

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE ARIZONA LAND COMPANY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED MARCH 31, 1997, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1788 AT PAGE 675, SAID DEED BEING THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT,
DOES HEREBY GRANT TO N.C.B. REAL ESTATE, L.L.C., THAT CERTAIN AREA
SHOWN ON THE PLAT AS SET APART FOR USE AS A STORM WATER
MANAGEMENT EASEMENT, BOUNDED BY CORNERS 1-5, TO 1, INCLUSIVE.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,
AS REQUIRED BY SECTION 15.1-485 THROUGH 15.1-485 OF THE CODE OF
VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY
OF ROANOKE, VIRGINIA.

FOR ARIZONA LAND COMPANY:

ALAN C. TURNER, PRESIDENT 12/13/05

NOTARY'S STATEMENT:

STATE OF: Virginia at Large
CITY/COUNTY OF: Roanoke

TO WIT:
I, Patricia L. Diffenderfer, A NOTARY PUBLIC IN AND FOR THE
CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT Brian C. Turner, President of Arizona Land
Company

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE OF December 13, 2005, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME. 34 DAY OF December, 2005.
GIVEN UNDER MY HAND ON THIS

Patricia L. Klieffender
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 31, 2007

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE
OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT
1:25 O'CLOCK P.M. ON THIS 14 DAY OF December 2005.

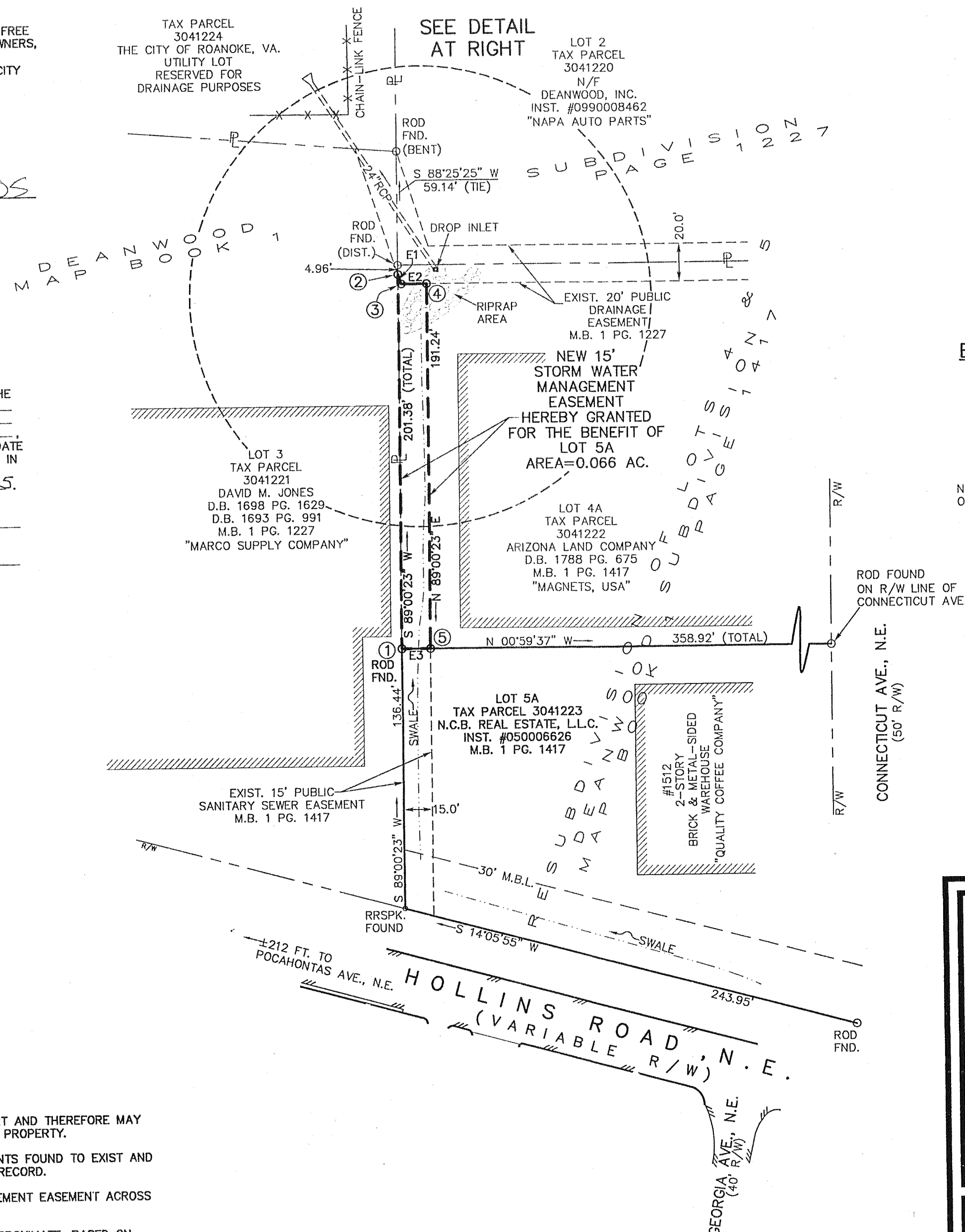
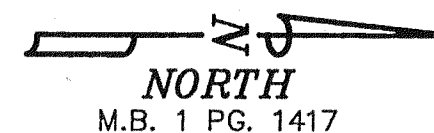
TESTE: BRENDA S. HAMILTON
CLERK

BY: Cindy S. Francisco
DEPUTY CLERK

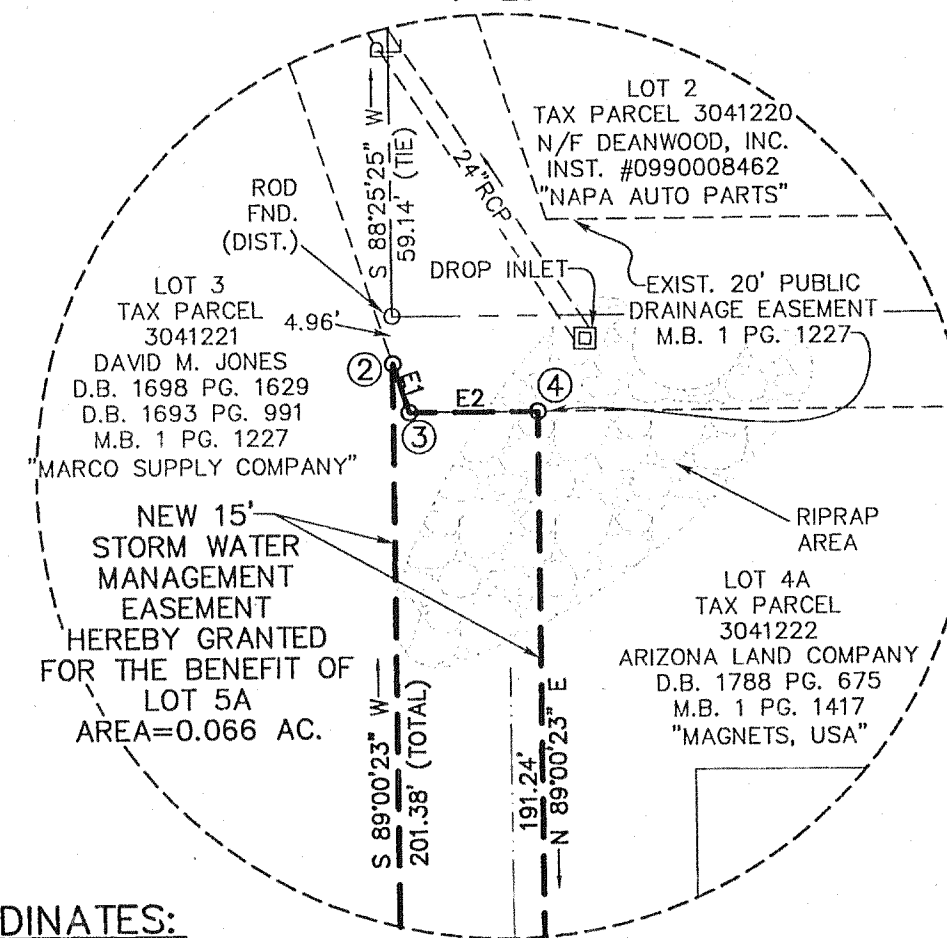
NOTES:

1. CURRENT OWNER: ARIZONA LAND COMPANY
LEGAL REFERENCE: D.B. 1788 PG. 675
PLAT REFERENCES: M.B. 1 PG. 1417; M.B. 1 PG. 1227
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
3. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
4. THE PURPOSE OF THIS PLAT IS TO GRANT A STORM WATER MANAGEMENT EASEMENT ACROSS TAX PARCEL 3041222 FOR THE BENEFIT OF TAX PARCEL 3041223.
5. LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTENCE OF, OR LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES.
6. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 51161C0046 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 70°59'39" E	5.30
E2	N 00°59'37" W	13.36
E3	S 00°59'37" E	15.00



DETAIL:
1"=20'


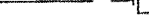


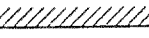




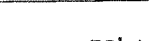
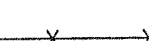






EASEMENT COORDINATES:

<u>CORNER</u>	<u>NORTHING</u>	<u>EASTING</u>
1	4720.12	4818.65
2	4716.72	4622.40
3	4718.45	4627.41
4	4731.80	4627.18
5	4735.12	4818.39
1	4720.12	4818.65

NOTE: COORDINATES AS SHOWN ARE BASED
ON ASSUMED DATUM.

LEGEND:

	PROPERTY LINE
	LINE NOT TO SCALE
	ADJOINING PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING BUILDING
	EDGE OF PAVEMENT
	EXISTING CONCRETE
	EXISTING STORM SEWER
	EXISTING CURB
	CURB & GUTTER
	MINIMUM BUILDING LINE
	EXISTING FENCE
	PROPERTY CORNER
	RIPRAP

ABBREVIATIONS:

AC.=ACRE(S)
AVE.=AVENUE
CONC.=CONCRETE
D.B.=DEED BOOK
(DIST.)=DISTURBED
EXIST.=EXISTING
FND.=FOUND
FT.=FEET/FOOT
M.B.=MAP BOOK
M.B.L.=MINIMUM BUILDING LINE
N.E.=NORTHEAST
N/F=NOW OR FORMERLY
PG.=PAGE
RCP=REINFORCED CONCRETE PIPE
RRSPK.=RAILROAD SPIKE
R/W=RIGHT-OF-WAY
VA.=VIRGINIA

*Plat Showing
A New 15' Wide
Storm Water Management Easement
Across Tax Parcel 3041222*

(Lot 4A, Deanwood Subdivision, M.B. 1 Pg. 1417)

For The Benefit Of

VS Tax Parcel 3041223

(Lot 5A, Deanwood Subdivision, M.B. 1 Pg. 1417)

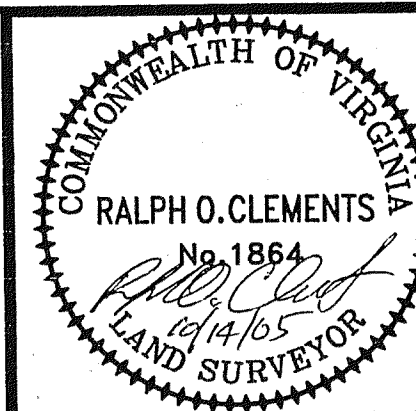
Situated On Hollins Rd., N.E.
City Of Roanoke, Virginia



GAY AND NEEL, INC.

**CIVIL ENGINEERING
LAND PLANNING
SURVEYING**

1260 Radford St.
Christiansburg, Virginia 24073
Phone: (540) 381-6011 Fax: (540) 381-2773
Email: info@gayandneel.com



CALC'D.: MTM
CHECKED: *Roe*
DRAWN: MTM
SCALE: 1"=50'
DATE: 10/14/05
REVISED:

JOB NO. 1555.0

SHEET 1 OF 1

M.B. PG.

