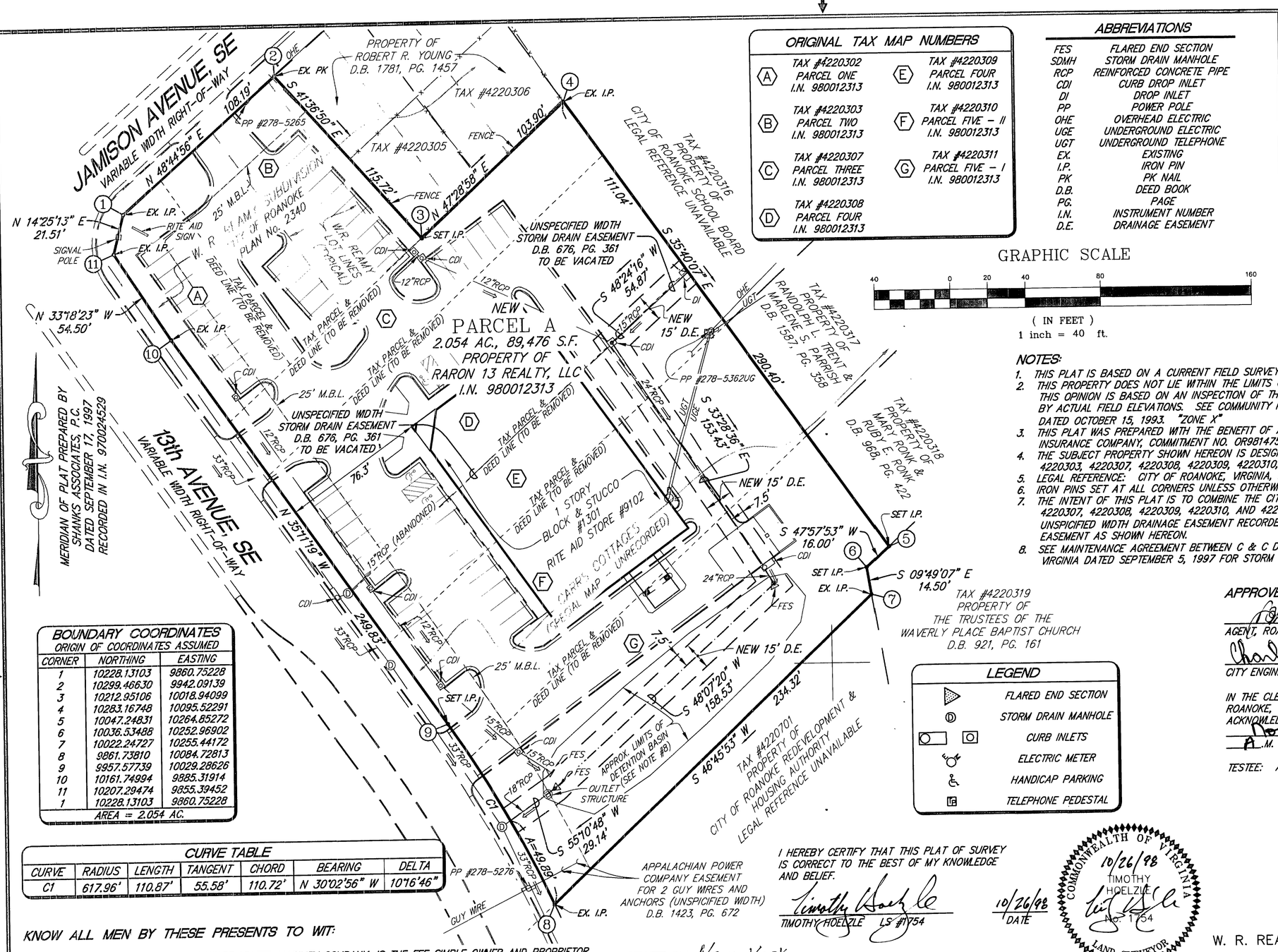

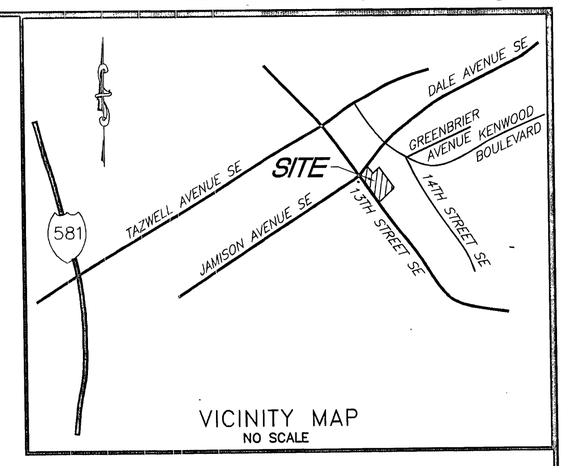

VICINITY MAP
NO SCALE

ORIGINAL TAX MAP NUMBERS

A	TAX #4220302 PARCEL ONE I.N. 980012313	E	TAX #4220309 PARCEL FOUR I.N. 980012313
B	TAX #4220303 PARCEL TWO I.N. 980012313	F	TAX #4220310 PARCEL FIVE – II I.N. 980012313
C	TAX #4220307 PARCEL THREE I.N. 980012313	G	TAX #4220311 PARCEL FIVE – I I.N. 980012313
D	TAX #4220308 PARCEL FOUR I.N. 980012313		

ABBREVIATIONS

FES	FLARED END SECTION
SDMH	STORM DRAIN MANHOLE
RCP	REINFORCED CONCRETE PIPE
CDI	CURB DROP INLET
DI	DROP INLET
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
EX.	EXISTING
I.P.	IRON PIN
PK	PK NAIL
D.B.	DEED BOOK
PG.	PAGE
I.N.	INSTRUMENT NUMBER
D.E.	DRAINAGE EASEMENT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY DATED AUGUST 7, 1998.
2. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. "ZONE X"
3. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. OR981475C DATED AUGUST 19, 1998 AT 10:55 A.M.
4. THE SUBJECT PROPERTY SHOWN HEREON IS DESIGNATED AS CITY OF ROANOKE TAX MAP NUMBERS; 4220302, 4220303, 4220307, 4220308, 4220309, 4220310, AND 4220311.
5. LEGAL REFERENCE: CITY OF ROANOKE, VIRGINIA, INSTRUMENT NUMBER 980012313.
6. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. THE INTENT OF THIS PLAT IS TO COMBINE THE CITY OF ROANOKE TAX MAP NUMBERS 4220302, 4220303, 4220307, 4220308, 4220309, 4220310, AND 4220311 CREATING NEW PARCEL A, AND TO VACATE THE UNSPICIFIED WIDTH DRAINAGE EASEMENT RECORDED IN D.B. 676, 361, AND CREATE A NEW 15' DRAINAGE EASEMENT AS SHOWN HEREON.
8. SEE MAINTENANCE AGREEMENT BETWEEN C & C DEVELOPMENT PROPERTIES, INC. AND THE CITY OF ROANOKE, VIRGINIA DATED SEPTEMBER 5, 1997 FOR STORM WATER MANAGEMENT FACILITIES.

LEGEND

- FLARED END SECTION
- STORM DRAIN MANHOLE
- CURB INLETS
- ELECTRIC METER
- HANDICAP PARKING
- TELEPHONE PEDESTAL

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	10228.13103	9860.75228
2	10299.46630	9942.09139
3	10212.95106	10018.94099
4	10283.16748	10095.52291
5	10047.24831	10264.85272
6	10036.53488	10252.96902
7	10022.24727	10255.44172
8	9861.73810	10084.72813
9	9957.57739	10029.28626
10	10161.74994	9885.31914
11	10207.29474	9855.39452
1	10228.13103	9860.75228

AREA = 2.054 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	617.96'	110.87'	55.58'	110.72'	N 30°02'56" W	10°16'46"

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy Hoelzle
TIMOTHY HOELZLE LS #1754

10/26/98
DATE

COMMONWEALTH OF VIRGINIA
10/26/98
TIMOTHY HOELZLE
No. 1754
LAND SURVEYOR

APPROVED:

Robin Thomas Fralli
AGENT, ROANOKE CITY PLANNING COMMISSION — 11.10.98 DATE

Charles M. Huffine
CITY ENGINEER, ROANOKE, VIRGINIA — 11-10-98 DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON November 11, 1998, AT 10:45 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Kathy S. Holladay
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RARON 13 REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 11 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID RARON 13 REALTY, LLC FROM C & C DEVELOPMENT PROPERTIES, INC. BY DEED DATED JULY 30, 1998, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBER 980012313, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTIAN DEED OF TRUST TO SAMUEL M. KROLL, TRUSTEE, SECURING FIRST UNION NATIONAL BANK, BENEFICIARY, DATED JULY 14, 1998, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 980012314.

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 IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE THE NEW 15' DRAINAGE EASEMENT AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 6th DAY OF NOVEMBER, 1998.

RARON 13 REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: RARON 13 REALTY, INC., A DELEWARE CORPORATION, ITS MANAGER

BY: _____
ALBERT BERKOWITZ, VICE PRESIDENT

BY: _____
SAMUEL M. KROLL, TRUSTEE

STATE OF New York
City OF New York

I, Christy A. Mutino, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT ALBERT BERKOWITZ, VICE PRESIDENT OF RARON 13 REALTY, INC., A DELAWARE CORPORATION, MANAGER OF RARON 13 REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED October 26, 1998 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON November 6, 1998.

MY COMMISSION EXPIRES February 23, 2000.

Christy A. Mutino
NOTARY PUBLIC 01MU6003127

STATE OF Virginia
City OF VA. Beach

I, FRAN Hildreth, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT SAMUEL M. KROLL, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED October 26, 1998 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON November 3, 1998.

MY COMMISSION EXPIRES August 31, 1999

Fran Hildreth
NOTARY PUBLIC

MERIDIAN OF PLAT PREPARED BY SHANKS ASSOCIATES, P.C. DATED SEPTEMBER 17, 1997 RECORDED IN I.N. 970024529

PLAT SHOWING
THE COMBINATION OF
PROPERTY OF
RARON 13 REALTY, LLC
BEING A PORTION OF
W. R. REAMY SUBDIVISION (CITY OF ROANOKE PLAN No. 2340)
AND A PORTION OF
CARRS COTTAGES (SPECIAL MAP – UNRECORDED)
CREATING HEREON NEW
PARCEL A (2.054 AC.)
AND
SHOWING AN UNSPECIFIED WIDTH STORM DRAIN EASEMENT TO BE VACATED (D.B. 676, PG. 361)
AND
SHOWING A NEW
15' DRAINAGE EASEMENT BEING GRANTED TO THE CITY OF ROANOKE, VIRGINIA
SITUATED AT THE INTERSECTION OF 13TH STREET, SE AND JAMISON AVENUE, SE
CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 40' DATE: 26 OCTOBER 1998

LUMSDEN ASSOCIATES, P.C.
ENGINEERS – SURVEYORS – PLANNERS
ROANOKE, VIRGINIA COMM. #98-290