

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	597.43'	62.56'	31.31'	62.53'	S 45°20'52" E	06°00'00"
C-2	50.00'	8.34'	4.18'	8.33'	S 76°25'38" W	09°33'27"

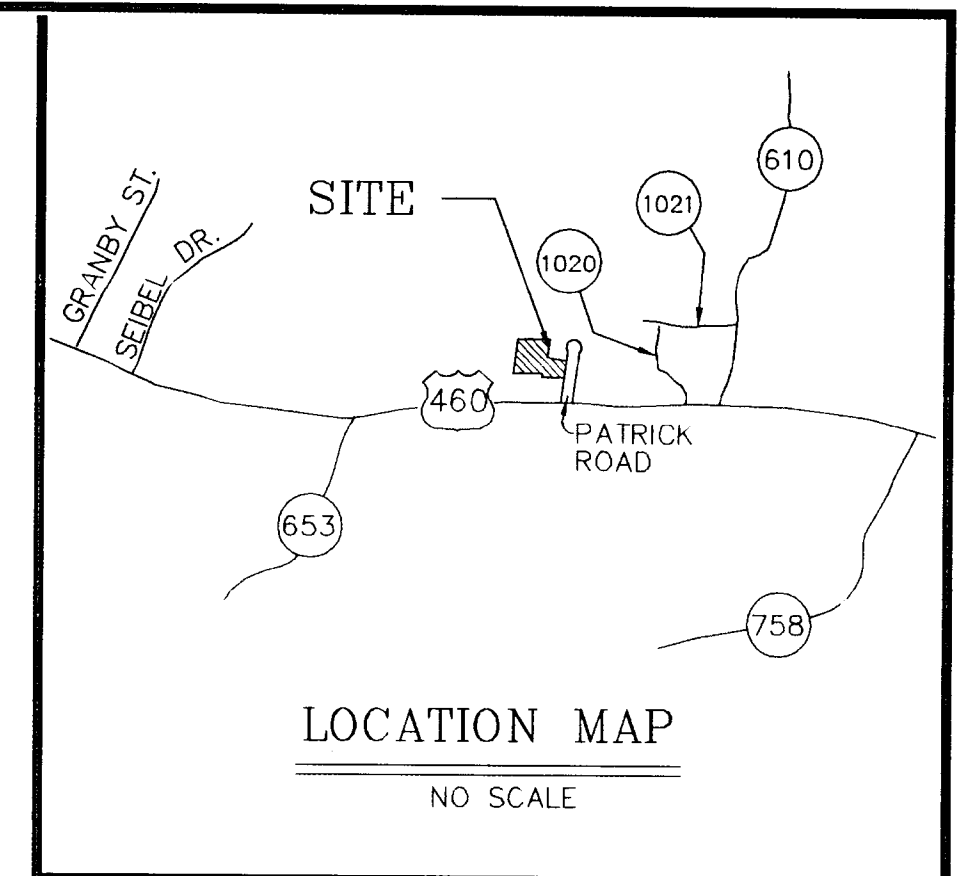
\*-ACTUAL MEASUREMENT SUPERSEDES PREVIOUSLY RECORDED MEASUREMENTS

NEW VARIABLE WIDTH INGRESS & EGRESS EASEMENT		
LINE	BEARING	DISTANCE
E1-E2	N 07°24'23" W	51.36'
E2-C	S 42°20'52" E	34.00'
C-B	N 84°35'32" E	53.82'
B-11	S 39°35'32" W	68.32'
11-E1	N 50°24'28" W	34.16'

BOUNDARY TABLE		
NEW TRACT E-1A1-B		
CORNER	DIRECTION	DISTANCE
A-B	S 39°35'32" W	107.24
B-C	S 84°35'32" W	53.81
C-4	N 42°20'52" W	105.82
4-5	N 47°39'08" E	173.00
5-6	S 42°20'52" E	84.50
6-A	S 10°42'14" E	45.37
TOTAL = 0.50 AC. (21,590 S.F.)		

BOUNDARY COORDINATES		
ORIGINAL TRACT E-1A1		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5668.43142	5270.51123
2	5898.21550	5059.14813
3	6118.44574	5241.28765
4	5994.16411	5354.56438
5	6110.70041	5482.42174
6	6048.24854	5539.34384
7	6004.29944	5583.82974
8	5995.46016	5593.76740
9	5993.50508	5585.66923
10	5844.65483	5462.56363
11	5868.38665	5435.88286
1	5668.43142	5270.51123
TOTAL = 2.71 AC. (118,186 S.F.)		

BOUNDARY TABLE		
NEW TRACT E-1A1-A		
CORNER	DIRECTION	DISTANCE
1-2	N 42°36'32" W	312.21
2-3	N 39°35'32" E	285.79
3-C	S 42°20'52" E	273.97
C-B	N 84°35'32" E	53.82
B-A	N 39°35'32" E	107.24
A-6	N 10°42'14" W	45.37
6-7	S 45°20'52" E	62.53 (Chord)
7-8	S 48°20'52" E	13.30
8-9	S 76°25'38" W	8.33 (Chord)
9-10	S 39°35'32" W	193.16
10-11	N 48°20'52" W	35.71
11-1	S 39°35'32" W	259.48
TOTAL = 2.21 AC. (96,596 S.F.)		



# NOTES:

- THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #5101300028 D. MAP #51161C0028 D. DATED OCTOBER 15, 1993. FLOOD ZONE "X".
- IRON PINS SET AT ALL CORNERS, P.C.'S, & P.T.'S UNLESS OTHERWISE NOTED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS WHICH EFFECT THE PROPERTY NOT SHOWN HEREON.
- THE PROPERTY LINES BETWEEN CORNERS 6, A, B, C TO 4 ARE NEW DIVISION LINES.

# APPROVED:

CITY ENGINEER, ROANOKE, VIRGINIA  
 DATE 8/8/01  
 AGENT FOR THE CITY OF ROANOKE  
 PLANNING COMMISSION  
 DATE 8/8/2001

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 9, 2001, AT 9:30 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

DEPUTY CLERK

# LEGEND

P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET

PLAT SHOWING  
 RESUBDIVISION OF  
 TRACT E-1A1 (2.71 AC.)  
 M.B. 1, PG. 1411  
 CREATING HEREON NEW

TRACT E-1A1-A (2.21 AC.)

AND NEW

TRACT E-1A1-B (0.50 AC.)

PROPERTY OF

ROBY H. PATRICK, JR. & ANNE T. PATRICK

SITUATE ALONG PATRICK ROAD  
 ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: JULY 11, 2001

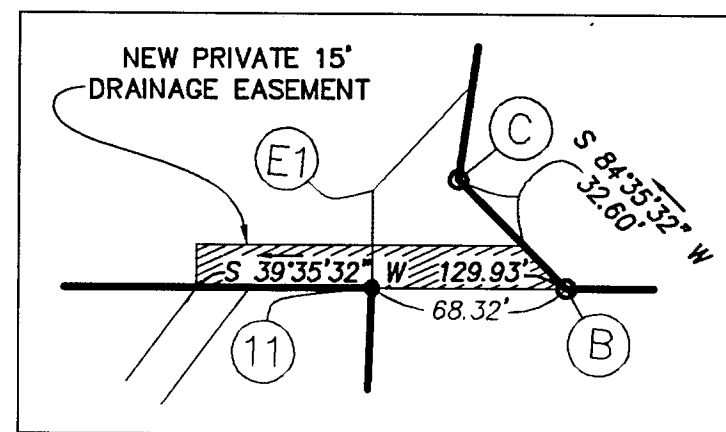
LUMSDEN ASSOCIATES, P.C.  
 ENGINEERS - SURVEYORS - PLANNERS  
 ROANOKE, VIRGINIA

COMM. # 01-227

SHEET 1 of 1

M.B. 1, PG. 2309

# INSERT "A"

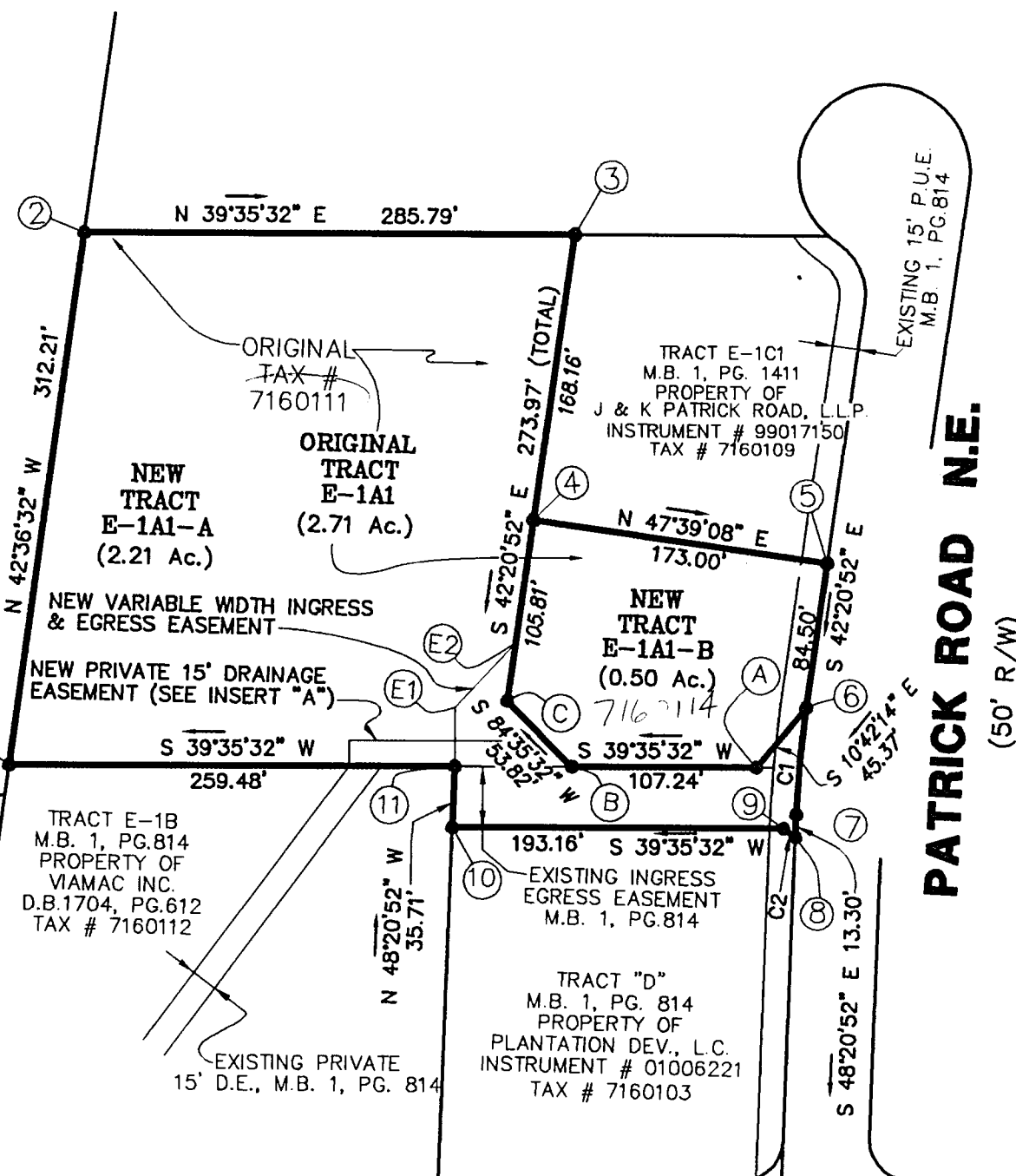


TRACT E-2  
 PROPERTY OF  
 LANSING OF ROANOKE, L.L.C.  
 D.B. 1787, PG. 1530  
 TAX # 7160108

TRACT #4  
 PROPERTY OF  
 CENTRAL RAZOR, L.L.C.  
 INSTRUMENT # 97018346  
 TAX # 7150106

SECTION #1  
 STATESMAN PLAZA  
 M.B. 1 PG. 306

TRACT #3  
 PROPERTY OF  
 FIRST VIRGINIA BANK  
 D.B. 1470, PG. 786  
 TAX # 7150105



ORANGE AVENUE N.E.  
 U.S. ROUTE # 460  
 (110' R/W)

# KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROBY H. PATRICK, JR. & ANNE T. PATRICK ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 11 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND BEQUEATHED TO SAID ROBY H. PATRICK, JR. BY LULA PATRICK (WILL NOT LOCATED) AND ROBY H. PATRICK, SR. BY WILL DATED APRIL 01, 1966 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN WILL BOOK 27, PAGE 854.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240-2276 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 8<sup>th</sup> DAY OF August 2001.

BY: Roby H. Patrick, Jr. ROBY H. PATRICK, JR., OWNER  
 BY: Anne T. Patrick ANNE T. PATRICK, OWNER

# STATE OF VIRGINIA

County of Roanoke

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT ROBY H. PATRICK, JR. & ANNE T. PATRICK HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 8, 2001.

MY COMMISSION EXPIRES February 28, 2002

Judith M. Ross  
 NOTARY PUBLIC

# GRAPHIC SCALE

