

LEGEND

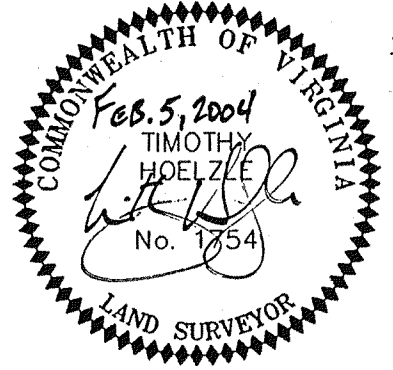
EX.	EXISTING
I.P.	IRON PIN
I.PIPE	IRON PIPE
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET

- NOTES.**
1. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
 2. THIS PROPERTY DOES NOT LIE WITHIN THE 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 PANEL #510130 0023 D, MAP #51161C0023 D, DATED OCTOBER 15, 1993. FLOOD ZONE "X".
 3. IRON PINS WERE SET OR FOUND AS INDICATED HEREON.
 4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 5. LEGAL REFERENCES: TAX # 6410105, DEED BOOK 313, PAGE 188, TAX # 6410106, DEED BOOK 322, PAGE 348.
 6. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT FURNISHED BY MOSS AND ROCOVICH, ATTORNEYS AT LAW, TITLE REPORT BY SOUTHERN TITLE INSURANCE, COMMITMENT NUMBER 200401524RKE, DATED DECEMBER 30, 2003.
- SEE SCHEDULE B-SECTION II EXCEPTIONS:
- EASEMENT GRANTED COMMONWEALTH OF VIRGINIA BY INSTRUMENT DATED MAY 3, 1960, RECORDED IN DEED BOOK 647, PAGE 246 FOR WIDENING OF PETERS CREEK ROAD.
- EASEMENTS GRANTED APPALACHIAN POWER COMPANY BY INSTRUMENT DATED MAY 2, 1970, RECORDED IN DEED BOOK 900, PAGE 135, LOCATION UNKNOWN.

CLERK'S CERTIFICATE.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 14 2004 AT 3:13 O'CLOCK P.M.

TESTEE: ARTHUR D. GRISHAM Brenda S. Hamilton
DEPUTY CLERK



PLAT SHOWING
BOUNDARY SURVEY OF
10.954 ACRES
PROPERTY OF
GUIDA POFF
BEING CONVEYED TO
**ARS PROPERTIES, L.C.,
WHITE BIRCH HOLDINGS, LLC AND
BRANCH MANAGEMENT CORP.**
BEING ROANOKE CITY TAX MAP #'s
6410105 & 6410106
SITUATED ALONG PETERS CREEK ROAD, N.W.
ROANOKE, VIRGINIA

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

DATE: JANUARY 29, 2004
COMM. NO.: 2004-001
CADD FILE: f:\2004\04001\sur\04001bas.dwg

SCALE: 1" = 100'

SHEET 1 OF 1