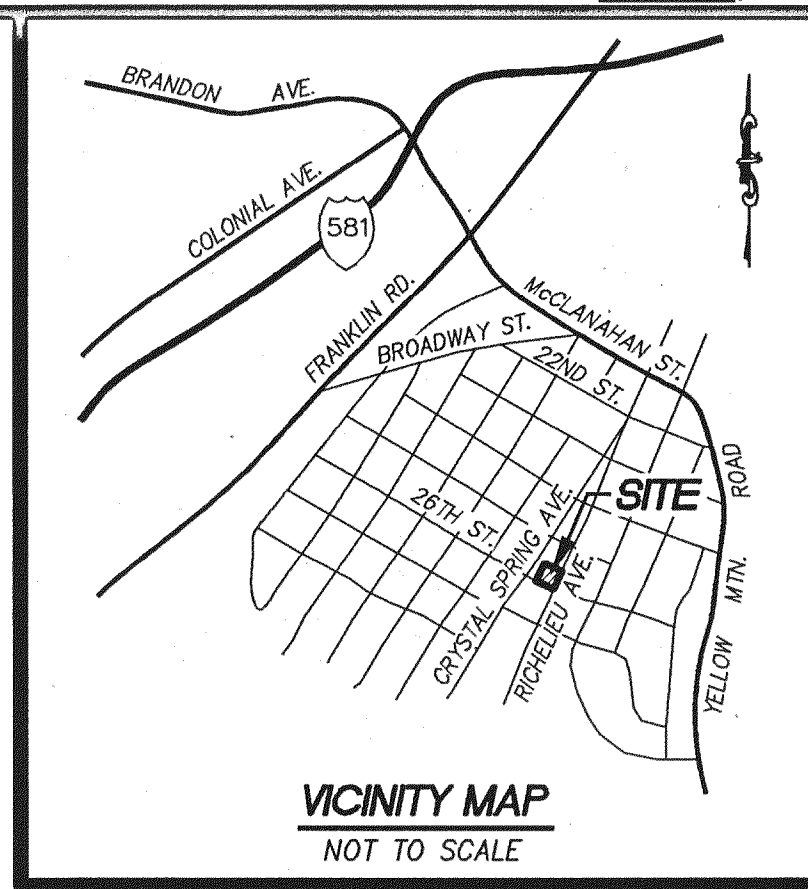


BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4859.88488	5046.23704
2	4915.01258	4947.59202
3	4961.80056	4973.49560
4	4959.53085	4977.59523
5	4999.99981	5000.00036
6	4954.01085	5086.25579
1	4859.88488	5046.23704
AREA = 10,633 S.F., 0.244 AC.		



LEGEND	
EX.	EXISTING
I.P.	IRON PIN
STY.	STORY
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
AC.	ACRES
D.B.	DEED BOOK
PG.	PAGE

- NOTES:
- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - 3) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.
 - 4) APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
 - 5) 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 NUMBER 510130 0048 D, MAP NUMBER 51161C0048 D, DATED OCTOBER 15, 1993. "ZONE X"
 - 6) LEGAL REFERENCE: INSTRUMENT NUMBER 01003871.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CIR DEVELOPMENT COMPANY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MARCH 23, 2001, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBER 01003871.

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 15.2-2279, 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 28th DAY OF September, 2001.

CIR DEVELOPMENT COMPANY

BY: Timothy J. Thielcke Jr. VP.

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 Timothy J. Thielcke Jr. V-Pres. OF CIR DEVELOPMENT COMPANY, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED September 28, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON September 28, 2001.

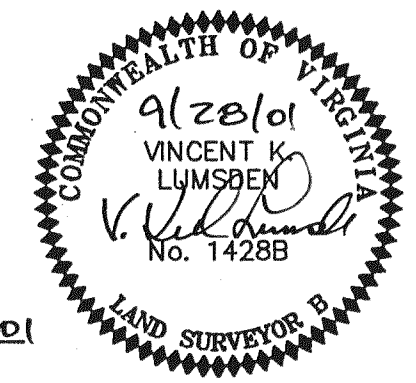
MY COMMISSION EXPIRES FEBRUARY 28, 2002

Judith M. Ross
NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vincent K. Lumsden
VINCENT K. LUMSDEN LS #1428B

9/28/01
DATE



APPROVED:

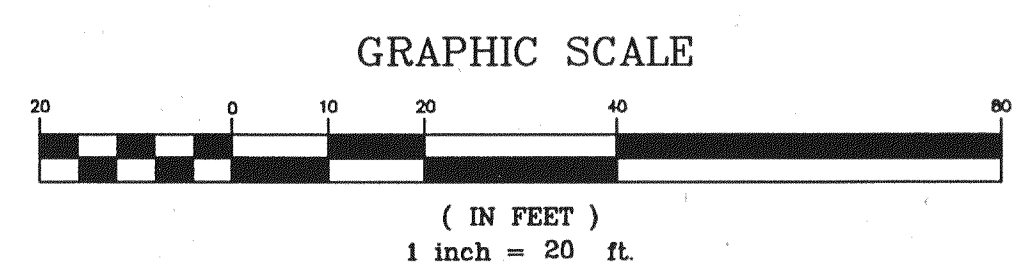
John James Lucelli
AGENT, ROANOKE CITY PLANNING COMMISSION
Paul C. Blum
CITY ENGINEER, ROANOKE, VIRGINIA

10/02/01
DATE
10/3/01
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 October 3, 2001, AT 2:15 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Ruth S. Holladay
DEPUTY CLERK



PLAT SHOWING
THE COMBINATION OF
LOT 6A-1 AND LOT 6A-2
M.B. 1, PG. 2223
CREATING HEREON NEW
LOT 6A (0.244 AC.)
PROPERTY OF
CIR DEVELOPMENT COMPANY
SITUATED AT THE INTERSECTION OF
26TH STREET, SW AND RICHELIEU AVENUE, SW
CITY OF ROANOKE, VIRGINIA

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

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

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

LA

DATE: September 28, 2001
COMM. NO.: 2001-208
CADD FILE: F:\2001\SUR\01208\208RPO1.DWG

SCALE: 1" = 20'

SHEET 1 OF 1

0651-61