

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5000.000	5000.000
2	4593.348	4730.928
3	4679.757	4549.442
4	4773.698	4420.130
5	4860.111	4286.769
6	4957.130	4139.648
7	5009.670	4024.562
8	5019.479	3997.874
9	5043.414	4019.780
10	4998.050	4263.764
11	4966.583	4498.040
12	4954.038	4553.530
13	5013.381	4873.660
1	5000.000	5000.000

TOTAL AREA = 4.361 ACRE

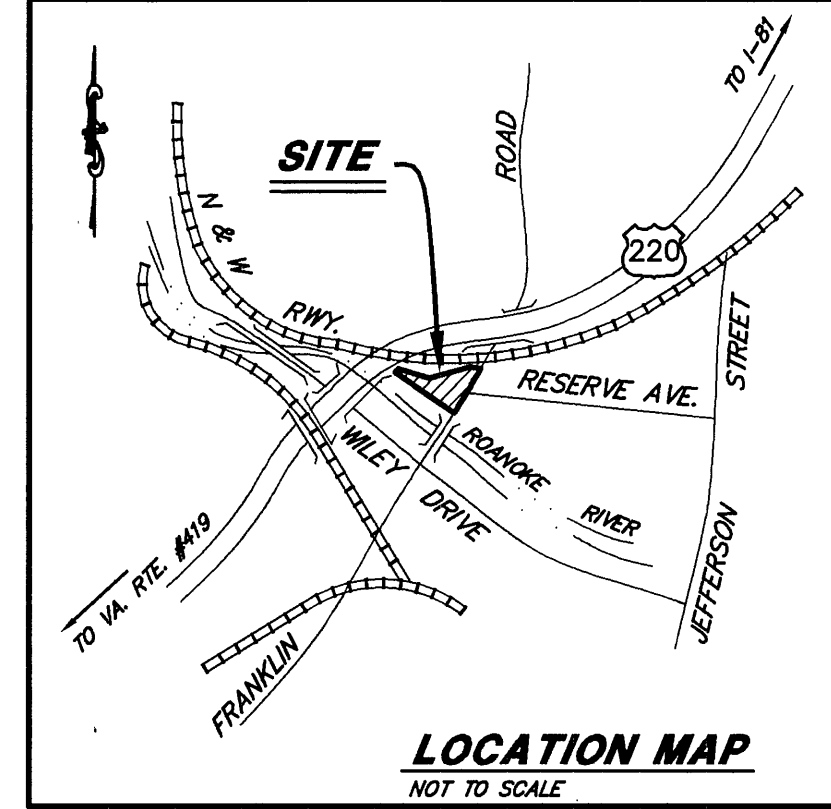
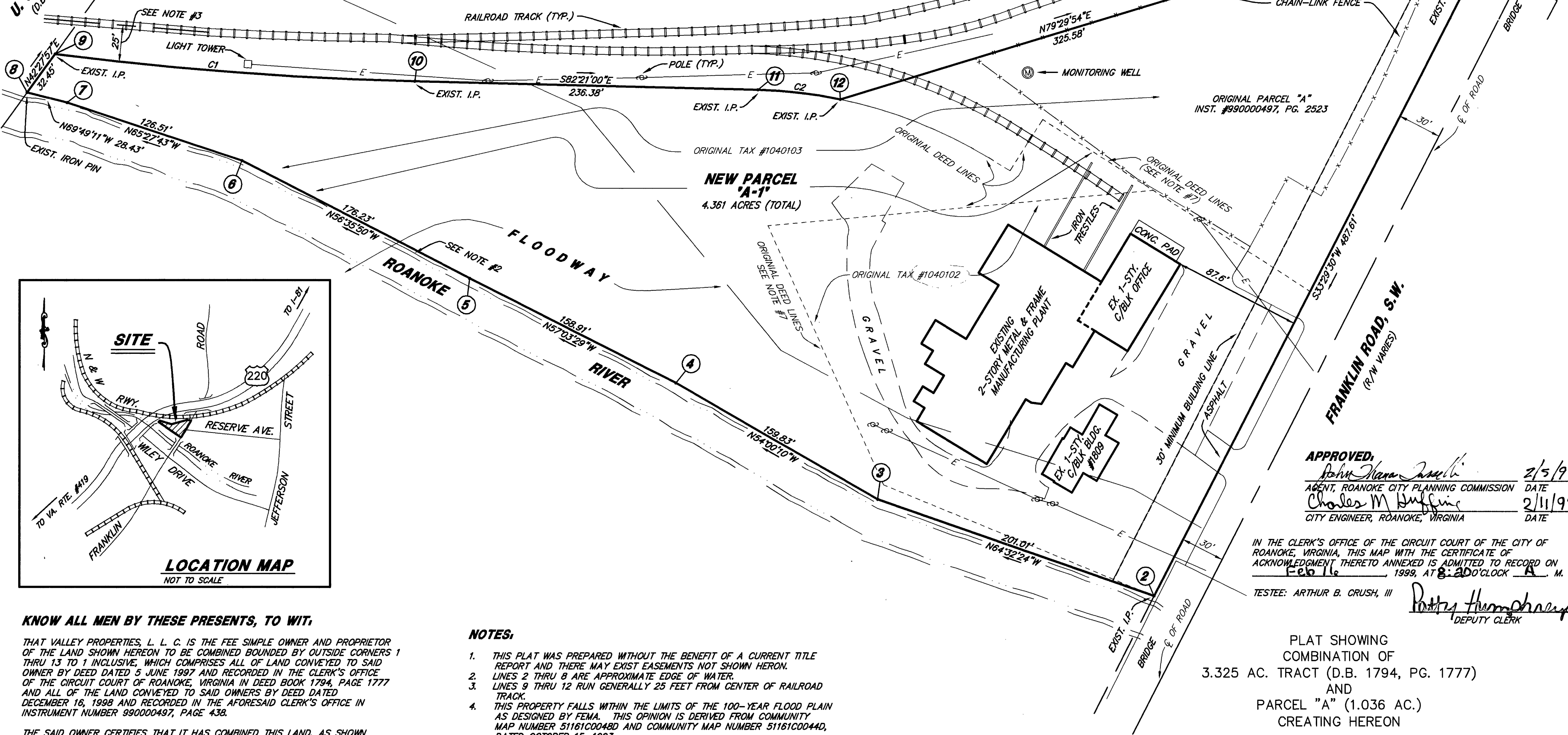
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2467.30'	248.27'	124.24'	248.16'	S 79°28'02" E	05°45'55"
C2	320.68'	56.96'	28.56'	56.89'	S 77°15'40" E	10°10'41"

LEGEND	
- E -	OVERHEAD ELECTRIC LINE

MEANION OF FOR PLAT PREPARED BY LUMSDEN ASSOCIATES, P.C. DATED 14 JAN. 1999

PROPERTY OF NORFOLK SOUTHERN CORP. - NORFOLK & WESTERN RAILWAY CO.

U.S. ROUTE #220 (D.B. 1385, PG. 624)



APPROVED: *John H. Lumsden* 2/5/99  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE  
*Charles M. Buffum* 2/11/99  
CITY ENGINEER, ROANOKE, VIRGINIA 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 Feb 11, 1999, AT 8:20 O'CLOCK A. M.

TESTEE: ARTHUR B. CRUSH, III *Patty Thompson*  
DEPUTY CLERK

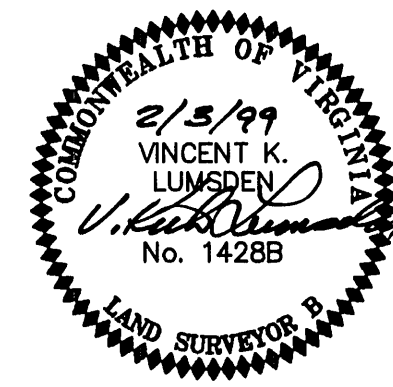
PLAT SHOWING COMBINATION OF 3.325 AC. TRACT (D.B. 1794, PG. 1777) AND PARCEL "A" (1.036 AC.) CREATING HEREON

**NEW PARCEL "A-1"**  
**(4.361 AC.)**

PROPERTY OF  
**VALLEY PROPERTIES, L. L. C.**  
SITUATED ALONG FRANKLIN ROAD, S.W.  
ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 3 FEBRUARY 1999

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



**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT VALLEY PROPERTIES, L. L. C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF LAND CONVEYED TO SAID OWNER BY DEED DATED 5 JUNE 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1794, PAGE 1777 AND ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED DECEMBER 16, 1998 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 990000497, PAGE 438.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 11th DAY OF February, 1999.

**VALLEY PROPERTIES, L.L.C.**

BY *John H. Lumsden* OWNER

STATE OF VIRGINIA  
County of Roanoke  
I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT John H. Lumsden WITH VALLEY PROPERTIES, L.L.C. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 3 February, 1999, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON February 4, 1999.

MY COMMISSION EXPIRES February 28, 2002

*Judith M. Ross*  
NOTARY PUBLIC

**NOTES:**

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
- LINES 2 THRU 8 ARE APPROXIMATE EDGE OF WATER.
- LINES 9 THRU 12 RUN GENERALLY 25 FEET FROM CENTER OF RAILROAD TRACK.
- THIS PROPERTY FALLS WITHIN THE LIMITS OF THE 100-YEAR FLOOD PLAIN AS DESIGNED BY FEMA. THIS OPINION IS DERIVED FROM COMMUNITY MAP NUMBER 51161C0048D AND COMMUNITY MAP NUMBER 51161C0044D, DATED OCTOBER 15, 1993.
- LEGAL REFERENCE: D.B. 1794, PG. 1777, NORFOLK & WESTERN RAILWAY CO. DRAWING #N-31593, DATED 2-1-65.
- PROPERTY SHOWN HEREON ZONED HM.
- OLD DEED LINES AS SHOWN HEREON TO BE VACATED AND ORIGINAL TAX #1040102, 1040103 AND ORIGINAL PARCEL "A" TO BE COMBINED TO CREATE "NEW PARCEL "A-1" (4.361 AC.).
- THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.