

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 22 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.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES DEDICATE THE SANITARY SEWER EASEMENT WITHIN THIS SUBDIVISION TO THE CITY OF ROANOKE FOR PUBLIC USE. (SEE NOTE #10)

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 26 DAY OF July, 1999.

RIA, LLC

VALLEY BANK, N.A.

BENEFICIARY

TRUSTEE

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 J.L. PHILLIPS, WITH RIA, LLC, WHOSE NAME ASSIGNED TO THE FOREGOING WRITING DATED JULY 26, 1999 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON JULY 26, 1999.

MY COMMISSION EXPIRES FEBRUARY 28, 2002

Diane L. Ross  
NOTARY PUBLIC

TAX #3140302  
TRACT "B"  
M.B. 1 PG. 1823-24  
PROPERTY OF

STAR CITY LUMBER, LLC.  
INST. # 980005954

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, TRUSTEE AND ELLIS L. GUTSHALL, PRESIDENT, WITH VALLEY BANK, N.A., HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON JULY 26, 1999.

MY COMMISSION EXPIRES FEBRUARY 28, 2002

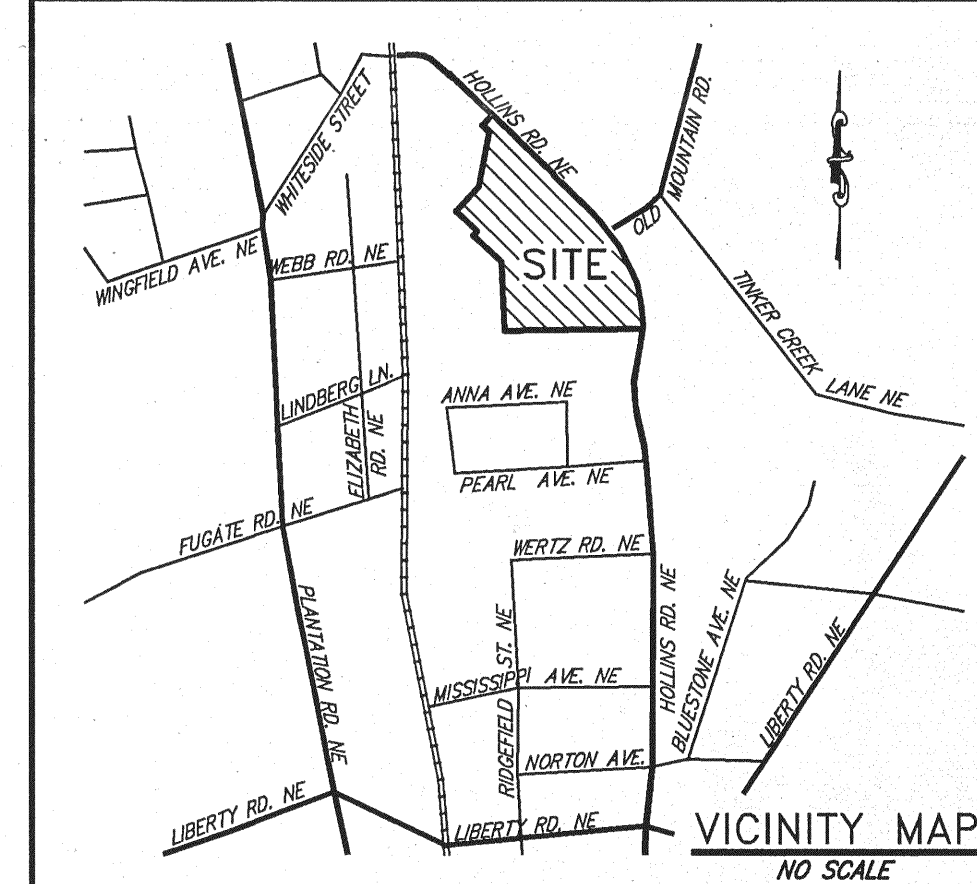
Diane L. Ross  
NOTARY PUBLIC

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4802.4653	4366.1867
2	4797.8387	3982.3353
3	4794.7613	3819.4697
4	5077.1542	3806.5173
5	5184.9689	3689.8289
6	5203.3309	3706.7946
7	5288.9701	3618.4104
8	5387.5024	3713.3429
9	5609.3424	3755.7045
10	5637.0869	3726.8905
11	5680.3078	3768.5072
12	5479.4118	3977.1476
13	5475.8101	3973.6795
14	5441.1275	4009.6991
15	5402.8425	4042.2507
16	5317.1535	4131.2425
17	5258.6865	4184.7882
18	5171.1181	4252.3445
19	5085.5001	4297.3584
20	4996.1688	4342.1906
21	4903.2510	4359.3559
22	4813.7118	4368.4510
1	4802.4653	4366.1867

AREA = 8.197 AC.

LEGEND	
EX. I.P.	EXISTING IRON PIN
D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
N.D.L.	NEW DIVISION LINE
	EXISTING VARIABLE WIDTH JOINT ACCESS EASEMENT (NON EXCLUSIVE)
	EXISTING INGRESS/EGRESS EASEMENT FOR TRACT "B"
	M.B. 1 PG. 1823-24

EXISTING VARIABLE WIDTH JOINT ACCESS EASEMENT		
LINE	BEARING	DISTANCE
A-B	N 71°42'13" W	234.87'
B-C	N 58°23'14" W	122.74'
C-D	S 87°22'26" W	44.29'
D-A	N 02°37'34" E	67.07'
4-5	N 47°15'49" W	158.87'
5-6	N 42°44'11" E	25.00'
6-E	S 46°55'26" E	230.00'
E-F	S 58°23'14" E	118.07'
F-G	S 71°42'13" E	250.00'
G-A	S 44°37'43" W	44.63'
AREA = 22,238 S.F.		



MERIDIAN OF SURVEY  
BY BALZER & ASSOCIATES, INC.  
FOR CONGRESS FINANCIAL CORP. &  
DATED MAY 14, 1990  
JOB # 90082

APPROVED:  
John James Russell  
AGENT, ROANOKE CITY PLANNING COMMISSION  
7/28/99

DATE  
Therese C. Schurme  
CITY ENGINEER, ROANOKE, VIRGINIA  
7.28.99  
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 July 29, 1999 AT 10:55 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Ruth S. Holladay  
DEPUTY CLERK

PLAT SHOWING  
RESUBDIVISION OF  
PROPERTY OF  
**RIA, LLC**  
CREATING HEREON

NEW TRACT C-1A (2.081 AC.)  
NEW TRACT C-1B (4.082 AC.)

AND  
NEW TRACT C-1C (2.034 AC.)

BEING A SUBDIVISION OF ORIGINAL  
TRACT "C-1" (M.B. 1 PG. 1944-45)

SITUATED ALONG HOLLINS ROAD  
ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: 5 MAY 1999

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

COMM. # 99-129

BOUNDARY CHART		
LINE	BEARING	DISTANCE
1-2	S 89°18'34" W	383.88'
2-3	S 88°55'03" E	162.90'
3-4	N 02°37'34" W	282.69'
4-5	N 47°15'49" W	158.87'
5-6	N 42°44'11" E	25.00'
6-7	S 46°55'26" E	121.00'
7-8	N 43°04'34" E	139.00'
8-9	N 10°48'39" E	225.85'
9-10	N 46°05'00" W	40.00'
10-11	N 43°55'00" E	60.00'
11-12	S 46°05'00" E	289.64'
12-13	S 43°55'00" E	5.00'
13-14	S 46°05'00" E	50.00'
14-15	S 40°22'22" E	50.25'
15-16	S 46°05'00" E	123.54'
16-17	S 42°29'00" E	79.28'
17-18	S 37°39'00" E	110.60'
18-19	S 27°44'00" E	96.73'
19-20	S 26°39'02" E	99.95'
20-21	S 10°28'00" E	94.49'
21-22	S 05°48'00" E	90.00'
22-1	S 11°23'00" W	11.47'

BOUNDARY CONTAINS 8.197 ACRES

#### NOTES:

- THIS PLAT IS BASED ON CURRENT FIELD SURVEY DATED MAY 5, 1999.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
- PROPERTY SHOWN HEREON ZONED HM.
- LEGAL REFERENCE - INSTRUMENT # 980005687, PAGE 224.
- 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.
- THERE SHALL EXIST A VARIABLE WIDTH NON-EXCLUSIVE JOINT ACCESS EASEMENT ACROSS NEW TRACT C-1C PROVIDING ACCESS TO NEW TRACT C-1B AND EXISTING TRACT C-2.
- THIS PLAT SUBDIVIDES ROANOKE CITY TAX #3140304.
- THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- A 15' SANITARY SEWER EASEMENT HEREBY DEDICATED TO THE CITY OF ROANOKE TO BE CENTERED ON THE EXISTING SANITARY SEWER LINE SITUATED WITHIN THE VARIABLE WIDTH ACCESS EASEMENT FROM THE RIGHT-OF-WAY OF HOLLINS ROAD TO 10' PAST THE TERMINUS MANHOLE.

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

