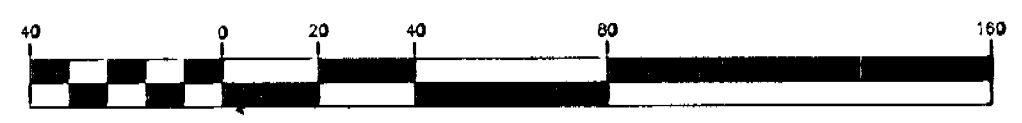


07023base-layout1.plt

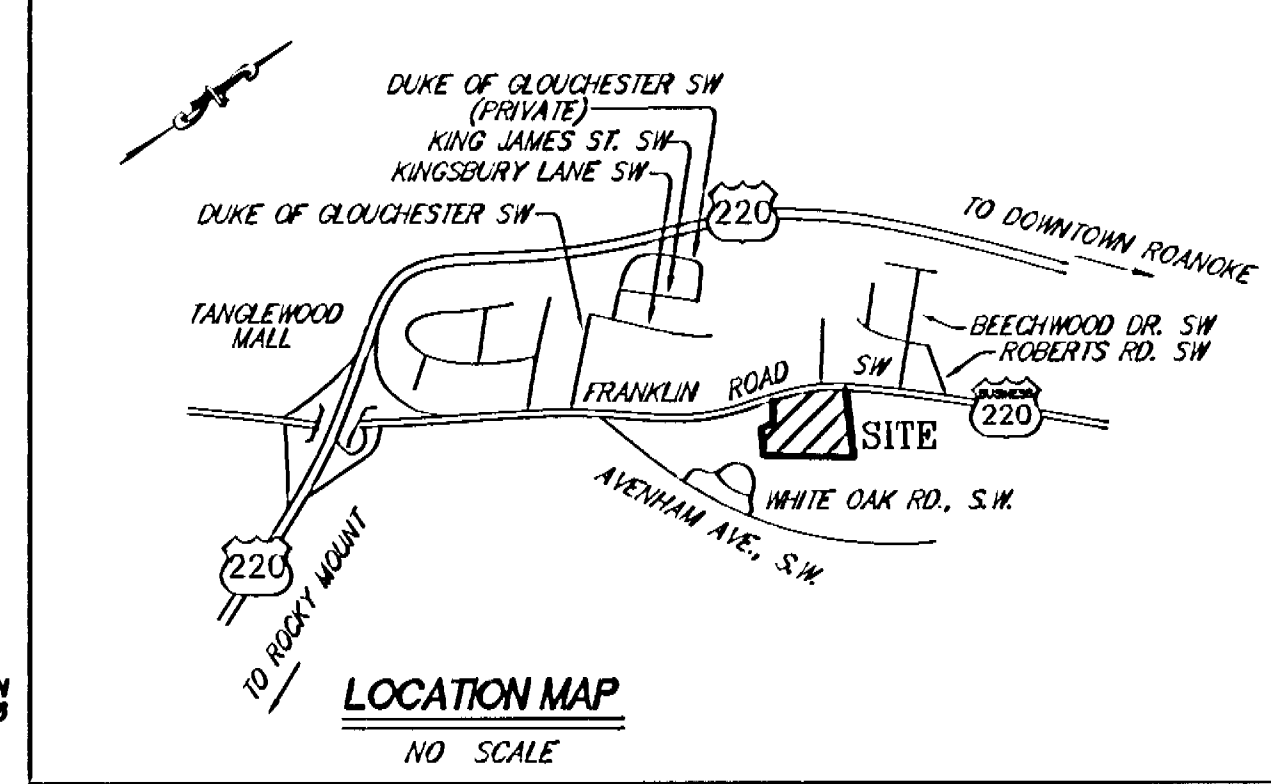
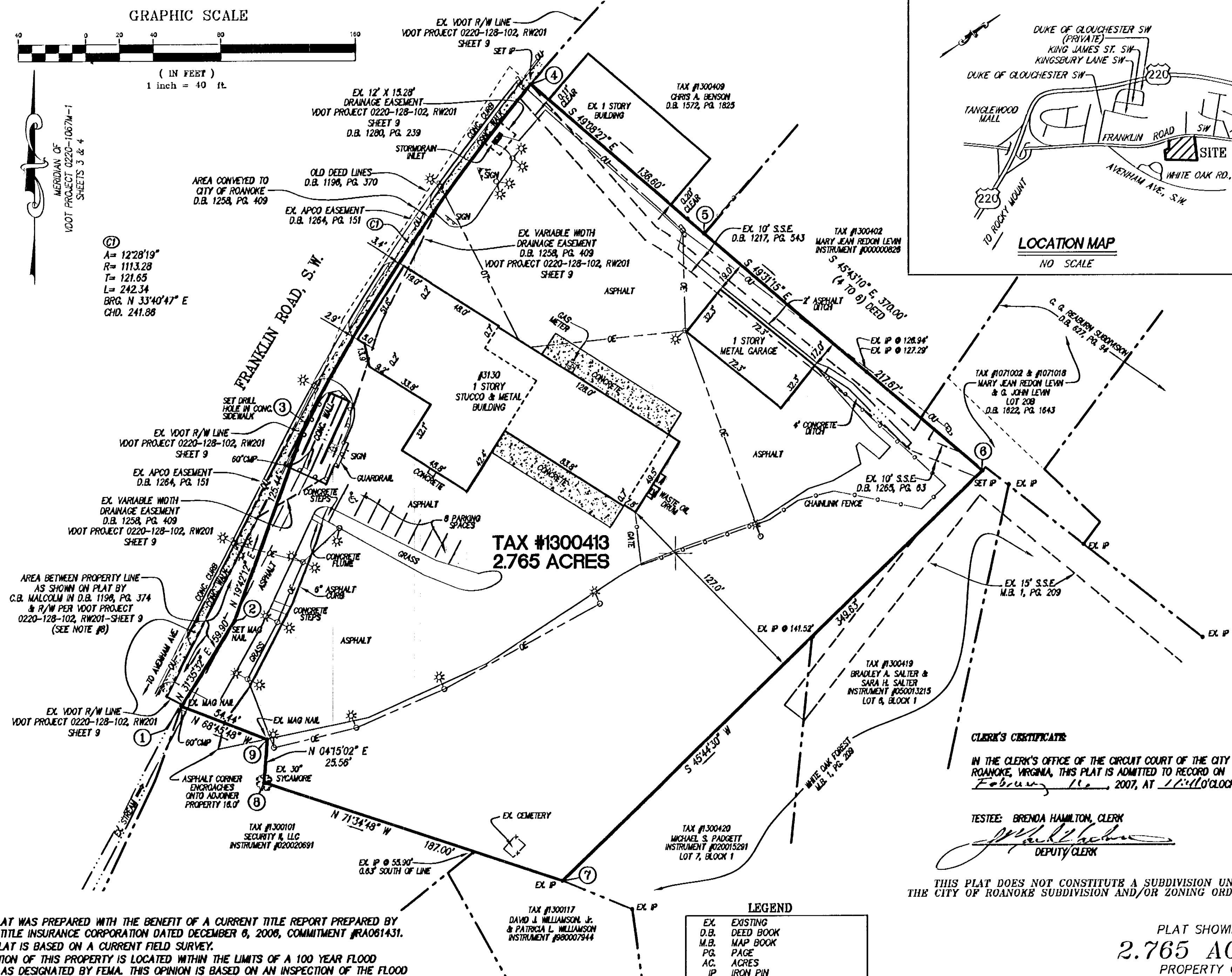
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

VERTICAL CURVE
VDOT PROJECT 0220-128-102, RW201
SHEETS 3 & 4

(C)
A= 1228'19"
R= 1113.28
T= 121.65
L= 242.34
BRG. N 33°40'47" E
CHD. 241.88



NOTES:
1) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY SOUTHERN TITLE INSURANCE CORPORATION DATED DECEMBER 6, 2006, COMMITMENT #RA061431.
2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3) A PORTION OF THIS PROPERTY IS LOCATED 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0044 D, MAP #51161C0044 D, DATED OCTOBER 15, 1993. ZONE "X".
4) PROPERTY CORNERS WERE FOUND OR SET AS INDICATED HEREON.
5) LEGAL REFERENCE: TAX # 1300413, INSTRUMENT #020000197.
6) CURRENT OWNER: RICHARD H. WEST
7) THIS PROPERTY MAY BE SUBJECT TO A 2' GAS LINE EASEMENT AS RECORDED IN D.B. 1166, PG. 277, LOCATION OF EXISTING GAS LINE IS UNKNOWN.
8) THE AREA ON THIS PLAT DESIGNATED "AREA BETWEEN PROPERTY LINE AS SHOWN ON PLAT BY C.B. MALCOLM IN D.B. 1196, PG.374 & R/W PER VDOT PROJECT 0220-128-102, RW201-SHEET 9" IS CONTAINED WITHIN THE RIGHT OF WAY FRANKLIN ROAD S.W. AS THE RIGHT OF WAY EXISTED PRIOR TO VDOT PROJECT 0220-128-102 AND REMAINS A PART OF THE RIGHT OF WAY.

LEGEND

EX	EXISTING
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
AC.	ACRES
IP	IRON PIN
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
OU	OVERHEAD UTILITY
OT	OVERHEAD TELEPHONE
OE	OVERHEAD ELECTRIC
S.S.E.	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
○-○	LIGHT POLE/UTILITY POLE
○	UTILITY POLE

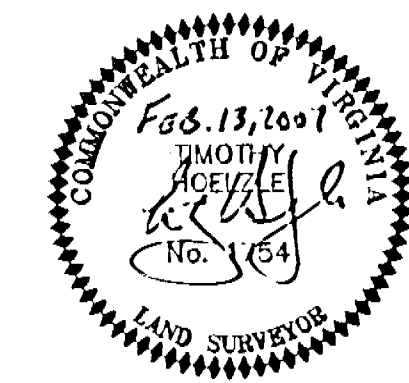
CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT IS ADMITTED TO RECORD ON February 11, 2007, AT 11:10 O'CLOCK A.M.

TESTEE: BRENDA HAMILTON, CLERK

[Signature]
DEPUTY CLERK

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE SUBDIVISION AND/OR ZONING ORDINANCES.

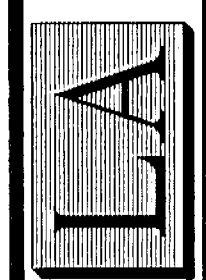


PLAT SHOWING
2.765 ACRES
PROPERTY OF
RICHARD H. WEST
INSTRUMENT #020000197
BEING CONVEYED TO
JAMES R. WALKER
OF ROANOKE, LLC
BEING TAX #1300413
SITUATED ALONG FRANKLIN ROAD, S.W.
ROANOKE, VIRGINIA

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: February 13, 2007
COMM. NO.: 07-023
SCALE: 1" = 40'
SHEET 1 OF 1