

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT HOME DEPOT USA IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 18 TO 1, INCLUSIVE, AND IS A PART OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT# 980000942 AND 980000944 THROUGH 980000947.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE, THOSE AREAS ON THIS PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 THROUGH 2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

HOME DEPOT, U.S.A., INC.

BY: Jeff Israel Se. Corp Counsel - R.E. 10-29-02
TITLE: Sr. Corp Counsel - R.E. 10-29-02



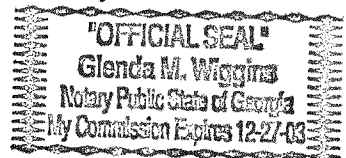
NOTARY STATEMENT

STATE OF Georgia

I, Glenda M. Wiggins, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JEFF ISRAEL Se. Corp Counsel - R.E., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 29th DAY OF October, 2002.

Glenda M. Wiggins
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-27-03



APPROVED:

John Thomas Smith
CITY ENGINEER, CITY OF ROANOKE

DATE

John Thomas Smith 11/25/2002
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

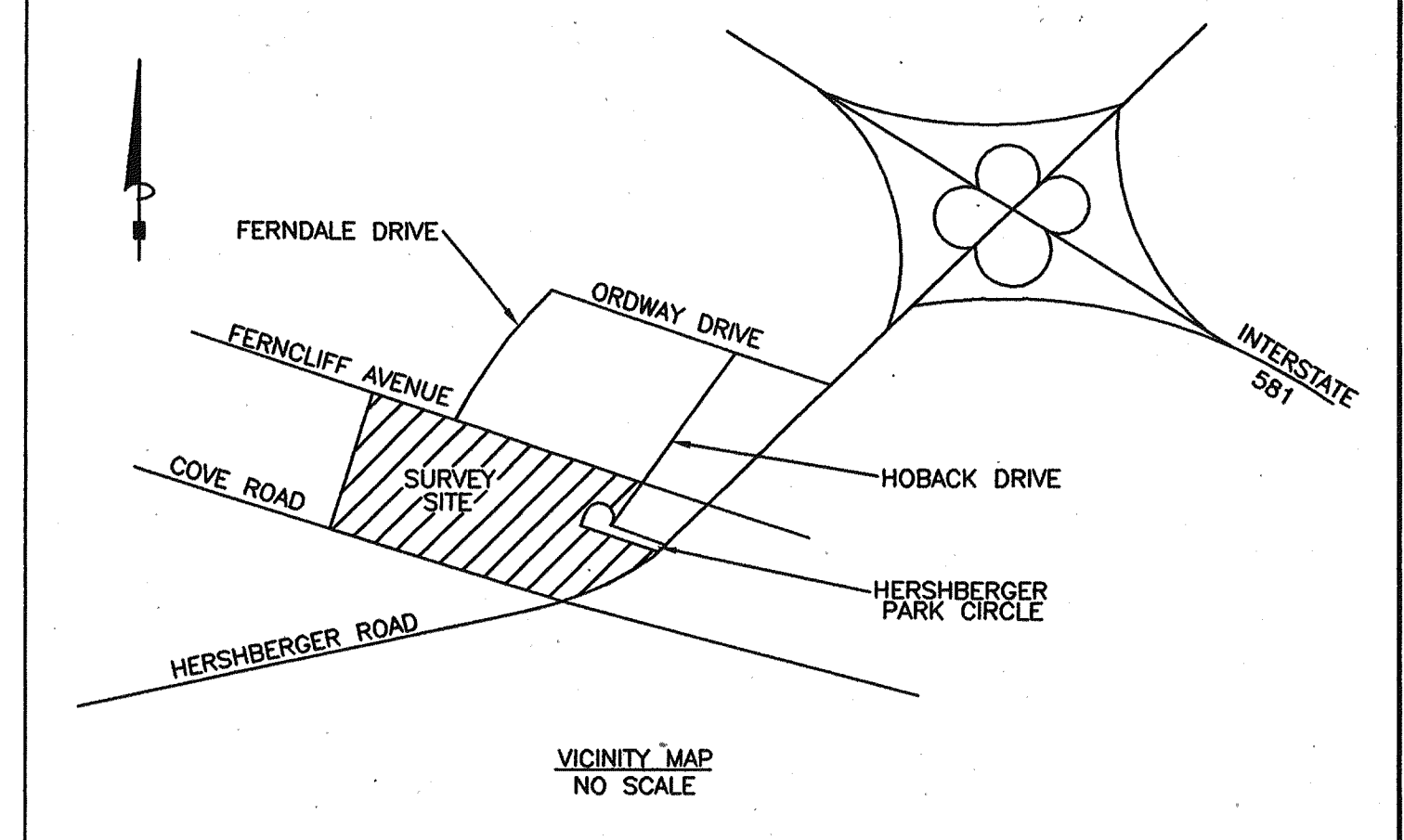
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 2:51 O'CLOCK P.M. ON THIS THE 2nd DAY OF December, 2002, IN MAP BOOK 1, PAGE 2529.

BY: Arthur B. Crush III
CLERK
Lauren B. Smith
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: HOME DEPOT U.S.A., INC.
- LEGAL REFERENCE: INSTRUMENT NUMBER 980000942 AND 980000944 THROUGH 980000947
- TAX MAP NUMBERS: 6440117, 6440118, 6440119, 6450101, 6450117
- NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- SHADING DENOTES CONCRETE.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X. SEE MAP NUMBER 51161C0024D, EFFECTIVE DATE: OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- CROSS ACCESS EASEMENTS ARE HEREBY GRANTED FOR THE BENEFIT OF THE PARCELS SUBDIVIDED HEREON.
- THE SUBDIVIDED PROPERTY AS SHOWN ON THIS PLAT MAY BE SUBJECT TO THE PROFFERS RECORDED IN ORDINANCE # 3365812197, CITY OF ROANOKE, VIRGINIA.

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



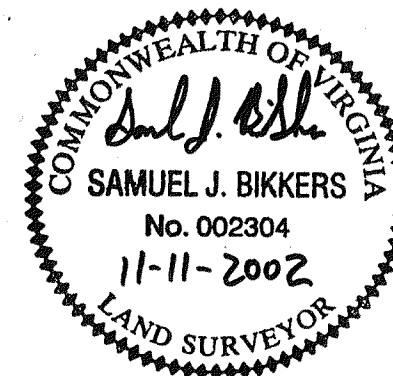
VICINITY MAP
NO SCALE

BOUNDARY COORDINATES (ASSUMED ORIGIN)		
CORNER	NORTHING	EASTING
1	6655.9543	19177.6090
2	7539.9449	19894.5742
3	7414.4713	20075.1875
4	7248.5467	20300.5679
5	7206.3837	20350.2486
6	7189.6198	20371.7573
7	7015.1845	20564.0856
8	6818.6927	20750.9455
9	6621.2589	20543.2664
10	6514.7889	20649.0121
11	6479.2538	20613.7706
12	6274.9305	20816.7677
13	6234.7955	20809.8905
14	6050.5730	20192.1681
15	6027.0652	20012.7011
16	6061.8095	19963.7845
17	6045.9346	19959.2860
18	6546.0660	19308.3653
1	6655.9543	19177.6090

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°36'53" W	60.00'
L2	S 15°49'17" W	16.50'
L3	S 37°32'12" W	15.33'
L4	S 49°40'46" E	65.16'
L5	S 52°04'02" E	27.27'
L6	S 44°45'44" W	50.05'
L7	N 39°19'19" E	59.83'
L8	N 47°32'47" W	14.58'

CURVE TABLE						
CURVE	DELTA	RAD	TAN	ARC	CHORD	BEARING
C1	03°08'41"	5099.78	139.99	279.91	279.87	S 53°38'23" E
C2	08°31'41"	1746.04	130.19	259.89	259.65	S 47°47'35" E
C3	109°03'22"	25.00	35.09	47.58	40.72	S 09°43'24" W
C4	18°17'06"	2028.48	326.45	647.35	644.61	S 73°23'38" W
C5	02°30'54"	2028.48	44.53	89.04	89.03	S 65°30'32" W
C6	07°06'30"	2028.48	125.99	251.66	251.50	S 70°19'14" W
C7	08°39'42"	2028.48	153.62	306.65	306.36	S 78°12'20" W
C8	84°16'21"	25.00	22.62	36.77	33.54	S 03°13'10" E
C9	31°56'05"	265.00	75.82	147.70	145.80	S 29°23'18" E
C10	92°42'15"	40.00	41.93	64.72	57.89	S 59°46'23" E

LEGEND	
—	SURVEYED LINES
---	DEED LINES
-X-X-	FENCE
⊕	HYDRANT
⊗	WATER VALVE
⊞	WATER METER
⊗	LIGHT POLE
⊙	UTILITY POLE
----	OVERHEAD UTILITY LINE
CL	CENTERLINE
EX	EXISTING
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
PG.	PAGE
D.I.	DROP INLET
C.I.	CURB INLET
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT
RCP	REINFORCED CONCRETE PIPE
PKS	P.K. NAIL SET
IPS	CAPPED REBAR SET
CHIS.	CHISELED
(F)	FOUND

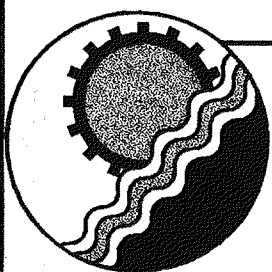


SUBDIVISION PLAT
FOR

HOME DEPOT U.S.A., INC.
SHOWING THE RE-SUBDIVISION
OF THE PROPERTY OF
HOME DEPOT, U.S.A., INC.
AS DESCRIBED IN
INSTRUMENT# 980000942 AND
980000944 THROUGH 980000947
CREATING HEREON

TRACT "A" (10.671 AC.)
TRACT "B" (1.000 AC.)
TRACT "C" (1.372 AC.)
TRACT "D" (19.838 AC.)

SITUATED AT THE INTERSECTION OF
HERSHBERGER ROAD, N.W. AND COVE ROAD, N.W.
CITY OF ROANOKE, VIRGINIA
AUGUST 27, 2002
E.C.I. PROJECT# 02085



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	SJB	
Designed		
Checked	TSN/SJB	
Approved	SJB	
		8-27-02
		PROJECT: 02085
		1 of 4

0653

MAP 1 page 2529