

07142rp01-sheet 2.plt

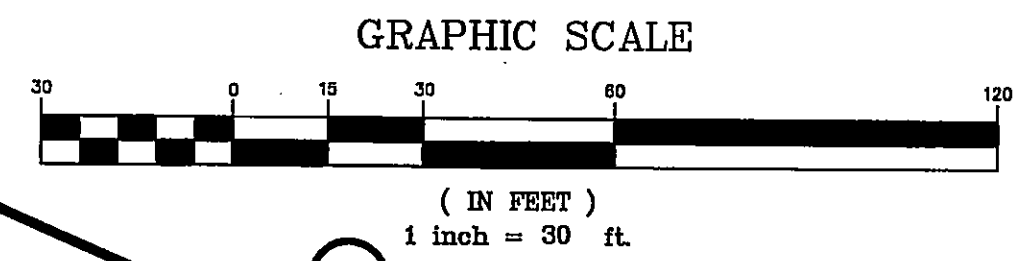
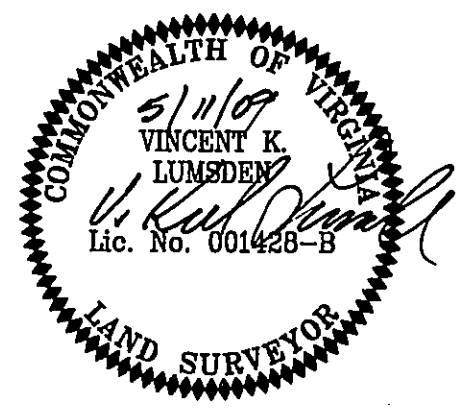
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NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
3. 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 0163 G, MAP #51161C0042 F, DATED FEB. 4, 2005 AND COMMUNITY PANEL #510130 0046 D, MAP #51161C0163 G, FLOOD ZONE "AE" (SHADED), DATED SEPT. 28, 2007.
4. ALL PROPERTY CORNERS SET AT CORNERS 2, 2A, 11A, 1A AND 11.
5. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE 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, VIRGINIA.
6. (13,683 SQUARE FEET) BOUNDED BY CORNERS 2 TO A TO B TO 10 TO 11 TO 11A TO 2A TO 2, INCLUSIVE TO BE CONVEYED TO CONTRACTING ENTERPRISES, INC. BY AMBER WAY PROPERTIES, LLC AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #1321901 CREATING TRACT "B" 3.777 ACRES AND REMAINING TRACT "A" (9,588 SQUARE FEET) PROPERTY OF AMBER WAY PROPERTIES, LLC.
7. ALL PHYSICAL IMPROVEMENTS SHOWN ON TRACT "B" TAKEN FROM EXISTING RECORDS AND NOT ALL PHYSICAL IMPROVEMENTS FEATURES SHOWN.
8. PROPERTY LINE FROM CORNERS 1 THRU 11 ESTABLISHED PER PLAT BY C.B. MALCOLM, AND RECORDED IN DEED BOOK 687, PAGE 470. PROPERTY LINES FROM CORNERS 2 TO A TO B TO 10 PER PLAT BY BALZER AND ASSOCIATES DATED OCTOBER 10, 2006, REVISED FEBRUARY 7, 2007.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	968.12'	284.41'	143.24'	283.39'	S 34°10'52" E	16°49'56"
C2	968.12'	49.97'	24.99'	49.97'	S 43°51'09" E	2°57'27"

PLAT SHOWING  
THE RESUBDIVISION AND COMBINATION OF  
PROPERTY OF  
**AMBER WAY PROPERTIES, LLC**  
CREATING HEREON  
**TRACT "A" (9,588 SQUARE FEET) &**  
**(INSTRUMENT #060021090)**  
AND  
PROPERTY OF  
**CONTRACTING ENTERPRISES, INC.**  
**(DEED BOOK 1208, PAGE 346)**  
CREATING HEREON  
**TRACT "B" (3.777 ACRES)**  
SITUATED ALONG ROANOKE AVENUE, SW  
ROANOKE, VIRGINIA



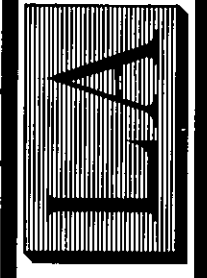
**Tract "B"**  
Property Of  
Contracting Enterprises, Inc.  
(3.777 Acres)  
(104,511 Square Feet)  
Corners 2 thru 11 to 11A  
to 2A to 2, inclusive  
(See Note #6)

**\*\* LINES FROM CORNERS 1 TO 2 \*\*  
TO A TO B TO 10 TO 11 TO 1  
SURVEYED THIS DATE  
(See Note #7)**

Original Tax #1321901  
Property of  
CONTRACTING ENTERPRISES, INC.  
Deed Book 1208, Page 346  
3.463 Acres (150,828 Square Feet)

**Tract "A"**  
Property Of  
Amber Way Properties, LLC  
(9,588 Square Feet)  
Corners 1 to 2 to 2A  
to 11A to 1, inclusive  
(See Note #6)

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



DATE: May 11, 2009  
COMM. NO.: 2007-142  
SCALE: 1" = 30'  
SHEET 2 OF 2

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