

SHEET 2 OF 2
PLAT OF PARTIAL SURVEY SHOWING SUBDIVISION
AND COMBINATION MADE FOR

RIVER VIEW, INC. AND TJS, L.L.C.

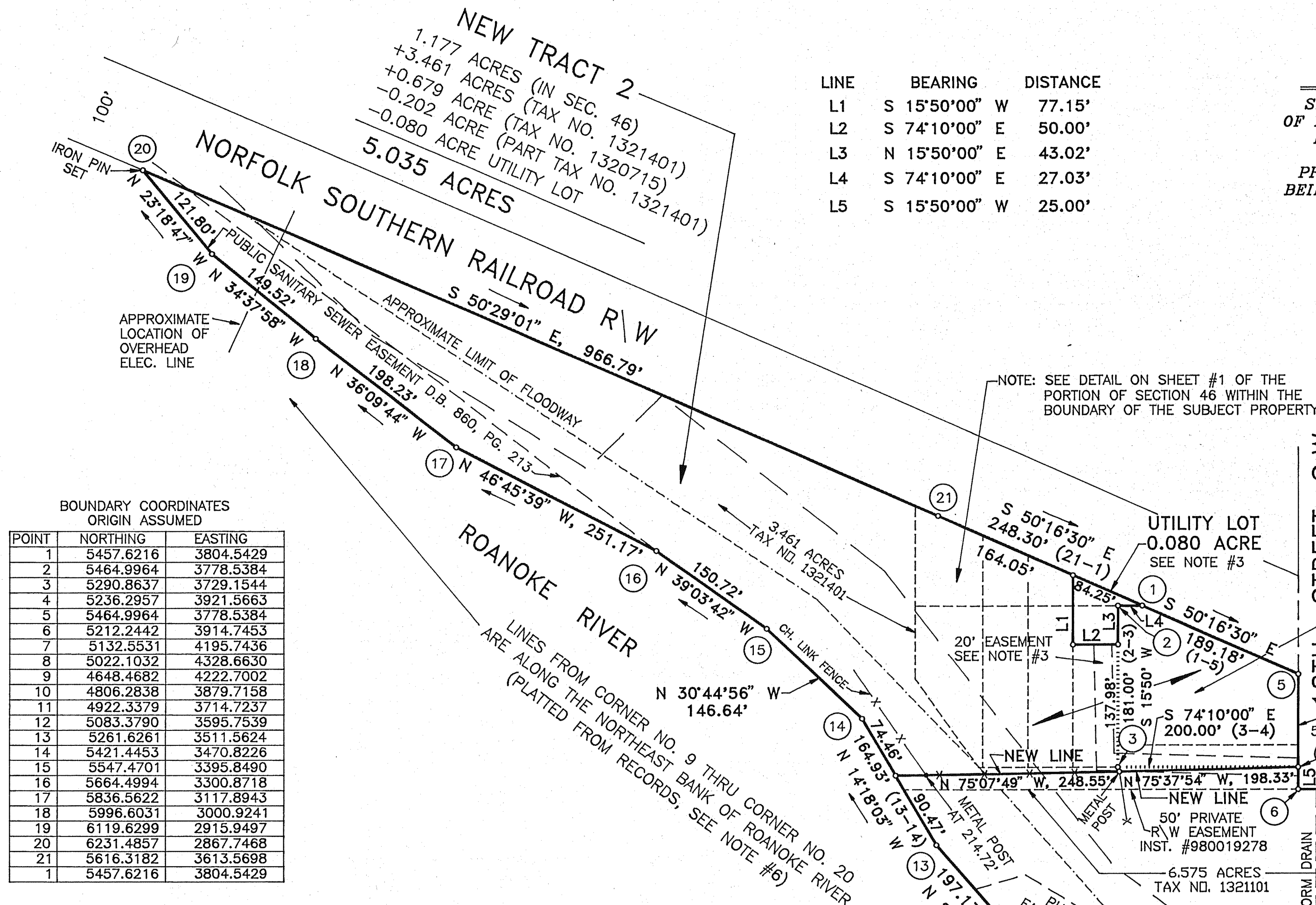
SHOWING THE SUBDIVISION OF A 11.213 ACRE TRACT, PROPERTY
OF RIVER VIEW, INC., CREATING HEREON A 0.080 ACRE UTILITY LOT,
NEW TRACT 1 (6.777 ACRES), AND A 4.356 ACRE TRACT BEING
COMBINED HEREON WITH THE ADJOINING 0.679 ACRE TRACT,
PROPERTY OF TJS, L.L.C., CREATING NEW TRACT 2 (5.035 ACRES),
BEING LOCATED IN RIVER VIEW & WEST END LAND CO. SUBDIVISION

ROANOKE, VIRGINIA

SCALE: 1" = 100' NOVEMBER 13, 2003

BY: DAVID A. BESS, L.L.C. * REVISED
LAND SURVEYING DEC. 5, 2003
3100A PETERS CREEK RD.
ROANOKE, VA. 24019

LINE	BEARING	DISTANCE
L1	S 15°50'00" W	77.15'
L2	S 74°10'00" E	50.00'
L3	N 15°50'00" E	43.02'
L4	S 74°10'00" E	27.03'
L5	S 15°50'00" W	25.00'



BOUNDARY COORDINATES
ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	5457.6216	3804.5429
2	5464.9964	3778.5384
3	5290.8637	3729.1544
4	5236.2957	3921.5663
5	5464.9964	3778.5384
6	5212.2442	3914.7453
7	5132.5531	4195.7436
8	5022.1032	4328.6630
9	4648.4682	4222.7002
10	4806.2838	3879.7158
11	4922.3379	3714.7237
12	5083.3790	3595.7539
13	5261.6261	3511.5624
14	5421.4453	3470.8226
15	5547.4701	3395.8490
16	5664.4994	3300.8718
17	5836.5622	3117.8943
18	5996.6031	3000.9241
19	6119.6299	2915.9497
20	6231.4857	2867.7468
21	5616.3182	3613.5698
1	5457.6216	3804.5429

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE "AE" AS DESIGNATED BY F.E.M.A. (SEE F.I.R.M. NO. 51161C0042 D, EFFECTIVE DATE OCTOBER 15, 1993).
- 2) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 3) SEE PLAT BY WILLIAM C. YOUNG, JR., L.S., DATED DECEMBER 4, 1998 (UNRECORDED), SHOWING 20' PRIVATE ACCESS & UTILITY EASEMENT TO TRITON PCS TOWER SITE WHICH IS LOCATED WITHIN THE NEW UTILITY LOT.
- 4) SEE INSTRUMENT #980019278 FOR PRIVATE 50' RIGHT OF WAY EASEMENT OVER VACATED CLEVELAND AVENUE.
- 5) EXISTING INTERIOR LOT LINES IN SECTION 46, SOUTHWESTERLY LINE OF TAX NO. 1321401, AND SOUTHERN AND WESTERLY LINES OF TAX NO. 1320715 (SHOWN DOTTED) ARE BEING VACATED HEREON. SEE DETAIL ON SHEET #1.
- 6) BOUNDARY INFORMATION FROM POINT 9 TO POINT 20 TAKEN FROM "PLAT SHOWING PROPERTY OF SEVEN-UP BOTTLING CO. OF ROANOKE, INC." BY LUMSDEN ASSOC., P.C., DATED MAY 28, 1991 (UNRECORDED). A 5/8"x18" RE-BAR WITH PLASTIC CAP IS SET AT OTHER PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 7) EXISTING PHYSICAL IMPROVEMENTS ARE NOT SHOWN HEREON.

