

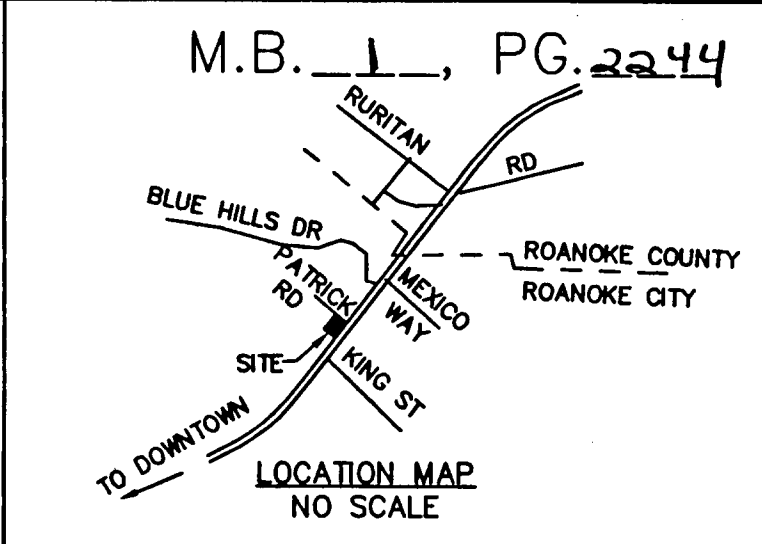
THIS IS AN ORIGINAL SIZE MAP AND HAS NOT BEEN REDUCED.

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A PRELIMINARY TITLE REPORT FROM INVESTORS TITLE INSURANCE COMPANY AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0028 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DISTANCE	BEARING	DELTA
C1	38.37	25.00	24.12	34.71	S04°22'40"E	87°56'24"
C2	8.34	50.00	4.17	8.33	N76°25'38"E	9°32'03"

- LEGEND
- S.S.E. SANITARY SEWER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - OHV OVERHEAD WIRES
 - UTILITY POLE
 - SM SANITARY SEWER MANHOLE
 - SDM STORM DRAIN MANHOLE
 - WM WATER MANHOLE
 - WV WATER VALVE
 - HB HOSE BIB
 - TPP&S T. P. PARKER & SON
 - BTL&A BUFORD T. LUMSDEN & ASSOC.
 - LALS LUMSDEN ASSOCIATES, PC
 - TELE & ELEC TELEPHONE & ELECTRIC
 - G.I. GRATE INLET
 - W/ WITH
 - D.I. DROP INLET
 - X- EXISTING FENCE
 - R/W RIGHT OF WAY
 - FND FOUND
 - ST STREET
 - DR DRIVE
 - RD ROAD



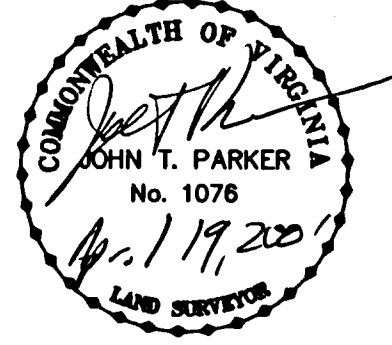
REFERENCE MAPS:

1. PLAT SHOWING RESUBDIVISION OF ORIGINAL TRACT E-1 ROBY H. PATRICK PLAT BY BUFORD T. LUMSDEN & ASSOCIATES, P.C. DATED 19 JANUARY 1989 AND RECORDED IN M.B. 1, PG. 814.
2. PLAT SHOWING DIVISION OF PROPERTY OF ROBY H. PATRICK BY BUFORD T. LUMSDEN & ASSOCIATES, P.C. DATED 20 MAY 1982 AND RECORDED IN M.B. 1, PG. 314.

APCO. EASEMENTS:

ROBY H. PATRICK GRANTED THE FOLLOWING BLANKET EASEMENTS TO APCO. D.B. 1479, PG. 634 (CITY OF ROANOKE) AND D.B. 505, PG. 360 (COUNTY OF ROANOKE), THESE EASEMENTS WERE UNLOCATABLE AND ARE NOT SHOWN ON PLAT.

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. FIELDS PROPERTIES, LLC IS THE OWNER OF RECORD, SEE D.B. 1483, PG. 3, D.B. 1494, PG. 1209, D.B. 1476, PG. 1663, D.B. 1760, PG. 445.



THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE SUBDIVISION ORDINANCE

BOUNDARY SURVEY FOR PLANTATION DEVELOPMENT, L.C.

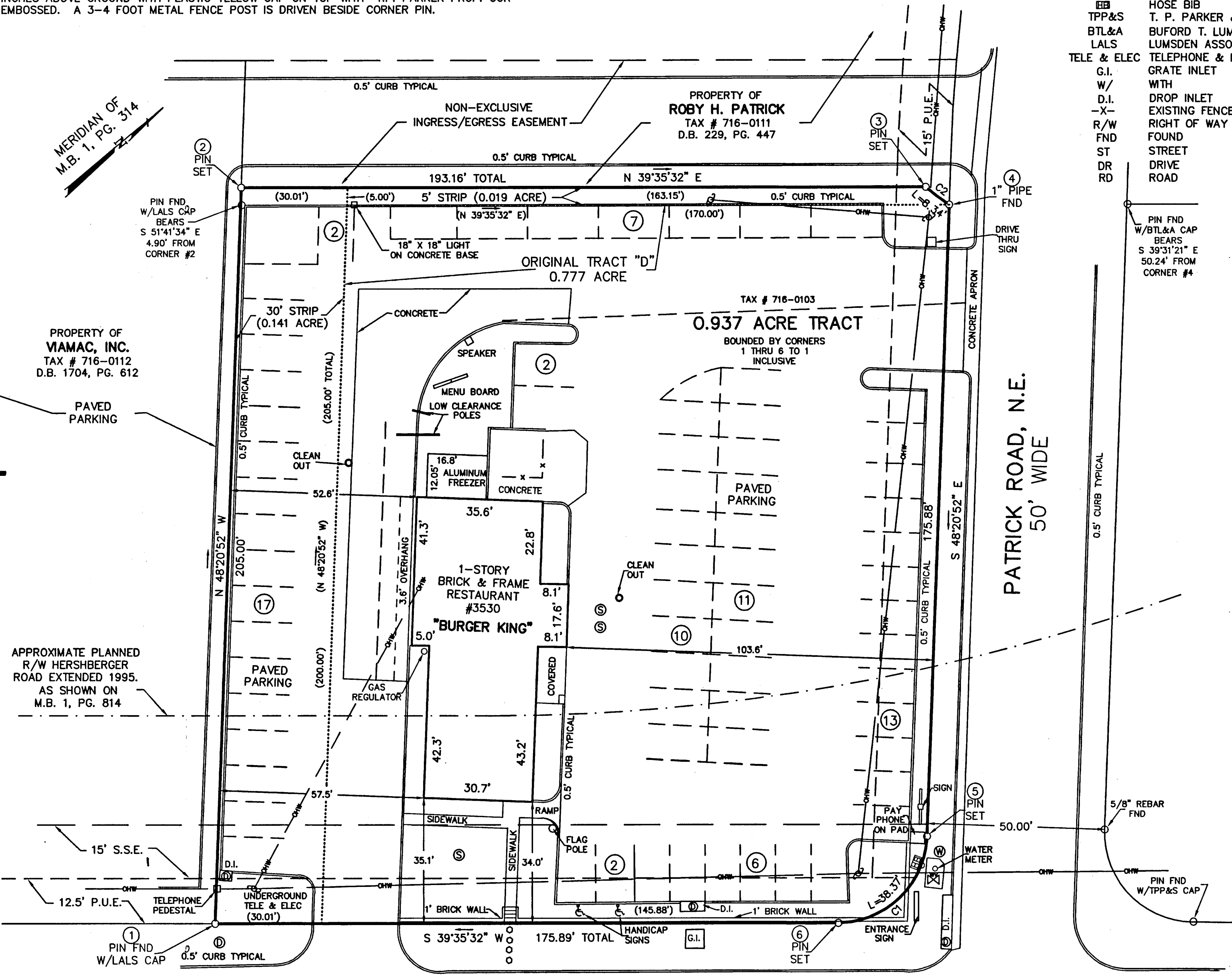
OF 0.937 ACRE TRACT COMPRISED OF TRACT "D" (0.777 ACRE) ROBY H. PATRICK SUBDIVISION, M.B. 1, PG. 314, A 5' STRIP AT THE NORTHERLY SIDE OF TRACT "D" (0.019 ACRE) D.B. 1483, PG. 6 AND A 30' STRIP AT THE WESTERLY SIDE OF TRACT "D" (0.141 ACRE) D.B. 1494, PG. 1209 SITUATE ON ORANGE AVENUE, N.E. - U.S. ROUTE 460 ROANOKE, VIRGINIA

TAX # 716-0103
DRAWN: Z/LRD/9
CALC: LRD
N.B. JR-198

SCALE: 1" = 20'
DATE: APRIL 12, 2001
W.O. 01-0264

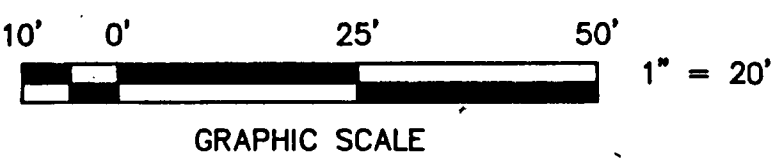
TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24163
540-387-1153

M.B. 1, PG. 2244



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:42 O'CLOCK A.M. ON THIS 9 DAY OF May 2001.
TESTE: ARTHUR B. CRUSH, III
CLERK
BY: *Ruth Molladay*
DEPUTY CLERK

ORANGE AVENUE, N.E.
U.S. ROUTE 460
110' WIDE



CLOSED BY LRD