

**KNOW ALL MEN BY THESE PRESENTS, TO WIT,**

THAT W. W. GRAINGER, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 11 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED APRIL 15, 1981 FROM THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1464, PAGE 1935.

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 SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 27th DAY OF June 2002.

**W. W. GRAINGER, INC., AN ILLINOIS CORPORATION**

BY: DAVID J. ZIMMER, VICE PRESIDENT, REAL ESTATE

**STATE OF ILLINOIS**

COUNTY OF LAKE

I, DAWN ROTHERMEL, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DAVID J. ZIMMER, VICE PRESIDENT, REAL ESTATE OF W. W. GRAINGER, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 27, 2002.

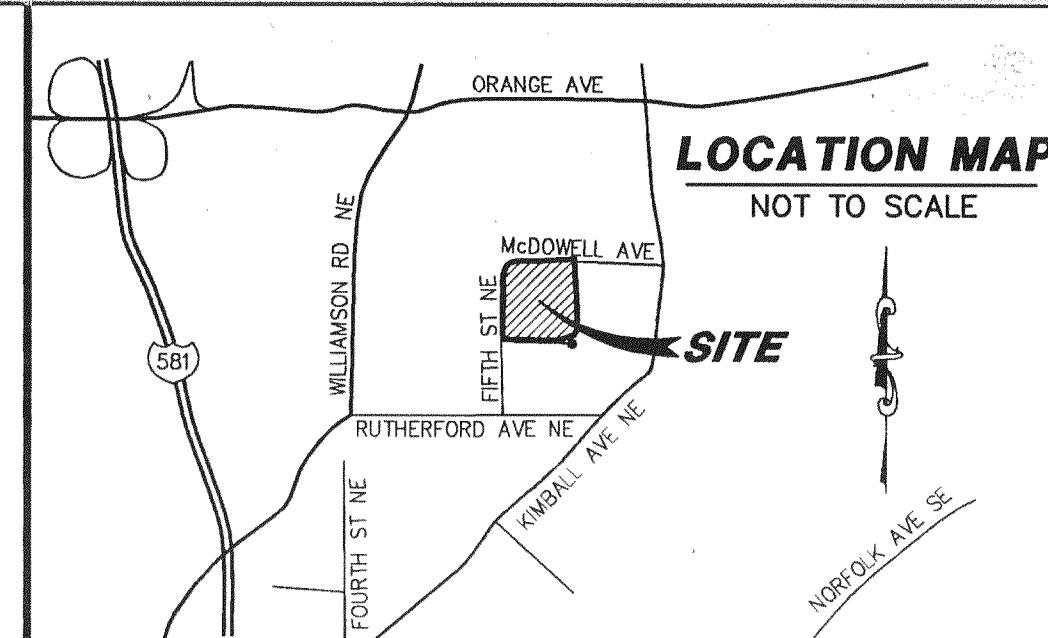
MY COMMISSION EXPIRES 01-15-2003

Dawn Rothermel  
NOTARY PUBLIC

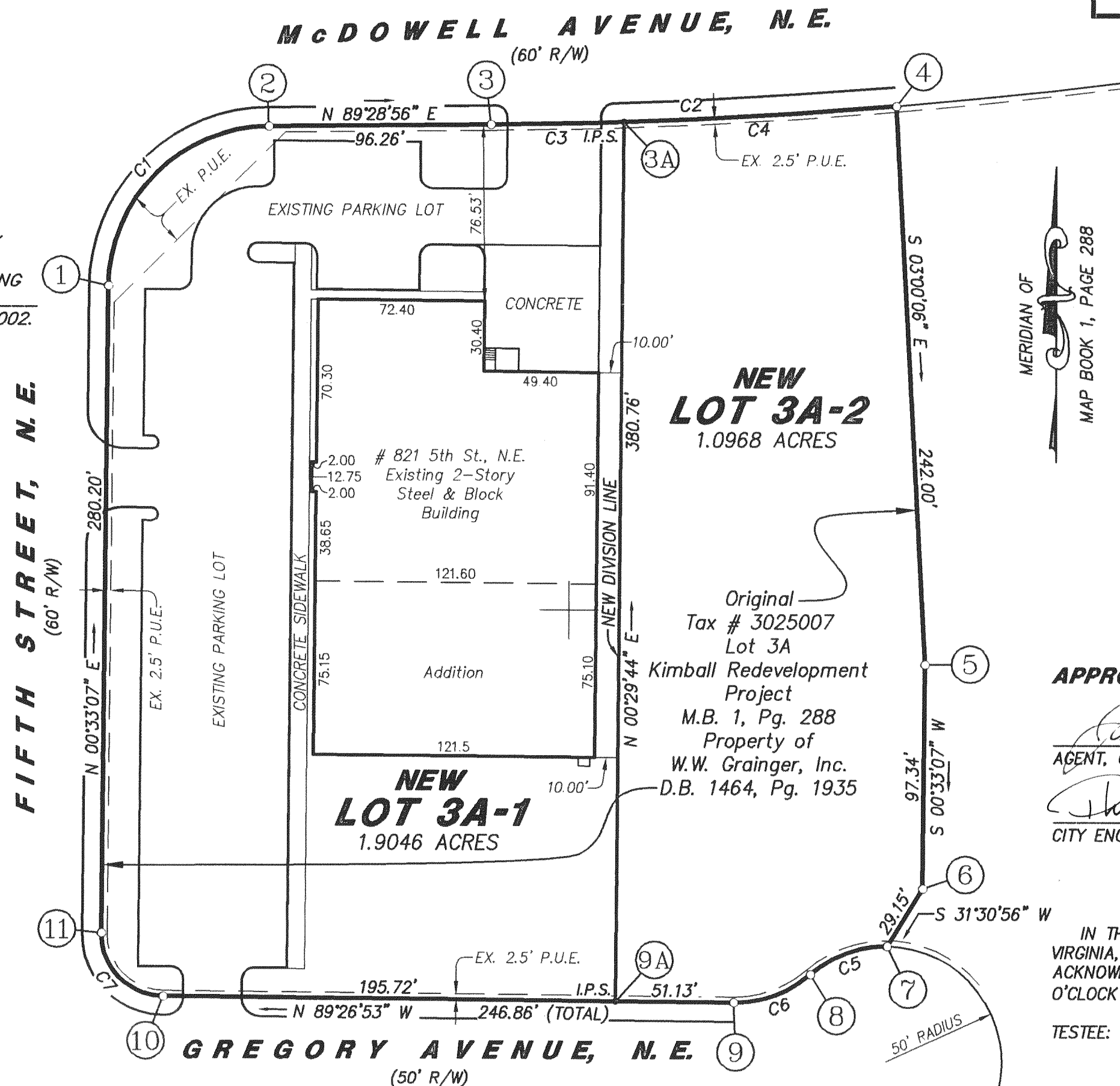
OFFICIAL SEAL  
DAWN ROTHERMEL  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 01/15/03

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	5069.32282	5069.36418
3	5070.19274	5165.62425
4	5078.39613	5340.76759
5	4836.72815	5353.43992
6	4739.39270	5352.49823
7	4714.54238	5337.26065
8	4702.36149	5304.06982
9	4690.18060	5270.87898
10	4692.55853	5024.03950
11	4719.81738	4997.30085
1	5000.00000	5000.00000
AREA = 3.0014 AC.		

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	70.00'	108.65'	68.71'	98.07'	N 45°01'02" E	88°55'49"
C2	2321.83'	175.38'	87.73'	175.34'	N 87°19'06" E	4°19'40"
C3	2321.83'	57.43'	28.72'	57.43'	N 88°46'25" E	1°25'02"
C4	2321.83'	117.95'	58.99'	117.93'	N 86°36'35" E	2°54'38"
C5	50.00'	36.14'	18.90'	35.36'	S 69°50'49" W	41°24'35"
C6	50.00'	36.14'	18.90'	35.36'	S 69°50'49" W	41°24'35"
C7	27.00'	42.41'	27.00'	38.18'	N 44°26'53" W	90°00'00"



LEGEND	
EX.	EXISTING
I.P.S.	IRON PIN SET
P.U.E.	PUBLIC UTILITY EASEMENT
M.B.	MAP BOOK
D.B.	DEED BOOK
P.G.	PAGE
R/W	RIGHT-OF-WAY



Tax # 3025008  
530 Gregory Ave., N.E.  
Lot 3B  
Revised Map of  
Kimball Redevelopment Project  
M.B. 1, Pg. 305  
Property of  
NSW Corporation  
a Delaware Corporation  
D.B. 1472, Pg. 1274

**APPROVED:**

Arthur B. Crush  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

7/9/2002  
DATE

Philip C. DeLeon  
CITY ENGINEER

7/9/02  
DATE

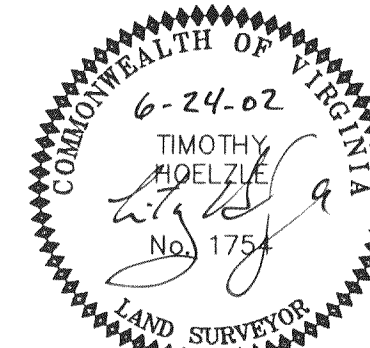
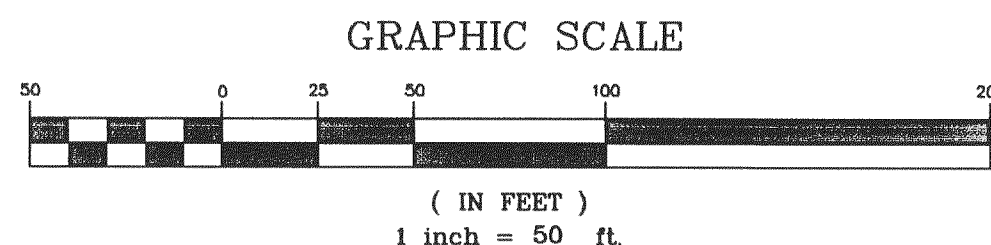
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 3:00 O'CLOCK ON THIS 27th DAY OF July 2002.

TESTEE: ARTHUR B. CRUSH, CLERK

Kathy Taylor  
DEPUTY CLERK

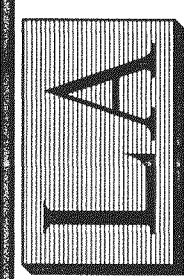
**NOTES:**

- 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 ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. 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.
- 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. UNSHADED ZONE X
- THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- THIS PLAT IS A RESUBDIVISION OF LOT 3A "KIMBALL REDEVELOPMENT PROJECT" (M.B. 1, PG. 288) BEING ROANOKE CITY TAX #3025007.
- LEGAL REFERENCE - D.B. 1464, PG. 1935
- ALL EASEMENTS AS SHOWN HEREON ARE EXISTING.



PLAT SHOWING THE SUBDIVISION OF  
**LOT 3A (3.0014 AC.)**  
"KIMBALL REDEVELOPMENT PROJECT"  
(M.B. 1, PG. 288) & (M.B. 1, PG. 305)  
PROPERTY OF  
**W. W. GRAINGER, INC.**  
CREATING HEREON NEW  
**LOT 3A-1 (1.9046 AC.)**  
AND NEW  
**LOT 3A-2 (1.0968 AC.)**  
SITUATED BETWEEN GREGORY AVENUE, N.E.  
AND McDOWELL AVENUE, N.E.  
ROANOKE, VIRGINIA

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



DATE: April 25, 2002  
SCALE: 1" = 50'  
COMM. NO.: 02-013  
CADD FILE: 1981.81061.81061bas.dwg  
SHEET 1 OF 1

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

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