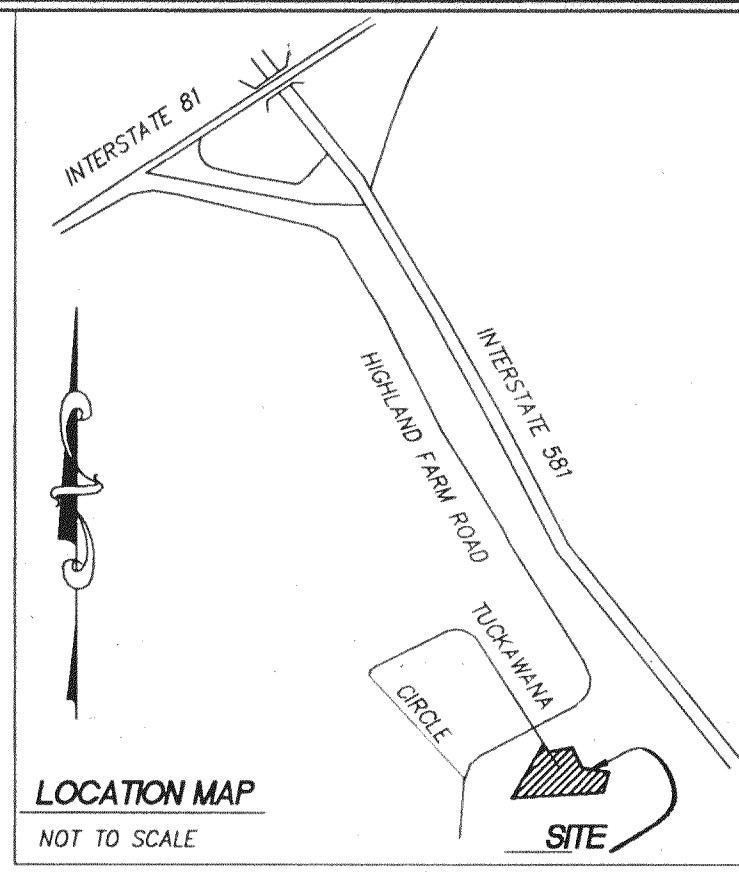


Boundary Coordinates		
Origin of Coordinates Assumed		
Corner	Northing	Easting
1	5306.80526	5246.36177
2	5399.04788	5384.32572
3	5320.40556	5432.71678
4	5221.02902	5589.89637
5	5077.73373	5549.79773
6	5018.94328	4960.53321
7	5173.94715	5094.60590
8	5279.01465	5204.79637
9	5244.57408	5212.78678
10	5286.25998	5275.13487
1	5306.80526	5246.36177
Total Area = 2.648 Acres		



Approved:

[Signature]
Agent, Roanoke City Commission
[Signature]
City Engineer, Roanoke, Virginia

[Signature] 9/24/01
Date
[Signature] 9/24/01
Date

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this map with the certificate of acknowledgment thereto annexed is admitted to record on Sept 27, 2001, at 2:30 O'Clock P.M.

Testee: Arthur B. Crush, III
[Signature]
Deputy Clerk

Legend	
T.E.E.	= Telephone & Electric Easement
S.E.E. & D.E.	= Sanitary Sewer & Drainage Easement
P.U.E.	= Public Utility Easement
D.E. & T.E.E.	= Drainage & Telephone, Electric Easement
---	= Existing Sanitary Sewer Line

- NOTES:
1. This plat was prepared without the benefit of a current title report and there may exist easements not shown hereon.
 2. This plat is based on a current field survey.
 3. Iron pins set at all corners unless otherwise noted.
 4. This original plat scale has not been reduced.
 5. This plat combines Roanoke City tax numbers 6472004, 6472003 and part of 6472002.
 6. This property as shown does not fall within a FEMA Flood Hazard Zone. See FEMA Community Panel No. 510130 0024 D, Zone "X", dated October 15, 1993.
 7. Existing 12' Telephone and Electric Easement between original lot 3 and 4 to be vacated.
 8. Legal Reference: Deed Book 1741, Page 1252, Deed Book 1776, Page 2009 & Instrument Number 010009654.
 9. This Plat combines 0.22314 Acres of Original Lot 2 with Lots 3 & 4 to Create New Lot 4A.

Know All Men By These Presents To Wit:

That The Tuckawana Group, LLC and Newbern Properties, LLC are the fee simple owners and proprietors of the property shown hereon bounded by outside corners 1 through 10 to 1 inclusive, being all of the property conveyed to The Tuckawana Group, LLC by deed dated September 15, 2001, recorded in the clerk's office of the Circuit Court of the City of Roanoke, Virginia, in Instrument Number 010014228 and being all of the property conveyed to said owner by deed dated September 15, 2001 and recorded in the aforesaid Clerk's Office in Instrument Number 010014229, and a portion of the land conveyed to Newbern Properties, LLC by deeds dated October 25, 1996 and July 10, 1995, recorded in the aforesaid Clerk's Office in Deed Book 1776, Page 2009 and in Deed Book 1741, Page 1252, respectively.

The said owners certify that they have combined this land as shown hereon entirely with their own free will and consent and pursuant to and in compliance with the Virginia Code of 1950, Sections 15.2-2240 through 15.2-2779 (as amended to date) and further pursuant to and in compliance with the City of Roanoke Subdivision Ordinances.

Witness the following signatures:

The Tuckawana Group, LLC, Owner
By: *[Signature]*

Newbern Properties, LLC, Owner
By: *[Signature]*

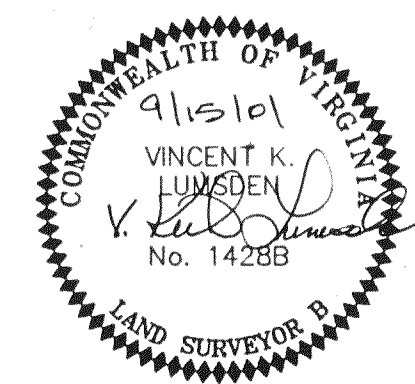
State of VIRGINIA
COUNTY of ROANOKE

I, ARLENE M. THOMAS, a Notary Public in and for the aforesaid COUNTY and state do hereby certify that JESS NEWBERN with The Tuckawana Group, LLC and JESS NEWBERN with Newbern Properties, LLC have personally appeared before me in my aforesaid COUNTY and state and acknowledged the same on SEPTEMBER 24, 2001.

My commission expires MARCH 31, 2004

[Signature]
Notary Public

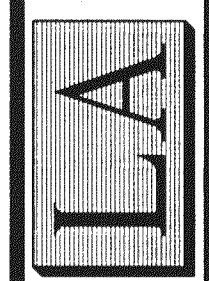
Curve Data						
Curve	Length	Radius	Tangent	Chord	Bearing	Delta
C1	36.14'	50.00'	18.90'	35.36'	S 13°03'43" E	41°24'35"
C2	150.11'	50.00'	716.14'	99.76'	S 78°21'47" E	172°00'44"
C3	79.24'	50.00'	50.71'	71.21'	S 29°46'22" E	90°48'25"
C4	36.14'	50.00'	18.90'	35.36'	N 54°28'17" W	41°24'35"



PLAT SHOWING
COMBINATION OF ORIGINAL
LOTS 3, 4 AND PORTION OF LOT 2
ARROW WOOD
(P.B. 6 PG. 93, ROANOKE COUNTY)

CREATING NEW
Lot 4A (2.001 Acres)
PROPERTY OF
THE TUCKAWANA GROUP, LLC
AND CREATING NEW
LOT 2A (0.647 Ac.)
PROPERTY OF
NEWBERN PROPERTIES, LLC
SITUATED ALONG TUCKAWANA CIRCLE, N.W.
ROANOKE, VIRGINIA

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



DATE: SEPTEMBER 15, 2001
COMM. NO.: 2001-283
SCALE: 1" = 50'
CAOD FILE: F:\2001-01283\SUR\01283bas.DWG
SHEET 1 OF 1

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018