

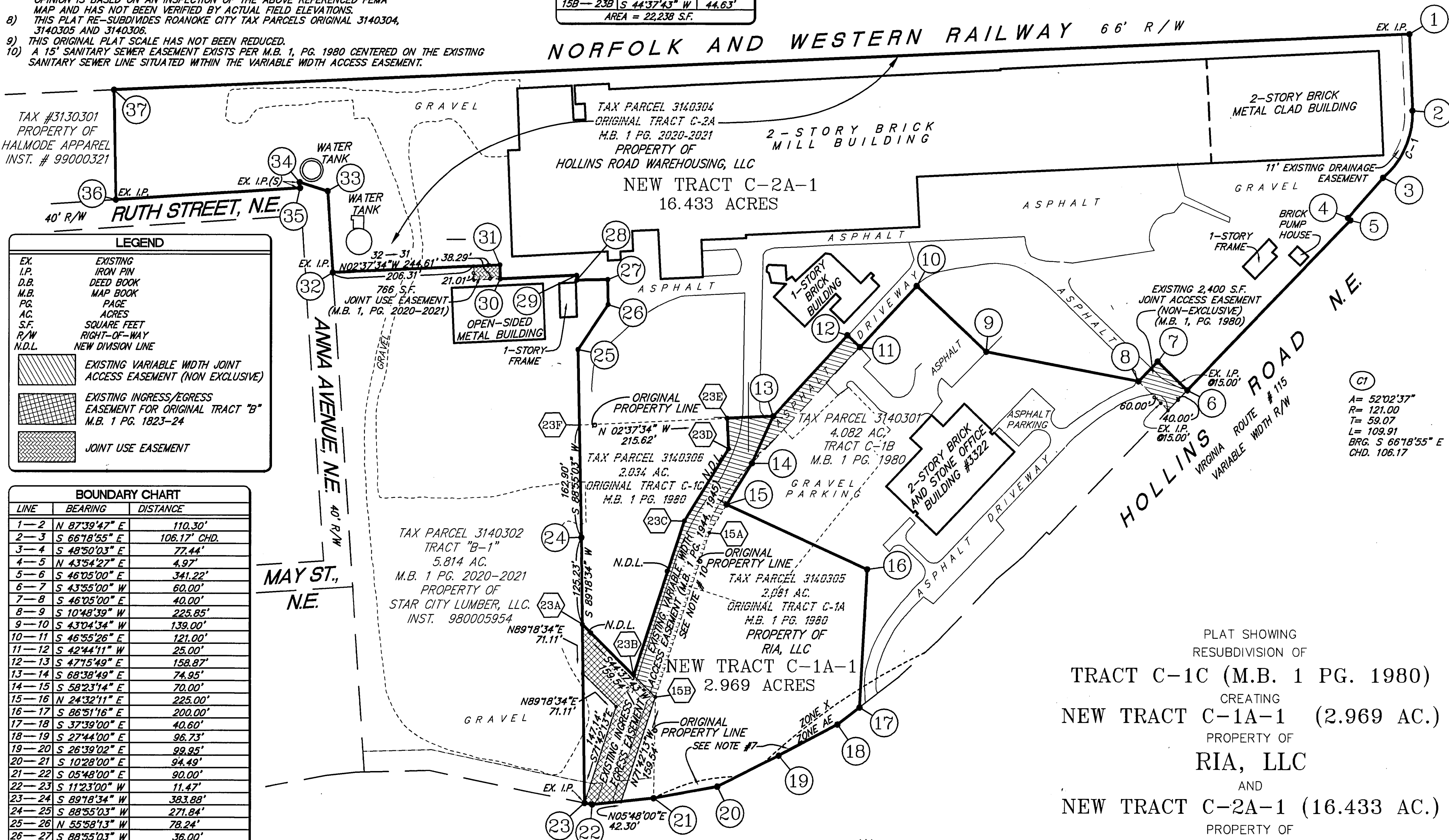
NOTES:

- 1) AREA 49,963 S.F. BOUNDED BY CORNERS 23A, 23B, 23C, 23D, 23E, 23F, 24, 23A INCLUSIVE TO BE CONVEYED TO HOLLINS ROAD WAREHOUSING, LLC BY RIA, LLC AND BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-2A CREATING NEW TRACT C-2A-1.
- 2) AREA 38,631 S.F. BOUNDED BY CORNERS 23, 23A, 23B, 23C, 23D, 23E, 13, 14, 15A, 15B, 21, 22, 23 INCLUSIVE, PROPERTY OF RIA, LLC TO BE ADDED TO AND COMBINED WITH TRACT C-1A, ALSO PROPERTY OF RIA, LLC, CREATING NEW TRACT C-1A-1.
- 3) THIS PLAT IS BASED ON CURRENT FIELD SURVEY DATED JANUARY 11, 2000.
- 4) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
- 6) PROPERTY SHOWN HEREON ZONED HM.
- 7) 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.
- 8) THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCELS ORIGINAL 3140304, 3140305 AND 3140306.
- 9) THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- 10) A 15' SANITARY SEWER EASEMENT EXISTS PER M.B. 1, PG. 1980 CENTERED ON THE EXISTING SANITARY SEWER LINE SITUATED WITHIN THE VARIABLE WIDTH ACCESS EASEMENT.

EXISTING VARIABLE WIDTH JOINT ACCESS EASEMENT		
LINE	BEARING	DISTANCE
23B-23C	N 71°42'13" W	234.87'
23C-23D	N 58°23'14" W	122.74'
23D-23E	S 87°22'26" W	44.29'
23E-13	N 02°37'34" E	67.07'
13-12	N 47°15'49" W	158.87'
12-11	N 42°44'11" E	25.00'
11-14	S 46°55'26" E	230.00'
14-15A	S 58°23'14" E	118.07'
15A-15B	S 71°42'13" E	250.00'
15B-23B	S 44°37'43" W	44.63'
AREA = 22,238 S.F.		

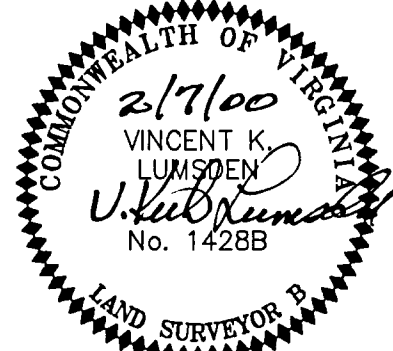
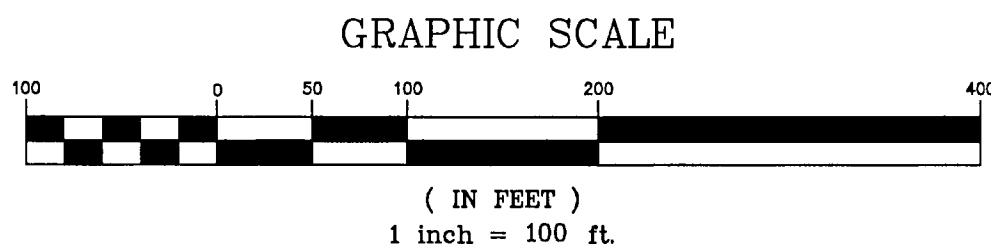
LINE CHART		
LINE	BEARING	DISTANCE
23-23A	S 89°18'34" W	258.65'
23A-23B	N 44°37'43" E	105.05'
23B-23C	N 71°42'13" W	234.87'
23C-23D	N 58°23'14" W	122.74'
23D-23E	S 87°22'26" W	44.29'
23E-13	N 02°37'34" W	67.07'

MERIDIAN OF
M.B. 1, PG. 1980



LEGEND	
EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	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 ORIGINAL TRACT "B" M.B. 1 PG. 1823-24
	JOINT USE EASEMENT

BOUNDARY CHART		
LINE	BEARING	DISTANCE
1-2	N 87°39'47" E	110.30'
2-3	S 66°18'55" E	106.17' CHD.
3-4	S 48°50'03" E	77.44'
4-5	N 43°54'27" E	4.97'
5-6	S 46°05'00" E	341.22'
6-7	S 43°55'00" W	60.00'
7-8	S 46°05'00" E	40.00'
8-9	S 10°48'39" W	225.85'
9-10	S 43°04'34" W	139.00'
10-11	S 46°55'26" E	121.00'
11-12	S 42°44'11" W	25.00'
12-13	S 47°15'49" E	158.87'
13-14	S 68°38'49" E	74.95'
14-15	S 58°23'14" E	70.00'
15-16	N 24°32'11" E	225.00'
16-17	S 86°51'16" E	200.00'
17-18	S 37°39'00" E	40.60'
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'
22-23	S 11°23'00" W	11.47'
23-24	S 89°18'34" W	383.88'
24-25	S 88°55'03" W	271.84'
25-26	N 55°58'13" W	78.24'
26-27	S 88°55'03" W	36.00'
27-28	S 01°04'57" E	45.00'
28-29	S 88°55'03" W	7.00'
29-30	S 02°37'34" E	111.71'
30-31	S 88°55'03" E	20.01'
31-32	S 02°37'34" W	244.61'
32-33	S 86°18'00" W	118.09'
33-34	S 17°25'00" W	42.88'
34-35	N 86°18'00" E	8.30'
35-36	S 03°42'00" E	268.92'
36-37	S 88°57'00" W	158.93'
37-1	N 02°30'00" W	1889.23'
BOUNDARY CONTAINS 19.402 ACRES		



PLAT SHOWING
RESUBDIVISION OF
TRACT C-1C (M.B. 1 PG. 1980)
CREATING
NEW TRACT C-1A-1 (2.969 AC.)
PROPERTY OF
RIA, LLC
AND
NEW TRACT C-2A-1 (16.433 AC.)
PROPERTY OF
HOLLINS ROAD WAREHOUSING, LLC
SITUATED ALONG HOLLINS ROAD, N. E.
ROANOKE, VIRGINIA
SCALE: 1" = 100' DATE: 7 FEBRUARY 2000
LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA