

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT INDUSTRIAL DEVELOPMENT & INVESTMENT CO. (IDICO) IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 12 TO 1, INCLUSIVE WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MARCH 1, 1972, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN DEED BOOK 1307, PAGE 492.

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

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 13th DAY OF February, 2004.

INDUSTRIAL DEVELOPMENT & INVESTMENT CO.

BY: Brian C. Williams 2/13/04 DATE
ITS Manager

STATE OF VIRGINIACounty of RoanokeI, Linda J. SmileyCounty of RoanokeAND STATE DO HEREBY CERTIFY THAT Gordon C. Williams

OF INDUSTRIAL DEVELOPMENT & INVESTMENT CO., WHOSE NAME IS

SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY

AFORESAID Jurisdiction AND STATE AND ACKNOWLEDGED THE SAME ON

February 13, 2004.

MY COMMISSION EXPIRES March 31, 2007Linda J. Smiley

NOTARY PUBLIC

LEGEND

○	UTILITY POLE
⊙	SANITARY SEWER MANHOLE
■	STORM DRAIN DROP INLET
—OHU—	OVERHEAD UTILITIES
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE
—X—	FENCE

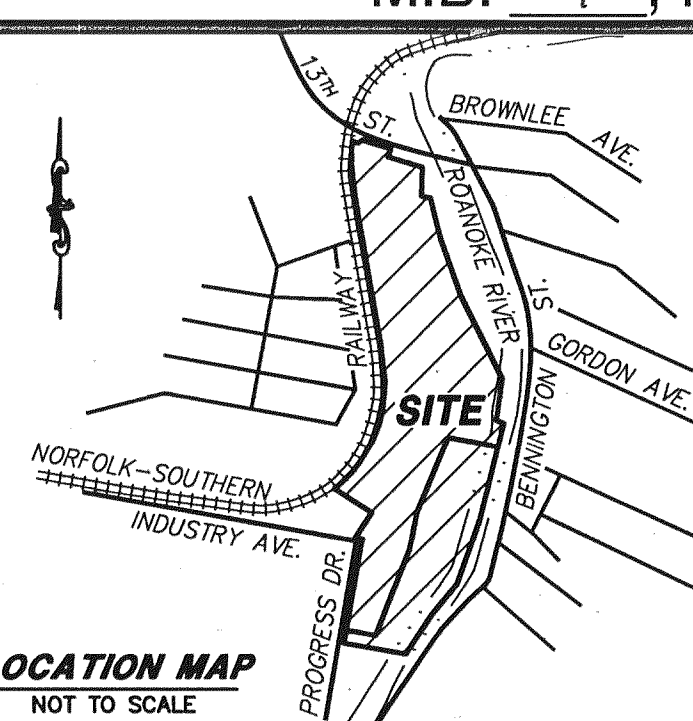
ABBREVIATIONS

D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
AC.	ACRES
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
R/W	RIGHT-OF-WAY

BOUNDARY COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
1	4148.00065	5133.14997
2	4194.64448	5144.64757
3	4245.50958	5155.38971
4	4198.75494	5376.77757
5	4843.17812	5657.33843
6	5124.06560	5723.24459
7	5682.84159	5981.09378
8	5603.29685	6358.46481
9	5057.37281	6201.92361
10	4565.27266	6010.55633
11	4338.76588	5807.79864
12	4049.15000	5601.21765
1	4148.00065	5133.14997

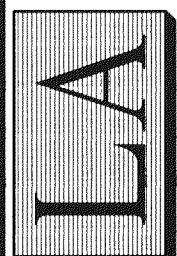
NEW TRACT C-1 - 16.186 ACRES

LOCATION MAP
NOT TO SCALE

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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

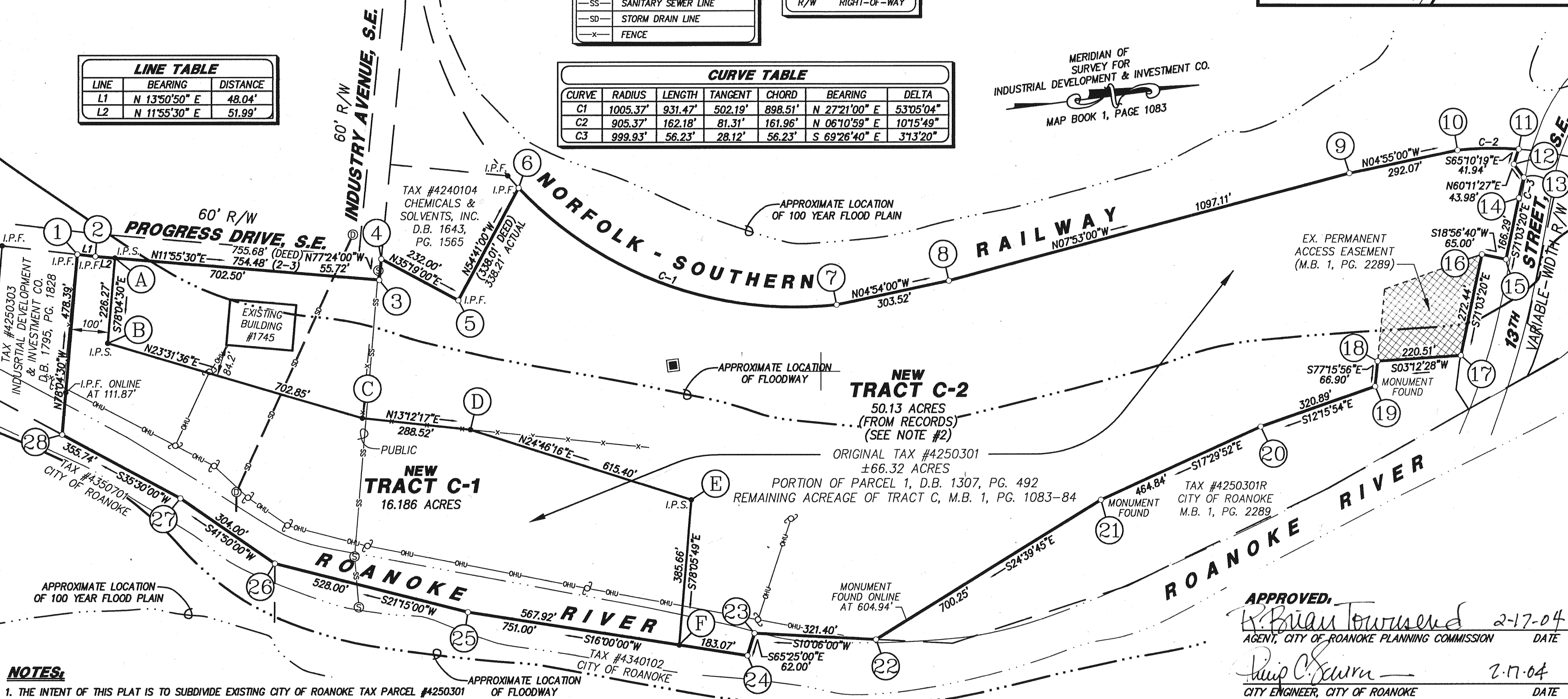


DATE: JANUARY 23, 2003
SCALE: 1" = 200'
COMM. NO.: 03-410
CADD FILE: F:\2003\03410BAS.DWG
SHEET 1 OF 1

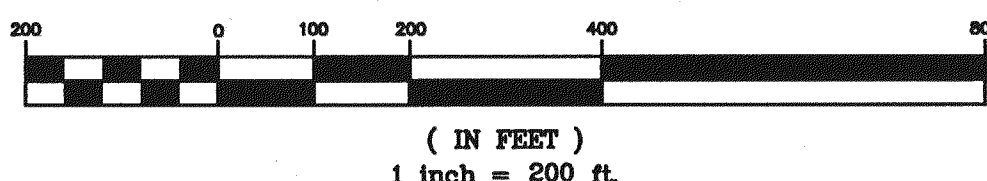
LINE	BEARING	DISTANCE
L1	N 13°50'50" E	48.04'
L2	N 11°55'30" E	51.99'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1005.37'	931.47'	502.19'	898.51'	N 27°21'00" E	53°05'04"
C2	905.37'	162.18'	81.31'	161.96'	N 06°10'59" E	10°15'49"
C3	999.93'	56.23'	28.12'	56.23'	S 69°26'40" E	31°3'20"

MERIDIAN OF SURVEY FOR
INDUSTRIAL DEVELOPMENT & INVESTMENT CO.
MAP BOOK 1, PAGE 1083

**NOTES:**

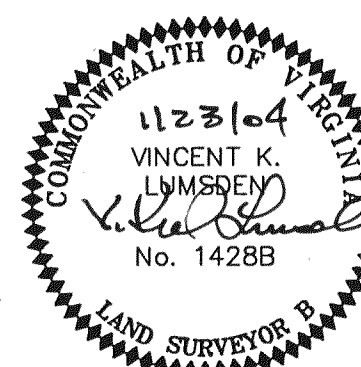
1. THE INTENT OF THIS PLAT IS TO SUBDIVIDE EXISTING CITY OF ROANOKE TAX PARCEL #4250301 BY CREATING NEW TRACT "C-1" (16.186 AC.) AND NEW TRACT C-2 (50.13 AC.). EXISTING TAX PARCEL #4250303 IS ALSO THE PROPERTY OF INDUSTRIAL DEVELOPMENT & INVESTMENT COMPANY (IDICO), BUT IS NOT PART OF THIS SUBDIVISION.
2. THIS PLAT BASED ON A CURRENT FIELD SURVEY FROM CORNERS 1 TO 2 TO A TO B TO C TO D TO E TO F TO 25 TO 26 TO 27 TO 28 TO 1, INCLUSIVE, ONLY. BOUNDARY FOR NEW TRACT C-2 PROPERTY WAS TAKEN FROM PLATS RECORDED IN M.B. 1, PAGE 1083 & M.B. 1, PG. 2289.
3. LINES FROM CORNERS A THROUGH F, INCLUSIVE, ARE NEW DIVISION LINES.
4. THE PROPERTY SHOWN HEREON FALLS WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY #510130, MAPS NUMBERS 51161C0046 D AND 51161C0048 D, DATED OCTOBER 15, 1993. "ZONES AE & X"
5. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
7. FOR CLARITY PURPOSES, NOT ALL PHYSICAL IMPROVEMENTS TO THE REMAINING PROPERTY ARE SHOWN HEREON.
8. THIS IS AN ORIGINAL SCALE PLAT AND HAS NOT BEEN REDUCED.

GRAPHIC SCALE**CLERK'S CERTIFICATE:**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON February 19, 2004, AT 10:50 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Deidre
DEPUTY CLERK



PLAT SHOWING THE SUBDIVISION OF THE
REMAINING ACREAGE OF TRACT "C" (66.32 AC.)
(M.B. 1, PG. 1083-84)

PROPERTY OF
INDUSTRIAL DEVELOPMENT & INVESTMENT COMPANY (IDICO)
CREATING HEREON NEW
TRACT C-1 (16.186 AC.)
AND NEW
TRACT C-2
(50.13 AC. FROM RECORDS)
SITUATED ALONG PROGRESS DRIVE
ROANOKE, VIRGINIA

APPROVED:

Brian Townsend 2-17-04
AGENT, CITY OF ROANOKE PLANNING COMMISSION
Philip C. Swann 2-17-04
CITY ENGINEER, CITY OF ROANOKE