THIS ORIGINAL SIZE PLAT HAS NOT BEEN REDUCED

MAP BOOK 1 PAGE 1709

KNOW ALL YE MEN THESE PRESENTS TO WIT:

That I am a duly authorized representative of FCD Shenandoah Limited Partnership, and that FCD Shenandoah Limited Partnership, is the Fee Simple owner of the land shown hereon bounded by Corners 1 through 11 to 1 and 29 through 32 to 29, inclusive and the land is the same land conveyed to said owner by Deed recorded in the Clerk's office of the Circuit Court of the City of Roanoke,Virginia, in Deed Book 1801, at page 1498

The above described owner by virtue of Recordation of this Plat hereby dedicates to the City of Roanoke in Fee Simple title, the land shown hereon bounded by Corners 5 to 12 through 28 to 6 to 5 and 29 through 32 to 29, inclusive, as set apart for Street Right-of-Way purposes, and shown hereon and does hereby grant to the City of Roanoke those certain areas shown hereon this Plat as set apart for use as Public Utility Easements.

The Platting and Dedication of the land shown hereon is with the free will and consent and in accord with the desire of the undersigned owners as required by Sections 15,1-465 through 15.1-485 of the Code of Virginia (1950) as amended to date, and the Subdivision Ordinance of the City of Roanoke, Virginia.

In witness whereof is hereby placed the Signatures of the said owners on this the 12th Day of August, 1997.

For: FCD - Shenandoah Limited Partnership — 8/12/97 Date

City of ~~Roanoke~~ Charlotte
State of ~~Virginia~~ North Carolina

I, Gina T. Bartlett a Notary Public in and for the aforesaid City and State, do hereby certify that, Coy E. Shields whose names are signed to the foregoing writing dated the 12th day of August, 1997, have personally appeared before me in my City and State and have acknowledged the same on this the 12th day of August, 1997.

My commission expires: My Commission Expires May 29, 2000

Notary Public: Gina T. Bartlett

GINA T. BARTLETT NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

CURVE	LOT	DELTA	RAD	TAN	ARC	CHORD
C-1	LIMITED ACCESS	06°36'44"	2714.79'	156.82'	313.30'	S53°34'27"E 313.13'
C-2	LIMITED ACCESS	11°32'02"	5604.58'	566.03'	1128.23'	N56°46'08"W 1126.33'
C-2	R/W	00°37'37"	5604.58'	30.66'	61.32'	N62°50'58"W 61.32'
C-2	TOTAL	12°09'39"	5604.58'	597.02'	1189.55'	N57°04'57"W 1187.33'

MERIDIAN — MB. 1, Pg. 300

ROANOKE REGIONAL AIRPORT COMMISSION
D.B. 1644, PG. 1017
TAX NO. 2141412

OAKLAND BLVD. N.W.
(60' R/W)

S39°02'55"W
100.44'

S52°53'05"E
60.04'

N39°02'55"E
111.05'

58.55'

TO ROANOKE

0.146 ACRES HEREBY DEDICATED FOR STREET RIGHT-OF-WAY PURPOSES FOR OAKLAND BLVD. N.W.

(CHD - S53°30'47"E 313.13' GRID)

(S36°06'35" 52.50' GRID)

C-1

C-2 R/W

(CHD - N56°42'28"W 1126.33' GRID)

LIMITED ACCESS LINE

S50°16'05"E 636.70'

(S50°12'25"E 636.70' GRID)

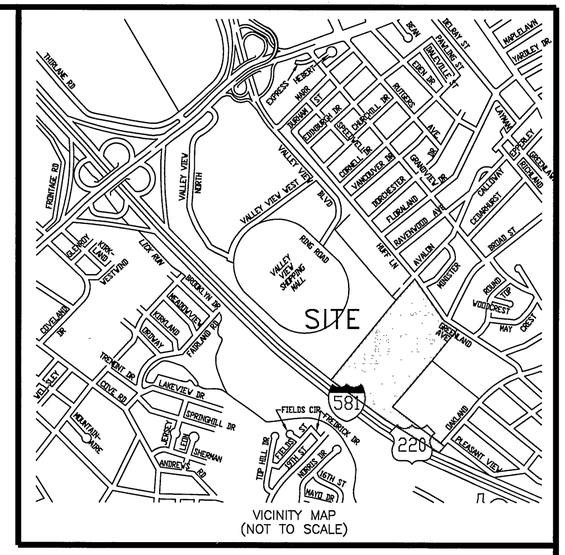
LIMITED ACCESS LINE

INTERSTATE 581
(VARIABLE R/W)

ROANOKE AREA ASSOCIATION FOR RETARDED CHILDREN, INC.
D.B. 1349, PG. 122
TAX NO. 2250105

CITY OF ROANOKE
ROUND HILL SCHOOL
D.B. 1066, PG. 375
TAX NO. 2250102

Shaded area denotes 5.138 acres of Limited Access Right-of-Way acquired by Virginia Department of Transportation from FCD - Shenandoah Limited Partnership for the I-581/ Valley View Boulevard N.W. interchange project.



VICINITY MAP
(NOT TO SCALE)

COORDINATE LIST

BOUNDRY

PT#	NORTHING	EASTING
1	10970.0093	11671.1512
2	10332.5035	12092.3344
3	10245.8650	12175.8106
4	10124.8475	12335.8342
5	9342.7921	11678.4820
6	9400.7013	11609.5870
7	9170.0377	11415.7040
8	9134.9433	11304.4865
9	9114.4699	11135.4274
10	9501.0511	10657.4502
11	9880.1474	10794.5433
1	10970.0093	11671.1512

VALLEY VIEW BLVD. N.W.
STREET RIGHT-OF-WAY

5	9342.7921	11678.4820
12	9493.1716	11804.8826
13	9682.6723	11907.8944
14	9704.2924	11963.4887
15	9762.3002	11974.2721
16	9802.7293	11930.1810
17	10138.2936	11842.0621
18	10493.6029	11607.3186
19	10709.2613	11461.4239
20	10606.3040	11378.6124
21	10548.3512	11428.8015
22	10342.4874	11584.9059
23	10082.0678	11756.9583
24	9828.3215	11829.3397
25	9795.8846	11795.2143
26	9739.9200	11784.3992
27	9695.0282	11817.3070
28	9551.0811	11735.9874
6	9400.7013	11609.5870
5	9342.7921	11678.4820

OAKLAND BLVD. N.W.
STREET RIGHT-OF-WAY

29	8456.7099	12172.3188
30	8420.4805	12220.1960
31	8342.4808	12156.9235
32	8370.4644	12102.3575
29	8456.7099	12172.3188

MATCH LINE SHEET 6 OF 6

FLOODNOTE:
CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. AREA DESIGNATED AS FLOOD ZONE "X". REFERENCED BY FEMA MAP #51161C0024 PANEL # 24 OF 90, DATED OCTOBER 15, 1993

NOTE:
BEARINGS SHOWN HEREON (IN BRACKETS AND DENOTED AS GRID) ARE REFERENCED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE, NAD83 AND DIFFER BY -00°03'40" FROM ALL OTHER BEARINGS SHOWN HEREON WHICH ARE REFERENCED TO MAP BOOK 1 PAGE 300.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA THIS MAP PRESENTED ON THIS 4 DAY OF Sept 1997 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD 2:27 O'CLOCK P.M.

ARTHUR B. CRUSH III
By Kathy Dalladay

APPROVED: L. Dane Calhoun, Act. 9-4-97
CITY ENGINEER, ROANOKE, VIRGINIA — DATE

John Norman Fasse Jr. 9/6/97
AGENT FOR THE CITY OF ROANOKE PLANNING COMM. — DATE

COMMONWEALTH OF VIRGINIA
8/11/97
KYLE D. AUSTIN
LICENSE NO. 1483
LAND SURVEYOR

I, KYLE D. AUSTIN, a duly Certified Surveyor in the State of Virginia, do hereby certify that the property shown hereon was carefully surveyed, and is correct to the best of my knowledge and belief.

KYLE D. AUSTIN, LLS 1483

PLAT OF SURVEY FOR
FCD - SHENANDOAH LIMITED PARTNERSHIP
SUBDIVIDING AND AREA OF 36.607 ACRES
CREATING HEREON NEW LOTS 1 (7.028 ACRES), 2 (9.952 ACRES), 3 (7.005 ACRES) AND 4 (8.845 ACRES)
AND HEREBY DEDICATING TO
THE CITY OF ROANOKE 2 AREAS (3.777 ACRES)
FOR STREET RIGHT-OF-WAY PURPOSES
OAKLAND BLVD. (0.146 ACRES)
VALLEY VIEW BLVD. (3.631 ACRES)
THE CITY OF ROANOKE, VIRGINIA
SCALE: 1" = 100' DATE: AUG. 8, 1997
SHEET 6 OF 6

Mattern & Craig, Inc.
CONSULTING ENGINEERS • SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
(540) 345-7691 FAX

ACAD:1536:SURVEY:SUB5.DWG