

NUMBER	DELTA	ANGLE	CHORD	BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD
C1	86°52'00"		S 04°13'00" W		14.20	15.00	22.74	20.63

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ANNEXED IS ADMITTED TO RECORD ON THIS 20 DAY OF Dec 2000, AT 12:45 O'CLOCK P. M.

TESTEE: Arthur B. Crum III BY: Patty Taylor
CLERK DEPUTY CLERK

SURVEY FOR RAFAN, L.L.C.

SHOWING REDIVISION OF LOT 7 - LOT 12 & LOT 14 - LOT 17
BLOCK 9

MAP OF EASTGATE SUBDIVISION, ROANOKE CITY PLAN 2384
PROPERTY OF RAFAN, L.L.C.

CREATING HEREON

LOT 9-A CONTAINING 0.914 ACRE

LOT 7-A CONTAINING 0.216 ACRE

CITY OF ROANOKE, VIRGINIA

SURVEYED DECEMBER 5, 2000 SCALE: 1" = 30'

BY: PHILIP W. NESTER, LAND SURVEYOR

LEGEND

- SURVEYED PROPERTY LINE
- - - SURVEYED TIE LINE
- DEED LINE
- ... OLD DEED LINE (TO BE VACATED)
- X FENCE
- C OVERHEAD CABLE
- E OVERHEAD ELECTRIC
- T OVERHEAD TELEPHONE
- S SEWER LINE
- FOUND 1/2" IRON REBAR
- FOUND 3/4" IRON REBAR
- SET 1/2" IRON REBAR
- SET RAIL ROAD SPIKE
- UTILITY POLE
- WATER METER
- SEWER MANHOLE
- SHADING DENOTES CONCRETE

SCALE: 1" = 30'

KNOWN ALL MEN BY THESE PRESENTS TO WIT:

THAT RAFAN, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, KNOWN AS LOT 9-A, BLOCK 9, EASTGATE ADDITION, MAP NO. 2, ROANOKE CITY PLAN 2384, BOUNDED BY CORNER 1 THRU CORNER 8 TO CORNER 1, INCLUSIVE, WHICH IS COMPRISED OF LOT 9 THROUGH LOT 12 AND LOT 14 THROUGH LOT 17, BLOCK 9, EASTGATE ADDITION AS SHOWN ON A PLAT OF EASTGATE ADDITION, MAP NO. 2 AS RECORDED IN DEED BOOK 126, PAGE 453 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, ROANOKE CITY PLAN 2384, AND LOT 7-A, BLOCK 9, EASTGATE ADDITION, MAP NO. 2, ROANOKE CITY PLAN 2384, BOUNDED BY OUTSIDE CORNER 7 TO CORNER 9 TO CORNER 10 TO CORNER 8 TO CORNER 7, INCLUSIVE, WHICH IS COMPRISED OF LOT 7 AND LOT 8, BLOCK 9, EASTGATE ADDITION AS SHOWN ON A PLAT OF EASTGATE ADDITION, MAP NO. 2 AS RECORDED IN DEED BOOK 126, PAGE 452 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, ROANOKE CITY PLAN 2384, AND CONVEYED TO RAFAN, L.L.C. BY DEED DATED NOVEMBER 28, 2000 AND RECORDED AS INSTRUMENT #000015645 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, FOR A TOTAL OF 1.130 ACRES.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES VACATE ALL OLD LOT LINES AS SHOWN IN ACCORDANCE WITH THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 20 DAY OF December, 2000

OWNER: Faisal M. Kahn, OPERATING MANAGER

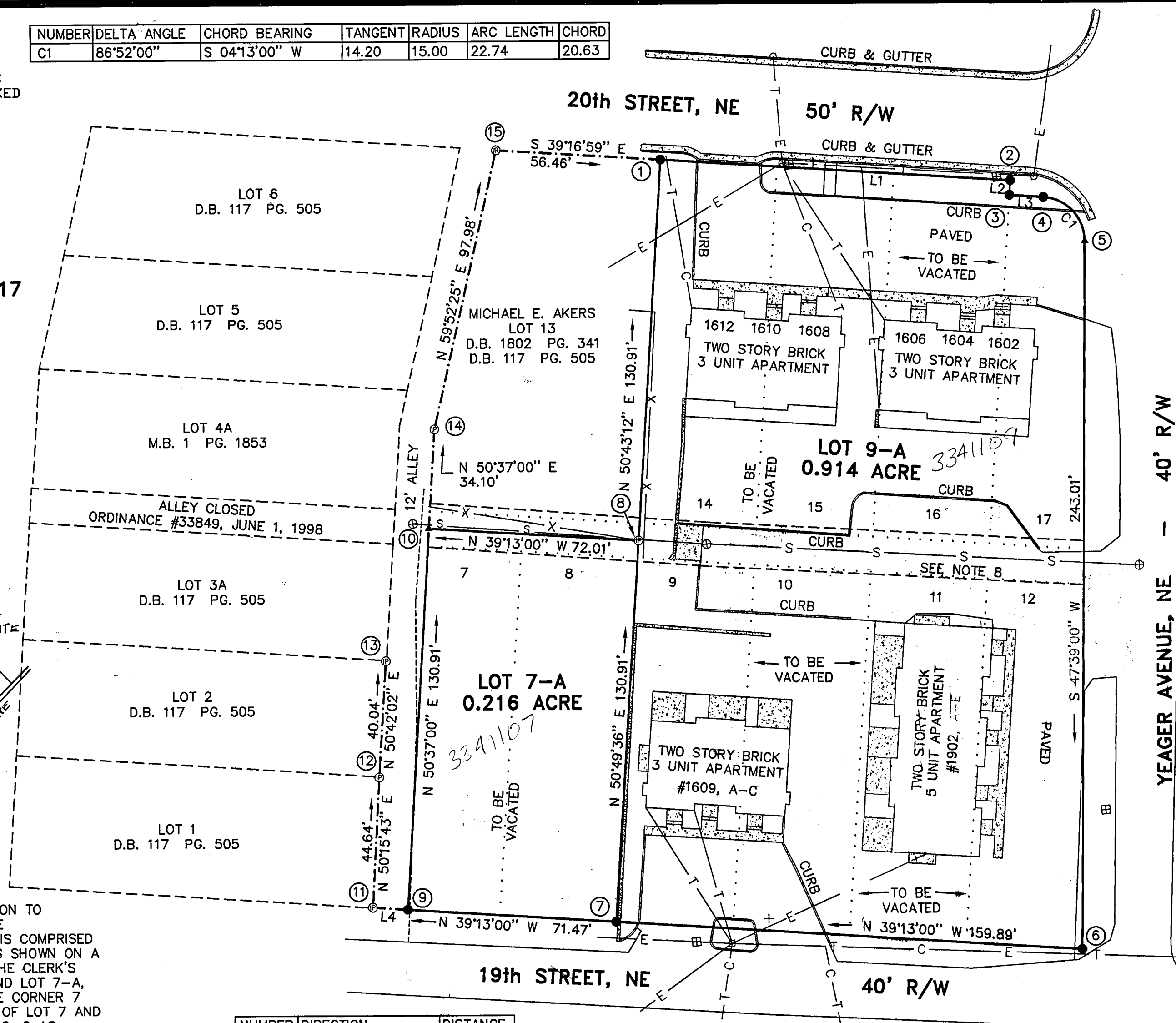
STATE OF VIRGINIA

CITY OF ROANOKE

I, Janet Blosswhite, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE OF VIRGINIA, DO HEREBY CERTIFY THAT Faisal Kahn HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON December 20, 2000

MY COMMISSION EXPIRES: 4/30/2001 NOTARY PUBLIC: Janet Blosswhite

PHILIP W. NESTER, INC. POB 827, ROCKY MOUNT, VIRGINIA, 24151, JOB NO. 319-00



NUMBER	DIRECTION	DISTANCE
L1	S 39°13'00" E	120.00'
L2	S 50°37'00" W	5.00'
L3	S 39°13'00" E	11.66'
L4	N 39°09'28" W	12.03'

BOUNDARY COORDINATES

CORNER	NORTH	EAST
1	10058.0478	19955.7058
2	9965.0765	20031.5764
3	9961.9040	20027.7118
4	9952.8719	20035.0825
5	9932.3016	20033.5651
6	9768.5975	19853.9716
7	9892.4717	19752.8822
8	9975.1654	19854.3710
1	10058.0478	19955.7058
7	9892.4717	19752.8822
9	9947.8474	19707.6921
10	10030.9533	19808.8444
8	9975.1654	19854.3710
7	9892.4717	19752.8822
	CORNER TIES	
11	9957.1741	19700.0968
12	9985.7116	19734.4240
13	10011.0718	19765.4087
14	10052.5764	19835.2120
15	10101.7525	19919.9553

NOTES

- LEGAL REFERENCE: INSTRUMENT #000015645, RKE CITY DEED BOOK 126, PAGE 453, RKE CO.
- TAX REFERENCE: 3341107 - LOT 7
3341108 - LOT 8
3341109 - LOT 9 & LOT 10
3341111 - LOT 11 & LOT 12
3341114 - LOT 14 THRU LOT 17
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE 'X' SO DESIGNATED BY F.E.M.A. MAP NO. 51161C0046D, DATED OCTOBER 15, 1993.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
- TOTAL AREA IN LOTS: 1.130 ACRES.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- SEE DEED BOOK 1346, PAGE 721 FOR VACATION OF ALLEY AND DEDICATION OF EXISTING 15' SEWER EASEMENT.
- 1/2" x 30" IRON REBAR SET AT ALL CORNER, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.

APPROVED: Philip W. Nester 12/20/00
AGENT OF PLANNING COMMISSION DATE:
Philip W. Nester 12/20/00
CITY ENGINEER DATE:

D.B. 126 PG. 453 (RKE CO.)