KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT BIG LICK REALTY, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 28 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED Jan 13 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #030001580
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 CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 17TH DAY OF JANUARY, 2003.

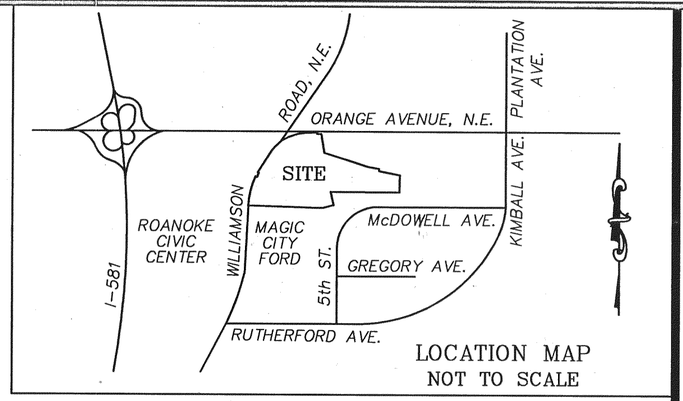
BY: W.W. Johnson
W.W. JOHNSON, MEMBER/MANAGER
BIG LICK REALTY, LLC

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 W.W. JOHNSON, MEMBER/MANAGER, BIG LICK REALTY, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 16, 2002 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JAN. 17, 2003.

MY COMMISSION EXPIRES MARCH 31, 2004
Arlene M. Skellington
NOTARY PUBLIC
(Commissioned as Arlene M. Thomas)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	409.15'	159.04'	80.54'	158.04'	N 13°47'08" E	22°16'16"
C2	409.14'	35.08'	17.55'	35.07'	N 30°52'38" E	4°54'46"
C3	262.95'	16.82'	8.41'	16.82'	N 35°09'57" E	3°39'56"



LOCATION MAP
NOT TO SCALE

ORANGE AVENUE, N.E. – U. S. ROUTE #460
(VARIABLE WIDTH R/W)

WILLIAMSON ROAD, N.E.
(VARIABLE WIDTH R/W)

MERIDIAN OF D.B. 1179, PG. 2041

TAX #3020801
NEW RIVER GULF INVESTMENTS
D.B. 1490, PG. 1279

TAX #3025001
ANJLI LLC
INSTRUMENT #990006628

TAX #X3024001
PARCEL I
2.997 AC.

TAX #X3020846
PARCEL II
0.565 AC.

TAX #X3020849
PARCEL III
0.664 AC.

NEW
PARCEL "1A"
4.226 AC.

ROCKVIEW AVE., N.E.
VACATED
ORDINANCE #1639

FORMERLY CAMPS ALLEY
VACATED
ORDINANCE #16391
(SEE NOTE #8)

12' ALLEY CLOSED

TAX #3024007
SAUNDERS DENTAL LABORATORY
D.B. 1399, PG. 645

TAX #3025002
BIG LICK REALTY CORP.
D.B. 1369, PG. 210

TAX #3024002
BIG LICK REALTY CORP.
D.B. 1149, PG. 61

#107
EX. 2 STY. BRICK
BEST INN
MOTEL & RESTAURANT

EX. 2 STY. BRICK
BEST INN MOTEL

EX. ASPHALT PARKING
EX. GRAVEL PARKING
CANOPY
POOL
EX. FENCE ALONG TOP OF WALL
EX. 25' P.U.E. D.B. 1085, PG. 338
EX. 15' P.U.E. D.B. 1085, PG. 338
EX. APCO EASEMENT D.B. 1103, PG. 103
PROPERTY LINE TO BE VACATED
KEEP
REMOVE "X"
DELETE

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4999.98635	5000.22345
2	5153.47294	5037.88234
3	5150.10198	5045.13745
4	5172.93535	5054.37188
5	5175.79104	5049.09504
6	5205.89106	5067.09328
7	5289.56516	5122.12660
8	5303.31501	5131.81378
9	5339.49558	5169.25131
10	5360.15707	5207.06468
11	5377.16393	5256.41655
12	5382.30717	5296.99187
13	5384.78127	5358.19189
14	5375.78861	5358.55543
15	5376.66192	5380.15778
16	5278.08721	5397.56577
17	5243.41626	5507.93833
18	5206.55627	5622.21057
19	5195.36252	5683.33405
20	5183.96253	5683.35317
21	5162.41023	5792.50575
22	5077.70357	5790.51693
23	5071.70362	5790.49174
24	5073.21352	5430.86490
25	5003.23773	5446.58580
26	5002.19429	5440.67723
27	4988.84932	5389.30215
28	4990.12331	5329.31568
1	4999.98635	5000.22345
AREA = 4.226 ACRES		

LEGEND	
AC.	ACRES
EX.	EXISTING
I.P.	IRON PIN
P.K.	P.K. NAIL
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
OHU	OVERHEAD UTILITIES
STY.	STORY
P.U.E.	PUBLIC UTILITY EASEMENT
	UTILITY POLE
	LIGHT POLE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN 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, ZONE X.
4. THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
5. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED HEREON.
6. PROPERTY LINE FROM CORNER 16 TO 24 AND PROPERTY LINE FROM CORNER 17A TO 23A TO BE VACATED.
7. PARCEL I BOUNDED BY CORNERS 1 THRU 16 TO 24 THRU 28 TO 1 AND PARCEL II BOUNDED CORNERS 16 TO 17 TO 17A TO 23A TO 24 TO 16 TO BE ADD TO AND COMBINED WITH PARCEL III BOUNDED BY CORNERS 17A TO 18 THRU 23 TO 23 A TO 17A TO CREATE NEW PARCEL "1A" CONTAINING 4.226 ACRES.
8. IN THE VACATION OF CAMPS ALLEY THE CITY OF ROANOKE RESERVED A PERPETUAL EASEMENT FOR SEWER, WATER, DRAINS AND OTHER UTILITIES.

APPROVED:
AGENT, ROANOKE CITY PLANNING COMMISSION — DATE 1/27/2003
CITY ENGINEER, ROANOKE, VIRGINIA — DATE 1/28/03

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 29 DAY OF January 2003, AT 3:00 O'CLOCK P M.

TESTEE: ARTHUR B. CRUSH, III
DEPUTY CLERK

COMMONWEALTH OF VIRGINIA
Jan. 17, 2003
TIMOTHY HOELZLE
No. 1754
LAND SURVEYOR

B.L.R.

PLAT SHOWING THE COMBINATION OF THE PROPERTY OF
BIG LICK REALTY, LLC
PARCEL I – 2.997 AC. (TAX #X3024001),
PARCEL II – 0.565 AC. (TAX #X3020846)
AND PARCEL III – 0.664 AC. (TAX #X3020849)
CREATING HEREON NEW
PARCEL "1A" (4.226 AC.)
SITUATED AT THE INTERSECTION OF WILLIAMSON ROAD, N.E. AND ORANGE AVENUE, N.E.
ROANOKE, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

DATE: DECEMBER 16, 2002
COMM. NO.: 02-354
SCALE: 1" = 50'
CADD FILE: F:\2002\02354\SUR\02354RP.DWG
SHEET 1 OF 1

01662