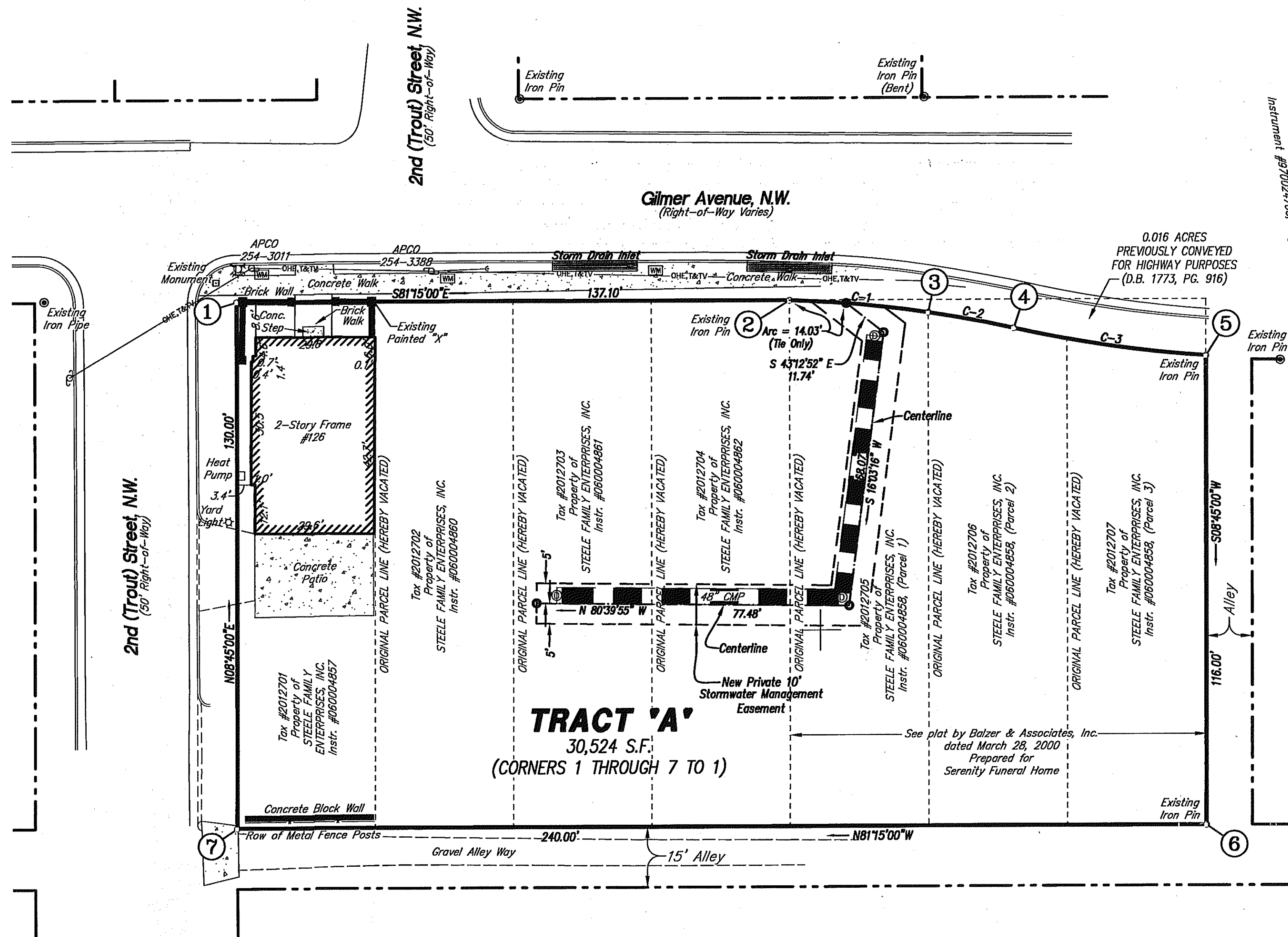
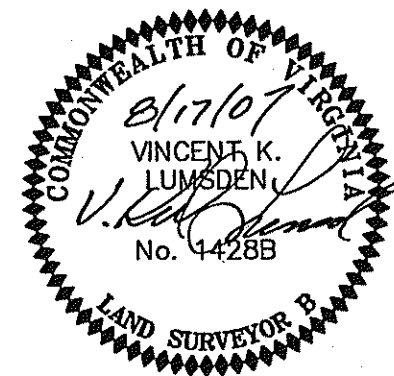


**NOTES:**

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. 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 NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. ZONE "X".
5. LEGAL REFERENCES: INSTRUMENT #060004857, #060004858, #060004860, #060004861 & #060004862.
6. THE RECORDATION OF THIS PLAT OF COMBINATION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
7. THE INTENT OF THIS PLAT IS TO COMBINE ROANOKE CITY TAX PARCELS 2012701 THROUGH 2012707 INTO ONE PARCEL BEING TRACT "A" (30,524 S.F.) AS SHOWN HEREON.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	290.26'	34.46'	17.25'	34.44'	S 76°04'28" E	6°48'08"
C-2	290.26'	21.52'	10.77'	21.52'	S 70°38'29" E	4°14'56"
C-3	309.26'	48.00'	24.05'	47.95'	S 72°56'19" E	8°53'34"

GRAPHIC SCALE

PLAT SHOWING THE COMBINATION OF
ROANOKE CITY TAX PARCELS
2012701 THROUGH 2012707

BEING A PORTION OF LOTS 8 THROUGH 12, SECTION #1
MAP OF ROGERS, FAIRFAX & HOUSTON ADDITION

CREATING HEREON

TRACT "A" (30,524 S.F.)

PROPERTY OF

STEELE FAMILY ENTERPRISES, INC.

SITUATED ALONG GILMER AVENUE, N.W. AND 2ND STREET, N.W.

CITY OF ROANOKE, VIRGINIA

DATE: AUGUST 17, 2007

COMM. NO.: 07-191

SCALE: 1" = 20'

SHEET 2 OF 2

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