

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KAYSER PROPERTIES, LTD. IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 12 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 00009561 AND BY CITY ORDINANCE NUMBER 35587-091701.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

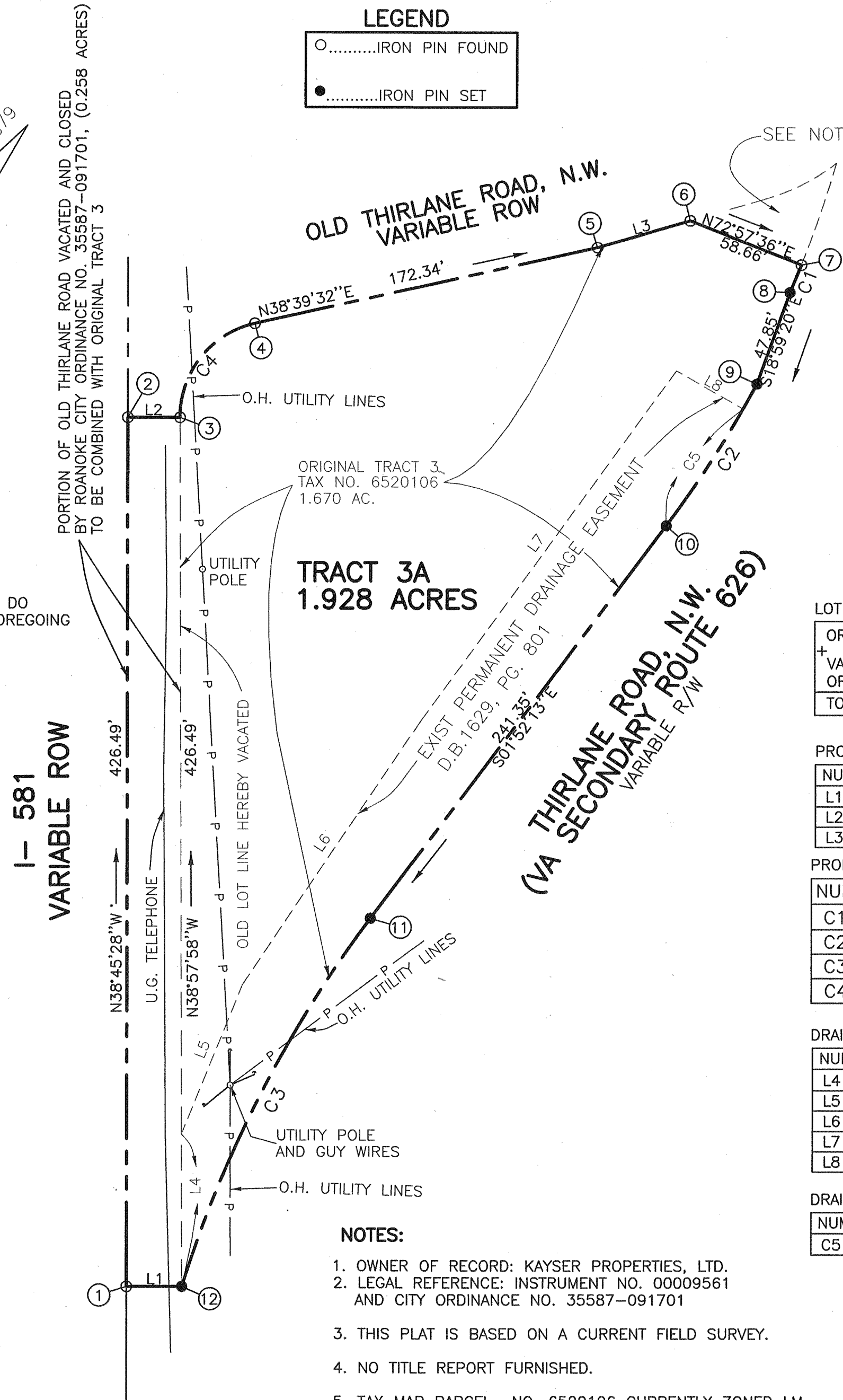
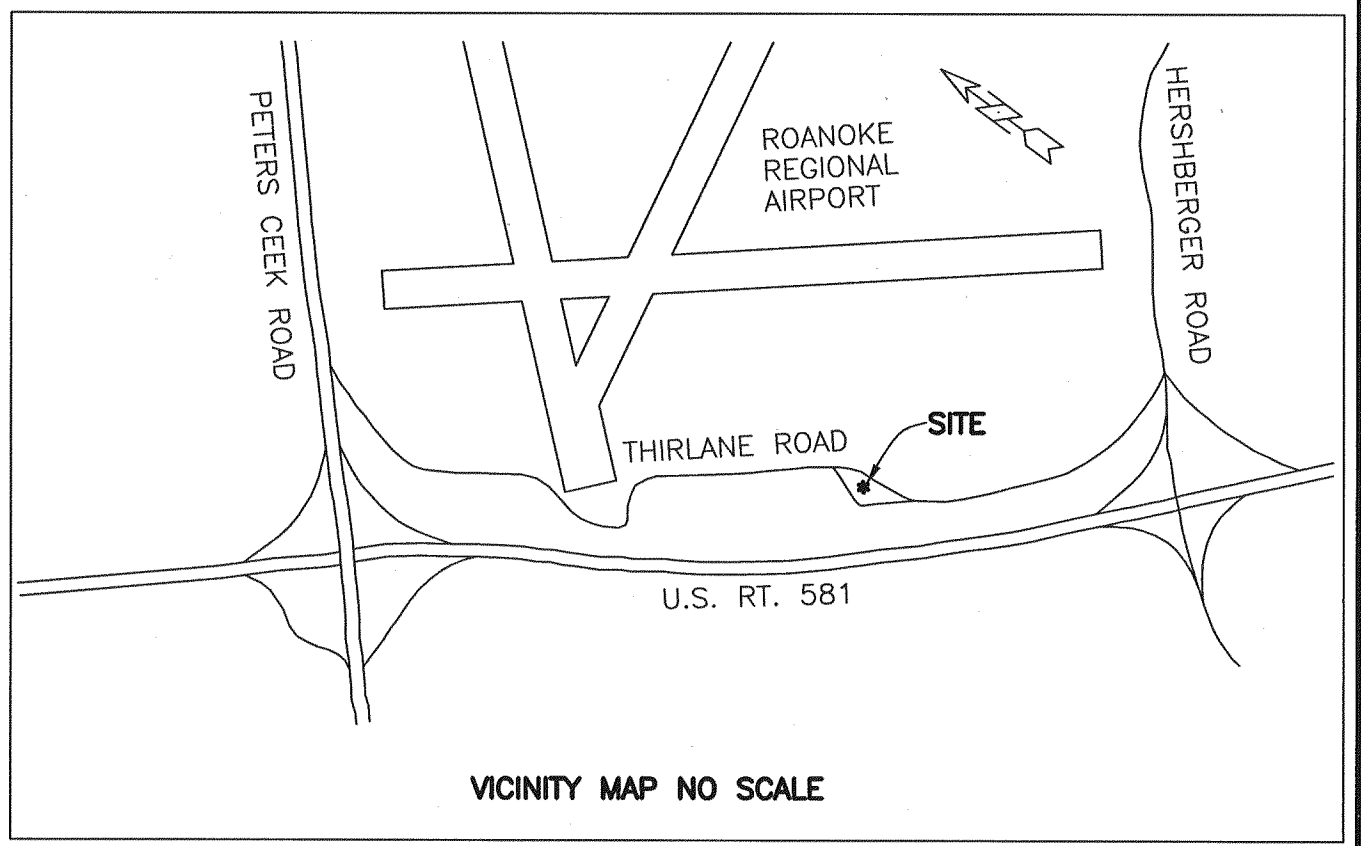
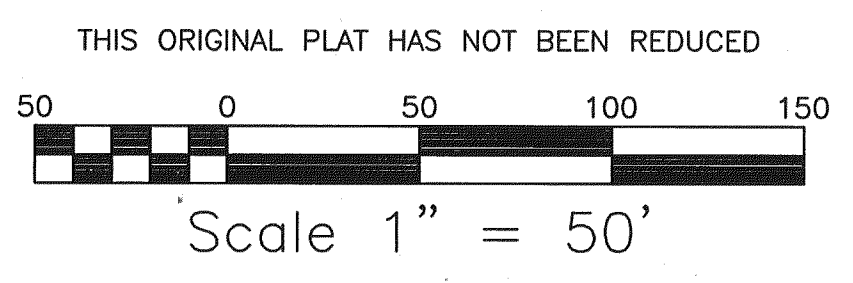
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

KAYSER PROPERTIES, LTD.  
BY: [Signature] ITS: Pres.

NOTARY STATEMENT  
STATE OF VIRGINIA, COUNTY/CITY OF Roanoke  
I, Elizabeth Liddy A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Kay Kaiser WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 07 DAY OF Nov, 2001.  
Elizabeth Liddy 4/30/04  
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGEND

- .....IRON PIN FOUND
- .....IRON PIN SET



LOT AREA

ORIGINAL TRACT 3	1.670 ACRES
+ VACATED PORTION OF OLD THIRLANE RD.	0.258 ACRES
TOTAL	1.928 ACRES

COORDINATES

	NORTHING	EASTING
1	4699.40	4256.67
2	5031.97	3989.67
3	5048.08	4009.61
4	5107.19	4009.45
5	5241.77	4117.11
6	5280.54	4144.35
7	5297.73	4200.43
8	5283.69	4204.61
9	5238.44	4220.18
10	5156.50	4229.06
11	4915.28	4236.94
12	4716.46	4277.92
1	4699.40	4256.67

PROPERTY LINE LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S51°14'32"W	27.25'
L2	N51°14'32"E	25.70'
L3	N35°05'15"E	47.38'

PROPERTY LINE CURVE TABLE

NUMBER	DELTA	ARC	RADIUS	TANGENT	CHORD	BEARING
C1	01°32'26"	14.60	542.96	7.30	14.60	S16°16'00"E
C2	08°37'34"	82.50	547.96	41.33	82.42	S06°10'59"E
C3	19°32'50"	204.00	597.96	103.00	203.01	S11°38'37"E
C4	77°37'30"	63.89	47.16	37.93	59.12	N00°09'13"W

DRAIN. EASMT. LINE TABLE

NUMBER	DIRECTION	DISTANCE
L4	N38°57'58"W	74.96'
L5	N16°30'58"W	78.85'
L6	N04°46'56"W	156.72'
L7	N02°39'30"W	212.52'
L8	N80°57'46"E	37.59'

DRAIN. EASMT. CURVE TABLE

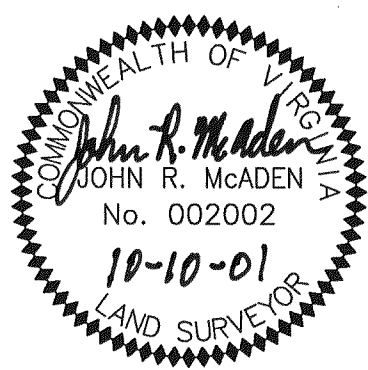
NUMBER	DELTA	ARC	RADIUS	TANGENT	CHORD	BEARING
C5	07°10'10"	68.54	547.96	34.32	68.50	S05°27'13"E

NOTES:

- OWNER OF RECORD: KAYSER PROPERTIES, LTD.
- LEGAL REFERENCE: INSTRUMENT NO. 00009561 AND CITY ORDINANCE NO. 35587-091701
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- NO TITLE REPORT FURNISHED.
- TAX MAP PARCEL NO. 6520106 CURRENTLY ZONED LM
- THESE PROPERTIES ARE LOCATED IN ZONE X UNSHADED AS PER F.E.M.A. FLOOD MAP 51161C0024D WITH AN EFFECTIVE DATE OF OCTOBER 15, 1993
- SEE HIGHWAY PLANS BY HAYES, SEAY, MATTERN & MATTERN AND LUMSDEN ASSOCIATES COMM. NO. 2891, SHEET 7

APPROVED: [Signature] 11/12/01  
ENGINEER, CITY OF ROANOKE DATE  
[Signature] 11/12/01  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 1:30 O'CLOCK P.M. ON THIS 13 DAY OF November, 2001, IN MAP BOOK 1, PAGE 2356 2357 CLERK ERROR  
TESTE: Arthur B. Crush III  
CLERK  
Kathryn M. McCadon  
DEPUTY CLERK



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
[Signature]  
JOHN R. MCADEN 002002

THESE PROPERTIES ARE NOT LOCATED IN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0024D WITH AN EFFECTIVE DATE OF OCTOBER 15, 1993

COMBINATION PLAT FOR  
KAYSER PROPERTIES, LTD.  
COMBINING 0.258 ACRE OF  
CLOSED AND VACATED OLD THIRLANE ROAD, N.W.  
WITH  
TRACT 3

RESUBDIVISION OF PROPERTY OF  
MATILDA H. BRADSHAW, TRUSTEE, ET ALS  
MARGARET J. MORRIS ET ALS  
MAP BOOK 1, PAGE 879  
CREATING HEREON  
TRACT 3A (1.928 ACRE)  
CITY OF ROANOKE, VIRGINIA  
OCTOBER 10, 2001  
JOB #00R00058-A

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

