

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DREW DEVELOPERS INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 010006720.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE PARCEL OF LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES:

Alan N. Littreal 9/16/02
ALAN N. LITREAL, PRESIDENT DATE
DREW DEVELOPERS, INC.

STATE OF VIRGINIA

County of Roanoke TO WIT:

I, Donna W. Kaffer, A NOTARY IN AND FOR THE AFORESAID STATE, CERTIFY THAT ALAN N. LITREAL HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 16 DAY OF September, 2002

Donna W. Kaffer April 30, 2004
NOTARY PUBLIC COMMISSION EXPIRES

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE "AE" AND UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP NO. 511610044 D, EFFECTIVE DATE OCTOBER 15, 1993.
3. THE SUBJECT PROPERTY IS ZONED RM2.
4. 5/8" DIAMETER STEEL RE-BAR SET AT ALL LOT CORNERS.
5. SEE MAP OF "SURVEY FOR DREW DEVELOPERS, INC." BY DAVID A. BESS, L.L.C., DATED MARCH 13, 2002, WHICH SHOWS THE BOUNDARY OF THE SUBJECT PROPERTY.

APPROVED:

David A. Bess 9/16/02
CITY ENGINEER, CITY OF ROANOKE, VA. DATE
Donna W. Kaffer 9-16-2002
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:25 O'CLOCK A.M. ON THIS 17 DAY OF Sept, 2002.

TESTE: ARTHUR B. CRUSH, III, CLERK
BY: Patricia Taylor
DEPUTY CLERK

REMAINING PROPERTY OF
DREW DEVELOPERS, INC.
INST. #010006720
ZONED RM2
TAX NO. 1140121

4.111 ACRES +/-
-0.588 ACRES
3.523 ACRES +/- REMAINING

APPROXIMATE LIMIT OF
100 YEAR FLOOD PLAIN
SANITARY SEWER LINE
PAVEMENT
SEWER MANHOLE
NORFOLK SOUTHERN RAILWAY
"SOUTH ROANOKE YARD"

CURVE "C-1"
ARC=121.50'
RADIUS=1649.42' +/-
CHORD=N 54°05'13" W,
121.48'

CURVE "C-2"
ARC=58.62'
RADIUS=1649.42' +/-
CHORD=N 57°12'55" W,
58.62'

CURVE "C-3"
ARC=57.43'
RADIUS=1649.42' +/-
CHORD=N 59°13'52" W,
57.43'

NOTE: THE BOUNDARY LINES SHOWN ALONG THE NORFOLK SOUTHERN RAILWAY PROPERTY SHOULD BE CONSIDERED APPROXIMATE DUE TO INSUFFICIENT CURVE INFORMATION IN THE DEED TO THE SUBJECT PROPERTY.

KING GEORGE AVE., S.W.
50' R/W

REBECCA L. SCOTT
INST. #980010347
TAX NO. 1140122
ZONED RM2

MARK C. KARY
D.B. 1748, PG. 1719
TAX NO. 1140123
ZONED RM2

JOHN F. & HARRIET J. HOLM
INST. #970016321
TAX NO. 1140124
ZONED RM2

MARVIN L. & JOYCE A. CLARK
D.B. 1117, PG. 456
TAX NO. 1140125
ZONED RM2

JANETTE AVE., S.W.
50' R/W

S 88°41'00" E, 200.00'

100.00' 50.00' 50.00'

LOT 1 0.220 ACRE

129.52' S 01°19'00" W

LOT 2 0.166 ACRE

160.12' S 01°19'00" W

LOT 3 0.200 ACRE

188.35' S 01°19'00" W

50.0'

CHAIN LINK FENCE

SEWER MANHOLE

15' ALLEY

OLD 1 1/2" IRON PIN

SEWER MANHOLE

SEWER LINE

SEWER MANHOLE

SEWER LINE

SEWER MANHOLE

SEWER LINE

SEWER MANHOLE

SEWER LINE

SEWER MANHOLE

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SEWER LINE

SEWER MANHOLE

SEWER LINE

SEWER MANHOLE

M.B. 1, PG. 2495
NOTE: THE ORIGINAL SCALE OF THIS PLAT HAS NOT BEEN REDUCED.

TO FRANKLIN ROAD

6TH. STREET, S.W.
50' R/W

VICINITY MAP
NO SCALE

BOUNDARY COORDINATES (ORIGIN ASSUMED)		
POINT	NORTHING	EASTING
1	4751.9035	4996.2069
2	4747.3078	5196.1541
3	4559.0075	5191.8261
4	4691.3802	4994.8158
1	4751.9035	4996.2069

PLAT OF SUBDIVISION MADE FOR
DREW DEVELOPERS, INC.

SHOWING THE DIVISION OF A 4.111 +/- ACRE PARCEL, BEING A PORTION OF ORIGINAL JANETTE LAND COMPANY AND LOCATED AT THE WESTERLY TERMINUS OF KING GEORGE AVENUE AND JANETTE AVENUE, S.W., CREATING HEREON LOT 1 (0.220 ACRE), LOT 2 (0.166 ACRE) & LOT 3 (0.200 ACRE)

ROANOKE, VIRGINIA

SCALE 1" = 50'

JULY 25, 2002

BY: DAVID A. BESS, L.L.C.
LAND SURVEYING
3100A PETERS CREEK RD.
ROANOKE, VA. 24019

M.B. 1, PG. 2495