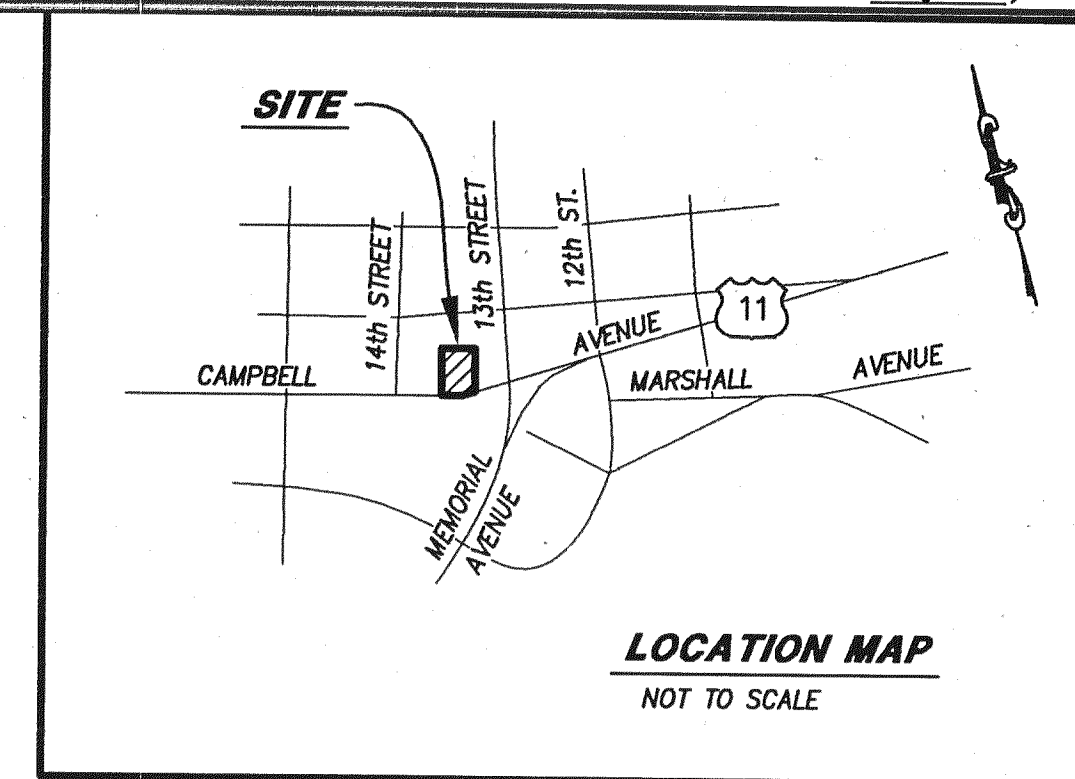

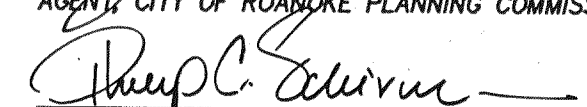


BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5234.04314	5331.47549
2	5232.54220	5287.39104
3	5248.36692	5231.59159
4	5394.59610	5273.06218
5	5367.31146	5369.27038
1	5234.04314	5331.47549
AREA = 0.342 ACRES		



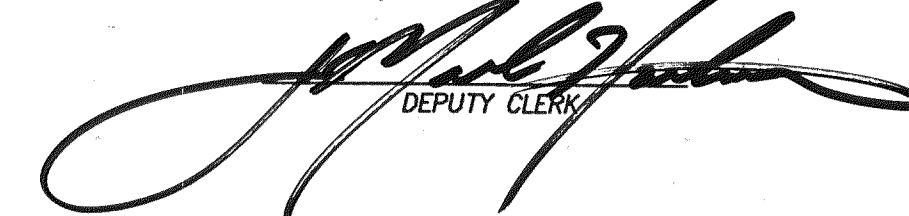
LEGEND	
D.B.	DEED BOOK
P.B.	PLAT BOOK
INST.	INSTRUMENT
PG.	PAGE
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

APPROVED:

 8/21/2002
 AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE
 8-28-02
 CITY ENGINEER 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 ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT ____ O'CLOCK ON THIS ____ DAY OF ____ 2002.

TESTEE: ARTHUR B. CRUSH, CLERK

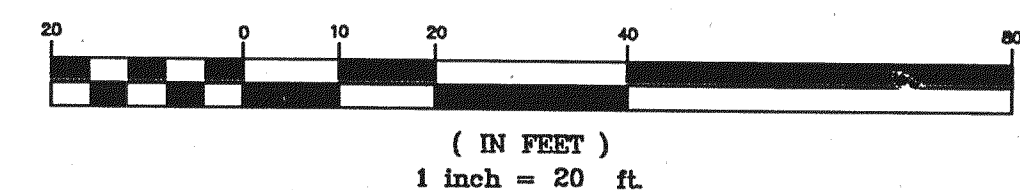

 DEPUTY CLERK

COMBINATION PLAT
CREATING NEW

LOT 12A

BLOCK 16,
 MAP OF RIVER VIEW & WEST END LAND COMPANIES
 (ROANOKE CITY PLAN #2508)

PROPERTY OF
STRAIGHT STREET
ROANOKE VALLEY, INC.
 ROANOKE CITY, VIRGINIA
 GRAPHIC SCALE



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STRAIGHT STREET ROANOKE VALLEY, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM JERRY R. MAYHUE AND ANN JAYNE MAYHUE, DATED 9 AUGUST, 2001 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT # 010011571 AND ALL OF THE LAND CONVEYED FROM CHARLES W. TULL, DATED 25 APRIL, 2002 AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 020007410.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED 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 WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 22ND DAY OF AUGUST, 2002.

STRAIGHT STREET ROANOKE VALLEY, INC.

BY: 
 KEITH E. FARMER, PRESIDENT

STATE OF VIRGINIA

COUNTY OF ROANOKE

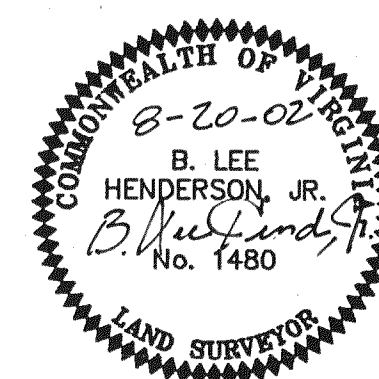
I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT KEITH E. FARMER, PRESIDENT OF STRAIGHT STREET ROANOKE VALLEY, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED AUG. 20, 2002, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 22, 2002.

MY COMMISSION EXPIRES MARCH 31, 2004.

 (Commissioned as
 Arlene M. Thomas)
 NOTARY PUBLIC

NOTES:

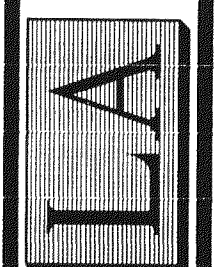
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE 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 THE 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 HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0042 D, MAP NUMBER 51161C0042D, DATED OCTOBER 15, 1993. UNSHADED ZONE X
6. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
7. THIS PLAT CONSTITUTES A COMBINATION OF ROANOKE CITY TAX PARCELS 1220215 AND 1220216.
8. LEGAL REFERENCE - INSTRUMENT NUMBERS 010011571 AND INSTRUMENT 020007410.



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



DATE: AUGUST 20, 2002
 SCALE: 1" = 20'
 COMM. NO.: 01-237
 CADD FILE: F:\2001\01237\ENG\01237RPO1
 SHEET 1 OF 1