

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 14, INCLUSIVE TO 1, WHICH IS ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA, DATED MAY 28, 1965, RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANKE, VIRGINIA IN DEED BOOK 1179, PAGE 244, AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM MORTON HONEYMAN, DATED JANUARY 14, 1970, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1270, PAGE 238 & DEED BOOK 1270, PAGE 241, AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM FIRST NATIONAL EXCHANGE BANK OF ROANOKE, TRUSTEE, UNDER THE WILL OF W. K. ANDREWS, DECEASED, DATED JUNE 15, 1950, RECORDED IN THE AFORESAID CLERK'S OFFICE, IN DEED BOOK 829, PAGE 123, AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM FIRST NATIONAL EXCHANGE BANK OF ROANOKE, TRUSTEE UNDER THE WILL OF W. K. ANDREWS, DATED FEBRUARY 1, 1945, RECORDED IN THE CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 319, PAGE 583,

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 15th DAY OF May, 2003.

OWNER:

Darlene L. Burham
DARLENE L. BURCHAM
CITY MANAGER, ROANOKE, VIRGINIA

STATE OF VIRGINIA

City of Roanoke

I, Sharon Mougin, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DARLENE L. BURCHAM, CITY MANAGER OF THE CITY OF ROANOKE, VIRGINIA, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED May 15, 2003, HAS PERSONALLY APPEARED BEFORE ME IN MY AFOESAI City AND STATE AND ACKNOWLEDGED THE SAME ON THIS 15th DAY OF May, 2003.

MY COMMISSION EXPIRES Sharon Mougin
3-31-07 NOTARY PUBLIC

NOTES:

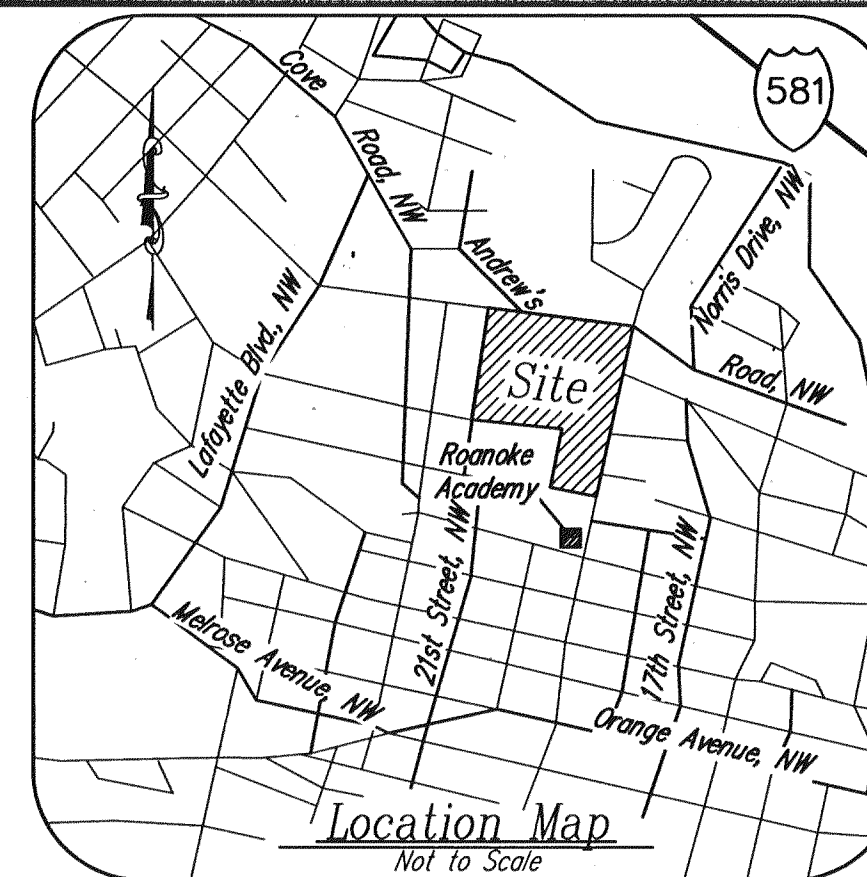
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. 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 0042 D, MAP NUMBER 51161C0042D, DATED OCTOBER 15, 1993.
5. LEGAL REFERENCE: TAX # 2340121, DEED BOOK 1179, PAGE 244; TAX # 2340110, DEED BOOK 1270, PAGE 238 & DEED BOOK 1270, PAGE 241; TAX # 2340104, DEED BOOK 829, PAGE 123 AND TAX # 2340108, DEED BOOK 319, PAGE 583.
6. THIS ORIGINAL SCALED PLAT HAS NOT BEEN REDUCED.

BOUNDARY COORDINATES

ORIGIN OF COORDINATES
ARE ASSUMED

CORNER	NORTHING	EASTING
1	5,421.13370	6,040.53371
2	4,266.37022	5,753.09451
3	4,364.00483	5,360.85543
4	4,878.31126	5,488.87457
5	5,000.00000	5,000.00000
6	5,640.45706	5,159.42006
7	5,571.73255	5,435.51515
8	5,369.61875	5,386.07910
9	5,384.11181	5,326.82582
10	5,238.40702	5,291.18715
11	5,208.70813	5,412.60780
12	5,354.41291	5,448.24648
13	5,362.49101	5,415.22006
14	5,564.48613	5,464.62707
1	5,421.13370	6,040.53371

Area: 788,520 S. F. 18.102 AC.



APPROVED: Brian Townsend 5-15-03
AGENT, ROANOKE CITY PLANNING COMMISSION, DATE
Theresa C. Cullen 5-15-03
CITY ENGINEER, ROANOKE, VIRGINIA DATE

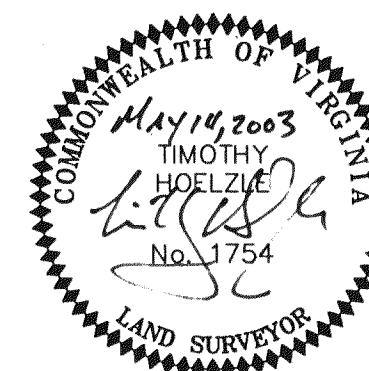
CLERK'S CERTIFICATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERTO ANNEXED, IS ADMITTED TO RECORD ON THIS 22nd DAY OF May, 2003, AT 9:55 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK
Samuel B. Borden
DEPUTY CLERK

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
1-2	S 13°58'40"W	1,190.00
2-3	N 76°01'20"W	404.21
3-4	N 13°58'40"E	530.00
4-5	N 76°01'20"W	503.79
5-6	N 13°58'40"E	660.00
6-7	S 76°01'20"E	284.52
7-8	S 13°44'40"W	208.07
8-9	N 76°15'20"W	61.00
9-10	S 13°44'40"W	150.00
10-11	S 76°15'20"E	125.00
11-12	N 13°44'40"E	150.00
12-13	N 76°15'20"W	34.00
13-14	N 13°44'40"E	207.95
14-1	S 76°01'20"E	593.48

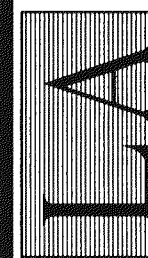


PLAT SHOWING
THE RE-SUBDIVISION OF 18.102 Acres
PROPERTY OF THE
CITY OF ROANOKE, VIRGINIA
CONSISTING OF
7.782 Acres (D.B. 1179, Pg. 244)
1.614 Acres (D.B. 1270, Pg. 238)
3.788 Acres (D.B. 829, Pg. 123) &
4.918 Acres (D.B. 319, Pg. 583)
CREATING NEW
Tract "A" (4.565 Acres)
AND NEW
Tract "B" (9.732 Acres)
AND NEW
Tract "C" (3.805 Acres)
SITUATED AT ANDREWS ROAD, N.W.
& 19th STREET, N.W.
ROANOKE, VIRGINIA

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

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: APRIL 17, 2003
SCALE: 1" = 100'
COMM. NO.: 01009
CADD FILE: f:\2001\01009\01009p1.dwg