

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT OF SURVEY. WE FURTHER CERTIFY THAT LMW P.C. SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO RYT, LLC BY INSTRUMENT #030000584 RECORDED IN THE CLERKS OFFICE IN THE CITY OF ROANOKE AND THE CITY OF ROANOKE BY DB 295 PG 22 AND DB 244 PG 283 RECORDED IN THE CLERKS OFFICE IN THE COUNTY OF ROANOKE, DB 1344 PG 202 AND DB 1352 PG 626 RECORDED IN THE CLERK'S OFFICE IN THE CITY OF ROANOKE.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2279 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

ROBERT YOUNG
RYT, LLC, REPRESENTATIVE

DATE

STATE OF VIRGINIA

City OF Roanoke

I, Judith A. Marmaduke, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT ROBERT YOUNG, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 01-29-2004, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 01-29-2004.

MY COMMISSION EXPIRES August 31, 2006

Judith A. Marmaduke
NOTARY PUBLIC

Darlene L. Burcham
DARLENE L. BURCHAM
CITY MANAGER, CITY OF ROANOKE

DATE

STATE OF VIRGINIA

City OF Roanoke

I, Cecelia A. Freeman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DARLENE L. BURCHAM, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 2-2-2004, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 2-2-2004.

MY COMMISSION EXPIRES Feb. 28, 2006

Cecelia A. Freeman
NOTARY PUBLIC

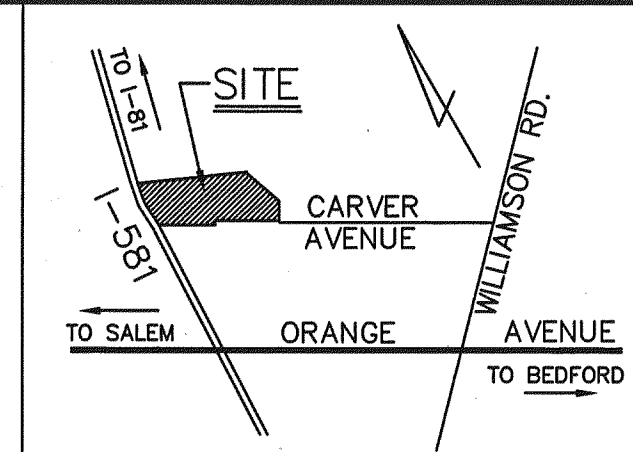
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
3. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE. FEMA FLOOD ZONE 'X' AS SHOWN ON FIRM MAP# 51161C0046D DTD. OCT. 15, 1993.
4. ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
5. LEGAL REFERENCE: PB 1 PG 300; APPRAISAL SH. 204; DB 1372 PG 740 DB 1428 PG 171; DB 1431 PG 689 ORD.#34731-040300, ORD.#24092 & RO. CO. SUPERVISORS BK 9 PG 156 INSTR. # 030000584, CITY PLAN #2052-1

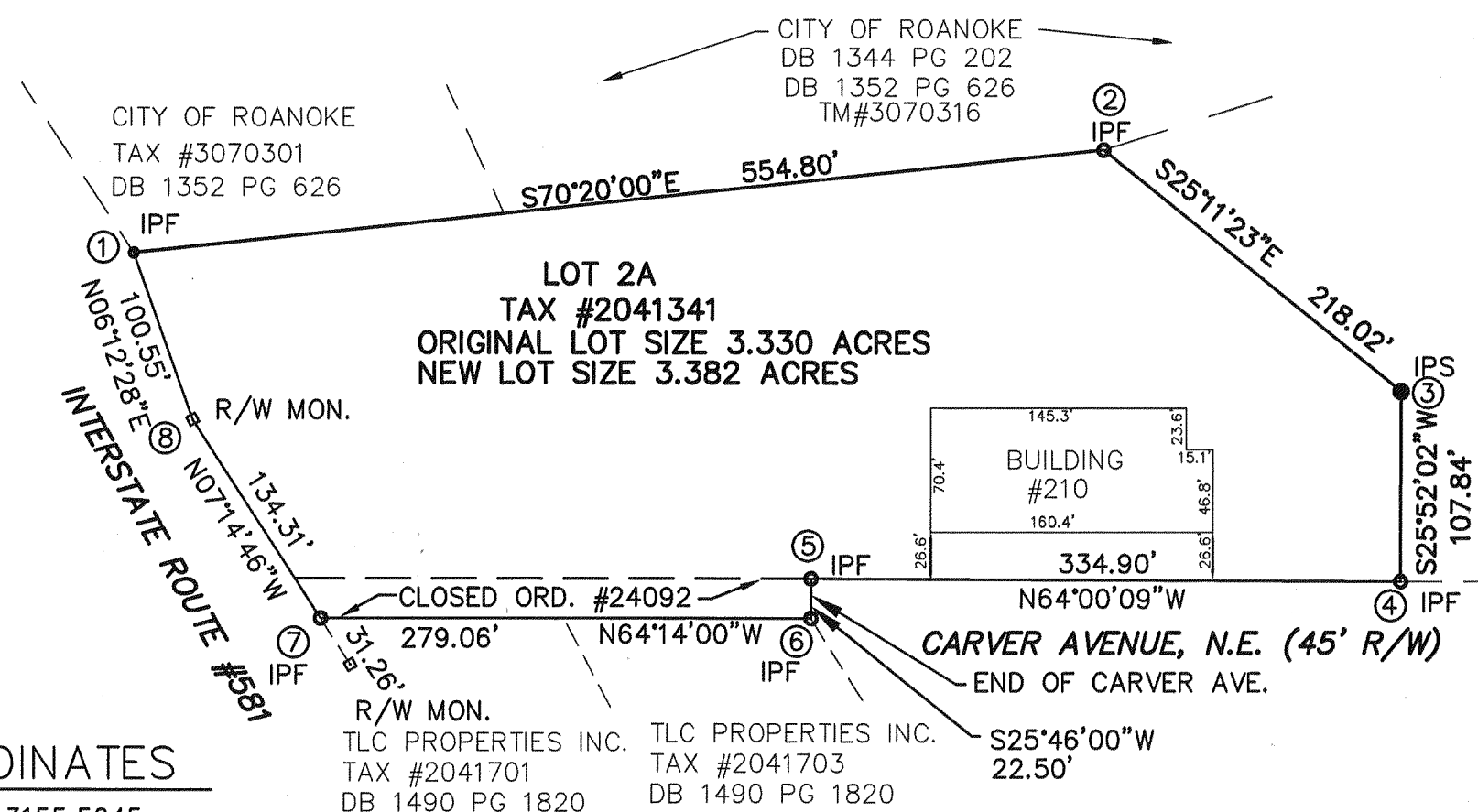
LMW P.C.
ENGINEERING • ARCHITECTURE • SURVEYING
(540) 345-0675 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013

PROPERTY LINES BETWEEN POINTS NUMBERED 1-4 HAVE BEEN AGREED TO AS THE DIVIDING PROPERTY LINES BETWEEN PROPERTIES KNOWN AS TAX NUMBERS #3070301, #3070316 AND #3070501 OWNED BY THE CITY OF ROANOKE, AND TAX #2041341 OWNED BY RYT, LLC, LOCATED IN THE CITY OF ROANOKE.

NOTE: THIS IS AN ORIGINAL DRAWING AND HAS NOT BEEN REDUCED.



VICINITY MAP
NO SCALE



CITY OF ROANOKE
DB 295 PG 22 (ROANOKE COUNTY)
DB 244 PG 283 (ROANOKE COUNTY)
TM#3070501

APPROVED:

R. Brian Townsend 1-30-04
AGENT-CITY OF ROANOKE PLANNING COMMISSION DATE

Philip C. Scurran 1-30-04
CITY ENGINEER-CITY OF ROANOKE DATE

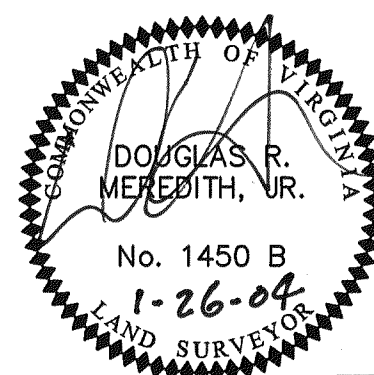
COORDINATES

- | | |
|---|-------------|
| ① | N 3155.5645 |
| | E 5233.6816 |
| ② | N 2968.8501 |
| | E 5756.1122 |
| ③ | N 2771.5596 |
| | E 5848.9066 |
| ④ | N 2674.5207 |
| | E 5801.8559 |
| ⑤ | N 2821.3179 |
| | E 5500.8436 |
| ⑥ | N 2801.0550 |
| | E 5491.0627 |
| ⑦ | N 2922.3644 |
| | E 5239.7492 |
| ⑧ | N 3055.6017 |
| | E 5222.8084 |
| ① | N 3155.5645 |
| | E 5233.6816 |

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 26th DAY OF Feb, 2004, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED TO RECORD AT 2:35 O'CLOCK P.M.

Brenda S. Hamilton, Clerk

TESTEE: D. Deidre
Deputy CLERK



LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- SET REBAR (IPS)
- EXISTING IRON FOUND (IPF)
- ⊙ END OF LINE/CURVE
- NOTHING FOUND, NOTHING SET

GRAPHIC SCALE
0 100'
(IN FEET)
1 inch = 100 ft.

**PLAT OF SURVEY
AND BOUNDARY LINE AGEEMENT
OF A CERTAIN PROPERTY LINE
SITUATED BETWEEN
THE PROPERTY OF
RYT, LLC,
BEING LOT 2A (3.382 ACRES)
INSTRUMENT #030000584
IN THE OFFICE OF THE
CLERK OF CIRCUIT COURT
OF THE CITY OF ROANOKE
AND THE PROPERTY OF
THE CITY OF ROANOKE,
BEING A 3.52 ACRE TRACT OF LAND
AS RECORDED IN D.B. 295 PG 22 & D.B. 244 PG 283
IN THE OFFICE OF THE
CLERK OF CIRCUIT COURT
OF THE COUNTY OF ROANOKE
LOCATED
ADJACENT TO CARVER AVENUE, N.E.
IN THE CITY OF ROANOKE,
VIRGINIA**

SURVEYED: NOV. 24, 2003

COMM. #1499K