

COR.	BEARING	DISTANCE
A-B	S 65°54'43" W	268.79'
B-C	N 24°05'17" W	15.00'
C-D	N 65°54'43" E	53.89'
D-E	S 77°45'43" E	93.65'
E-F	S 87°36'00" W	26.98'
F-G	N 02°24'00" W	20.00'
G-H	N 87°36'00" E	25.26'
H-J	N 77°45'43" E	138.55'
J-K	N 65°54'43" E	164.72'
K-B	S 08°22'00" E	9.87'
B-A	S 35°28'07" E	15.81'

COR.	BEARING	DISTANCE
L-M	N 42°13'36" W	43.59'
M-N	N 12°15'36" W	97.74'
N-O	N 06°21'22" E	23.49'
O-S	S 83°38'38" E	15.00'
S-T	S 06°21'22" W	21.04'
T-U	S 12°15'36" E	91.27'
U-V	S 42°13'36" E	45.30'
V-L	S 68°40'11" W	16.06' CH.

COR.	BEARING	DISTANCE
O-P	N 12°15'36" W	94.57'
P-Q	N 74°35'30" E	99.96'
Q-R	S 08°22'00" E	130.98'
R-O	N 83°38'38" W	95.94'

TOTAL AREA = 10,766 SQ. FT.

LEGEND	
OHE	OVERHEAD ELECTRIC LINE
OHT	OVERHEAD TELEPHONE LINE
OHE-T	OVERHEAD ELECTRIC & TELEPHONE LINE
AC	ACRES
S.F.	SQUARE FOOTAGE
M.B.L.	MINIMUM BUILDING LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
ADDR.	ADDRESS NUMBER

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	5364.1838	6248.3074
2	5361.2876	6233.5897
3	5352.2135	6234.9242
4	5260.7944	6025.5372
5	5204.5351	5920.9065
6	5600.1647	5904.3247
7	5690.5143	6185.1694
8	5390.9683	6229.2244
1	5364.1838	6248.3074

TOTAL AREA = 2.560 ACRES

KNOW ALL MEN BY THESE PRESENTS, TO WIT,

THAT BOWMAN DALTON CONSTRUCTION, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO BOWMAN DALTON CONSTRUCTION, INC. BY DEED RECORDED AUGUST 28, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #000011301, PAGE 120 AND WHICH COMPRISES ALL THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED APRIL 14, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #000005089, WHICH LAND IS ALSO SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO MICHAEL S. FERGUSON AND EDWARD A. NATT, TRUSTEES SECURING DALTON CONSTRUCTION COMPANY, INC., BENEFICIARY, DATED APRIL 14, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #000005090, PAGE 130.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED 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 15.2-2240 THROUGH 15.2-2779 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CITY OF ROANOKE SUBDIVISION ORDINANCES. THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE THE DRAINAGE EASEMENT AND SANITARY SEWER EASEMENT AS SHOWN HEREON FOR PUBLIC USE TO THE CITY OF ROANOKE AND DEDICATES IN FEE SIMPLE TO THE CITY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION FOR ROAD WIDENING PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 5TH DAY OF SEPTEMBER, 2000.

BOWMAN DALTON CONSTRUCTION, INC.

 BOWMAN DALTON CONSTRUCTION, INC.

DALTON CONSTRUCTION COMPANY, INC.,
 BENEFICIARY

 DOUGLAS DALTON, PRESIDENT

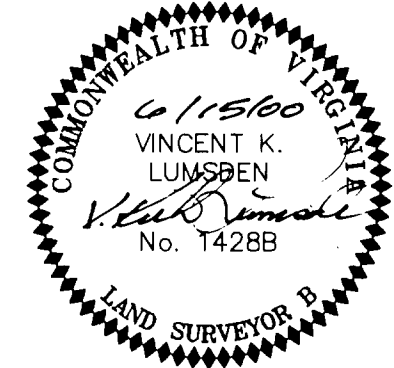
 EDWARD A. NATT, TRUSTEE

STATE OF VIRGINIA
 COUNTY OF ROANOKE
 I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT CARL D. DALTON, JR. WITH BOWMAN DALTON CONSTRUCTION, INC., C. DOUGLAS DALTON, PRESIDENT, DALTON CONSTRUCTION COMPANY, INC., AND EDWARD T. NATT, TRUSTEE HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON SEPTEMBER 5, 2000.
 MY COMMISSION EXPIRES MARCH 31, 2004

 ARLENE M. THOMAS
 NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
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 ENCUMBRANCES NOT SHOWN HEREON.
4. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY (FLOOD ZONE X) AS DESIGNATED BY FEMA. SEE FEMA MAP NO. 51161C0043 D, DATED OCTOBER 15, 1993. THIS OPINION IS BASED ON AN INSPECTION OF THE ABOVE REFERENCED MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
5. THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCEL #5080311.
6. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
7. AREA BOUNDED BY CORNERS 2 THRU 5 TO 5A TO 5B TO 2, INCLUSIVE, IS HEREBY DEDICATED TO THE CITY OF ROANOKE FOR ROAD WIDENING PURPOSES CONSISTING OF 0.072 ACRES.



APPROVED,

 ARTHUR B. CRUSH, III
 AGENT, ROANOKE CITY PLANNING COMMISSION

 L. BONE COLEMAN
 ACT. CITY ENGINEER, ROANOKE, VIRGINIA

09/06/00
 DATE
 9/20/00
 DATE

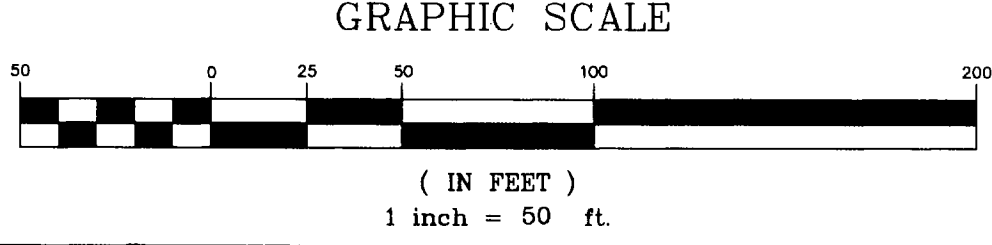
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD ON Sept 22 2000, AT 10:50 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

DEPUTY CLERK

PLAT SHOWING
"ELMS OF GRANDIN"

BEING A RESUBDIVISION OF
 PARCEL "B" (M.B. 1, PG. 2128)
 PROPERTY OF
BOWMAN DALTON CONSTRUCTION, INC.
 SITUATED ALONG GRANDIN ROAD EXTENSION
 ROANOKE, VIRGINIA



4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018
 PHONE (540) 774-4411
 FAX (540) 772-9445
 E-MAIL LUMSDENPC@AOL.COM

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

15 JUNE 2000
 COMMISSION NO. #2000-001
 CADD FILE: F:\00\0001\0001RPO3.DWG

DATE:
 SHEET 1 OF 1