

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT RIA, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE
SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 THRU 25 TO 1 INCLUSIVE WHICH
COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED
DATED APRIL 23, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 980005687, PAGE 224
WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO ELLIS
L. GUTSHALL AND A. WAYNE LEWIS, TRUSTEES, SECURING VALLEY BANK, N.A.,
DATED APRIL 30, 1998 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN
INSTRUMENT NUMBER 980005688, PAGE 242.

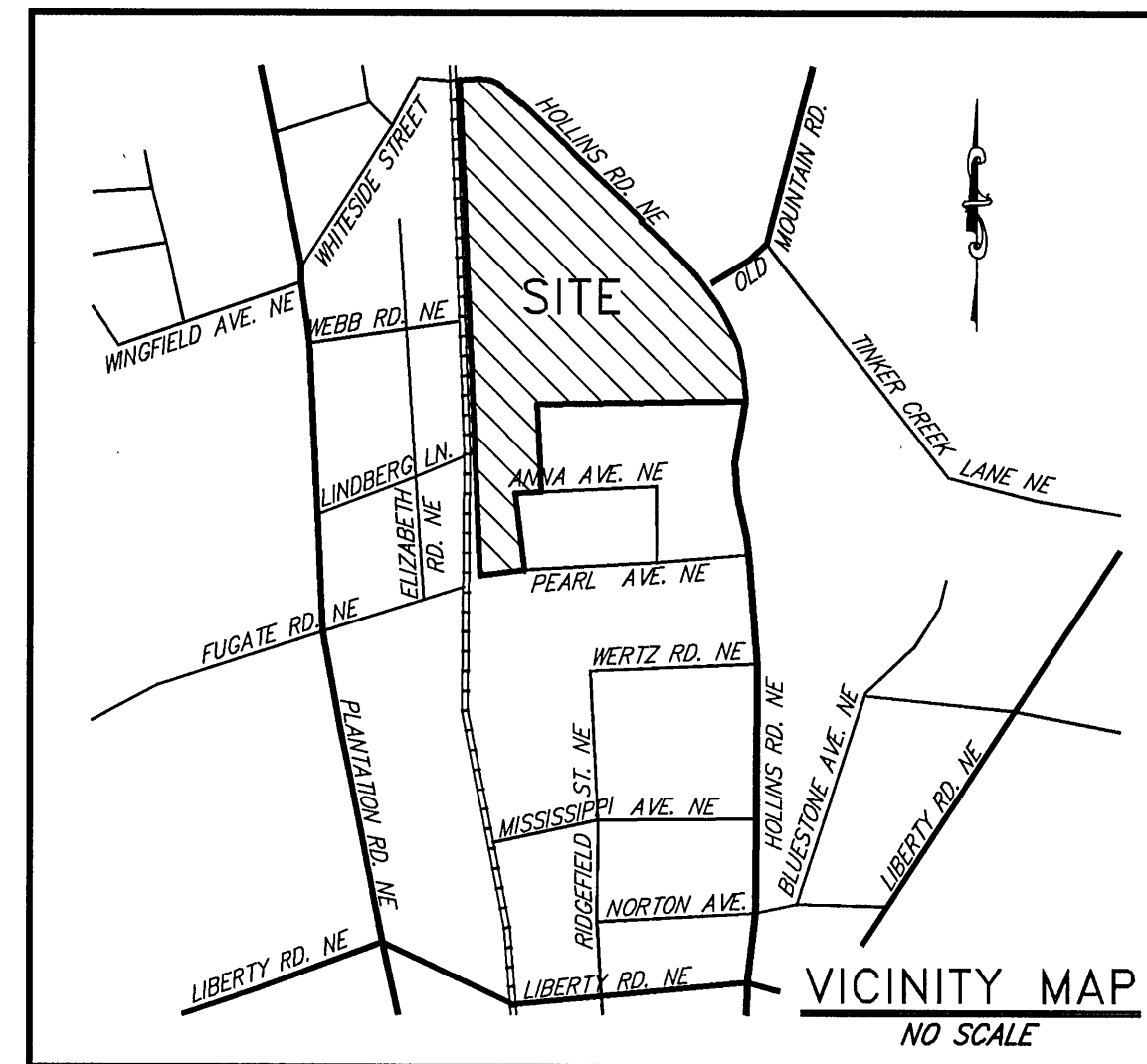
THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN
HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT
TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY
SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE AND
FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE
SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND
SEAL ON THIS 21 DAY OF APRIL, 1999.

RIA, LLC [Signature]
VALLEY BANK, N.A. [Signature] BENEFICIARY
[Signature] TRUSTEE

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	6002.5245	3253.5329
2	6007.0221	3363.7412
3	5964.3738	3460.9672
4	5913.3997	3519.2646
5	5916.9803	3522.7112
6	5479.4118	3977.1476
7	5475.8101	3973.6795
8	5441.1275	4009.6991
9	5402.8425	4042.2507
10	5317.1535	4131.2425
11	5258.6865	4184.7862
12	5171.1181	4252.3445
13	5085.5001	4297.3584
14	4996.1688	4342.1906
15	4903.2510	4359.3559
16	4813.7118	4368.4510
17	4802.4653	4366.1867
18	4797.8387	3982.3353
19	4790.3037	3583.5599
20	4434.3636	3599.8855
21	4426.7430	3482.0413
22	4385.8289	3469.2065
23	4386.3645	3477.4892
24	4118.0050	3494.8433
25	4115.0926	3335.9400
1	6002.5245	3253.5329

AREA = 23.503 AC.



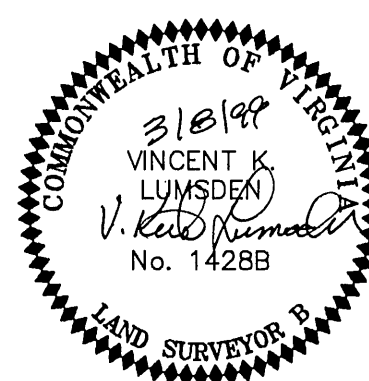
STATE OF Virginia
County of Roanoke
I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE
AFORESAID County AND STATE DO HEREBY CERTIFY THAT
J.L. Phillips WITH RIA, LLC, WHOSE NAME ASSIGNED TO THE
FOREGOING WRITING DATED 8 MARCH 1999 HAS
PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND
STATE AND ACKNOWLEDGED THE SAME ON April 21, 1999.
MY COMMISSION EXPIRES 2-28-02
Judith M. Ross
NOTARY PUBLIC

APPROVED: [Signature]
AGENT, ROANOKE CITY PLANNING COMMISSION
DATE 04/22/99
[Signature]
CITY ENGINEER, ROANOKE, VIRGINIA
DATE 4/22/99

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 April 22, 1999
AT 2:33 O'CLOCK P M.
TESTEE: ARTHUR B. CRUSH, III
[Signature]
DEPUTY CLERK

STATE OF VIRGINIA
CITY of ROANOKE
I, DIANE L. ROSS, A NOTARY PUBLIC IN AND FOR THE
AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT
ELLIS L. GUTSHALL, PRES. TRUSTEE AND A. WAYNE LEWIS
TRUSTEE WITH VALLEY BANK, N.A., HAVE PERSONALLY
APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND
ACKNOWLEDGED THE SAME ON APRIL 21, 1999.
MY COMMISSION EXPIRES FEBRUARY 28, 2002
Diane L. Ross
NOTARY PUBLIC

- NOTES:
1. THIS PLAT IS BASED ON CURRENT FIELD SURVEY DATED FEBRUARY 15, 1999.
 2. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
 4. PROPERTY SHOWN HEREON ZONED HM.
 5. LEGAL REFERENCE - INSTRUMENT # 980005687, PAGE 224.
 6. A PORTION OF THE PROPERTY SHOWN HEREON FALLS WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY (FLOOD ZONE AE) AS DESIGNATED BY FEMA. SEE FEMA MAP NO. 51161C0028 D DATED OCTOBER 15, 1993. THIS OPINION IS BASED ON AN INSPECTION OF THE ABOVE REFERENCED FEMA MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 7. THERE SHALL EXIST A VARIABLE WIDTH NON-EXCLUSIVE JOINT ACCESS EASEMENT ACROSS NEW TRACT C-1 PROVIDING ACCESS TO NEW TRACT C-2.
 8. THIS PLAT SUBDIVIDES ROANOKE CITY TAX #3140301.
 9. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.



PLAT SHOWING
RESUBDIVISION OF
PROPERTY OF
RIA, LLC
CREATING HEREON
NEW TRACT C-1 (8.197 AC.)
AND
NEW TRACT C-2 (15.306 AC.)
BEING A SUBDIVISION OF ORIGINAL
TRACT "C" (M.B. 1 PG. 1823-1824)
SITUATED ALONG HOLLINS ROAD
ROANOKE, VIRGINIA
SCALE: 1" = 100' DATE: 8 MARCH 1999
LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA