

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROANOKE MENTAL HYGIENE SERVICE, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT# 020008209.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 THROUGH 2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

ROANOKE MENTAL HYGIENE SERVICE, INC.

BY: John P. Plichta TITLE: DATE: 3/5/03

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Carolyn R. Davis, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John P. Plichta, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 5th DAY OF March, 2003.

Carolyn R. Davis
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-31-05

APPROVED: Philip C. Savin DATE: 3-07-03
CITY ENGINEER, CITY OF ROANOKE

John P. Plichta DATE: 03/07/03
AGENT, CITY OF ROANOKE PLANNING COMMISSION

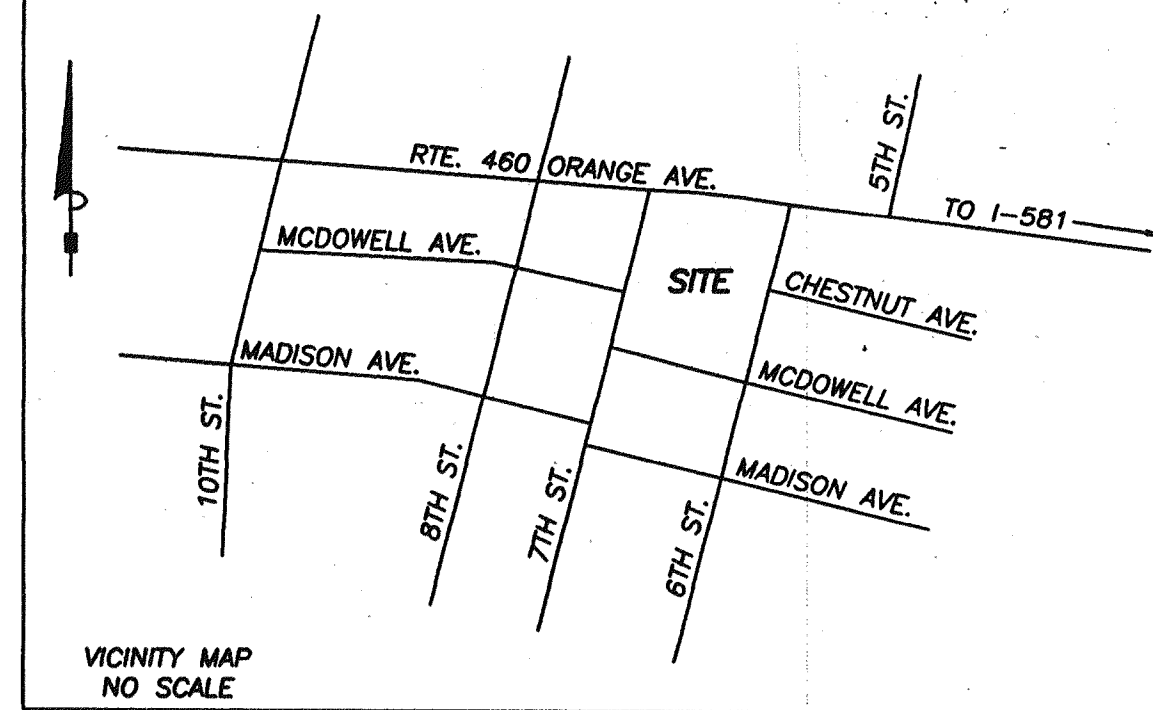
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 12:05 O'CLOCK P.M. ON THIS THE 11 DAY OF MAR, 2003, IN MAP BOOK 1, PAGE 2562.

BY: Patty Taylor
CLERK
DEPUTY CLERK

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

NOTES:

- OWNER OF RECORD: ROANOKE MENTAL HYGIENE SERVICE INC.
- LEGAL REFERENCE: INSTRUMENT NUMBER 020008209
- TAX MAP NUMBER: 2120701
- CURRENT ZONING: RM2
- REFERENCE PLAT: DEED BOOK 1461, PAGE 560
- NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- SHADING DENOTES CONCRETE.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X (UNSHADED. SEE MAP NUMBER 51161C0042 D, EFFECTIVE DATE: OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- CROSS ACCESS EASEMENTS ARE HEREBY GRANTED FOR THE BENEFIT OF THE PARCELS SUBDIVIDED HEREON.
- UNDERGROUND UTILITIES EXIST.
- THE NEW DIVISION LINES THROUGH THE EXISTING BUILDING ARE BASED ON WALL LOCATIONS PROVIDED TO THIS SURVEYOR BY RRMM.
- SIDE AND REAR SETBACK VARIANCE GRANTED BY THE CITY OF ROANOKE BOARD OF ZONING APPEALS. SEE ORDER OF THE BOARD OF ZONING APPEALS, APPEAL NO. 05-03V-A.

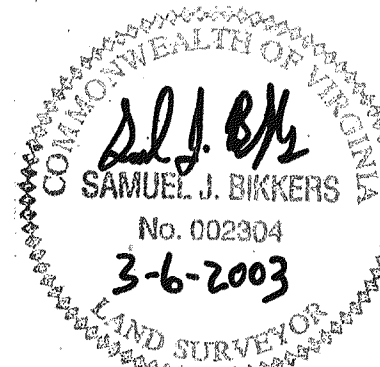


LEGEND	
---	SURVEYED LINES
---	DEED LINES
-X-X-	FENCE
⊙	SANITARY SEWER MANHOLE
⊗	LIGHT POLE
⊖	UTILITY POLE
—	GUY WIRE ANCHOR
----	OVERHEAD UTILITY LINE
R/W	RIGHT OF WAY
D.I.	DROP INLET
E.P.	EDGE OF PAVEMENT
S/W	SIDEWALK
C&G	CURB AND GUTTER
PKS	P.K. NAIL SET
IPS	CAPPED REBAR SET
(F)	FOUND

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	3629524.3597	11061050.1135
2	3629957.6910	11061167.5786
3	3629910.1244	11061556.9439
4	3629422.5011	11061424.0482
1	3629524.3597	11061050.1135

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°43'04" E	136.28'
L2	N 15°16'56" E	2.29'
L3	S 74°43'04" E	18.51'
L4	S 15°16'56" W	8.67'
L5	N 74°43'04" W	11.33'
L6	S 15°16'56" W	0.71'
L7	N 74°43'04" W	4.00'
L8	S 15°16'56" W	11.46'
L9	N 74°43'04" W	6.33'
L10	S 15°16'56" W	7.50'
L11	S 74°43'04" E	3.62'
L12	S 15°16'56" W	3.67'
L13	N 74°43'04" W	1.77'
L14	S 15°16'56" W	102.06'

CURVE TABLE						
CURVE	DELTA	RADIUS'	TAN'	ARC'	CHORD'	BEARING
C1	07°48'36"	2879.93	196.59	392.56	392.26	S 83°02'06" E



SUBDIVISION PLAT
FOR
ROANOKE MENTAL HYGIENE SERVICE, INCORPORATED
SHOWING THE SUBDIVISION
OF THE PROPERTY OF
ROANOKE MENTAL HYGIENE SERVICE, INC.
(ORIGINAL TAX PARCEL 2120701, 4.289 ACRES)
AS DESCRIBED IN
INSTRUMENT# 020008209
CREATING HEREON
TRACT "A" (0.413 AC.)
TRACT "B" (3.876 AC.)
SITUATED ALONG McDOWELL AVENUE, N.W.
CITY OF ROANOKE, VIRGINIA
DECEMBER 16, 2002
E.C.I. PROJECT# 02026

ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	SJB	
Designed		12-16-02
Checked	TSN/SJB	PROJECT: 02026
Approved	SJB	1 of 2