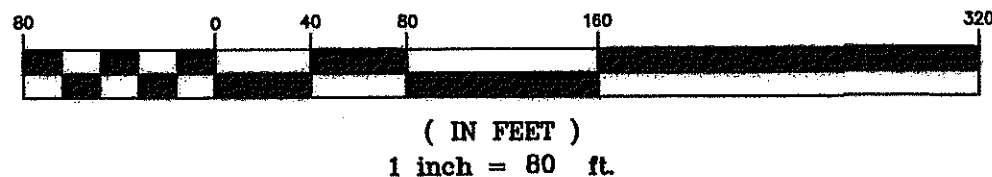


NOTES:

1. 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 PANEL NUMBER 510130 0164 G, MAP NUMBER 51161C0164 G, REVISION DATE OF SEPTEMBER 28, 2007. (ZONES "AE" & "X")
2. 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.
3. THIS PLAT IS BASED ON A CURRENT SURVEY.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW RESERVATION EASEMENT AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

GRAPHIC SCALE

NEW 60' & VARIABLE WIDTH
RESERVATION EASEMENT
1.6635 AC. (72,461 S.F.)

LINE	BEARING	DISTANCE
A-B	N 43°52'45" E	520.65'
B-C	N 80°35'59" E	56.77'
C-D	N 72°46'59" E	106.68'
D-E	N 64°45'59" E	107.30'
E-F	N 58°01'59" E	104.44'
F-G	N 54°19'59" E	101.74'
G-H	S 34°38'59" W	264.89'
H-I	S 25°37'59" W	74.71'
I-J	N 55°40'40" W	31.31'
J-K	S 55°18'55" W	71.16'
K-L	S 49°16'21" W	9.96'
L-M	N 57°08'00" W	79.92'
M-N	S 57°48'15" W	204.78'
N-O	S 43°52'45" W	330.00'
O-A	N 45°56'08" W	60.00'

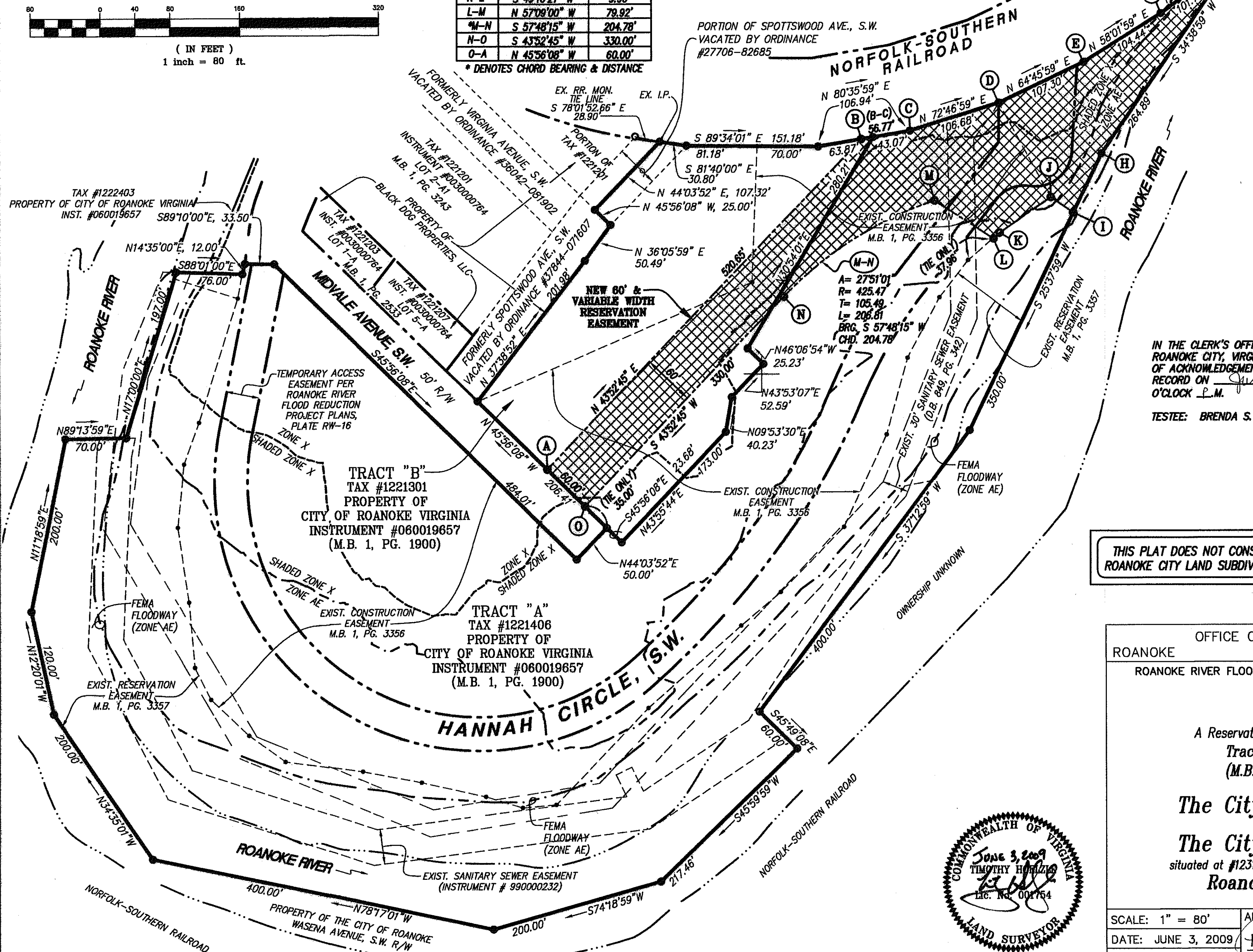
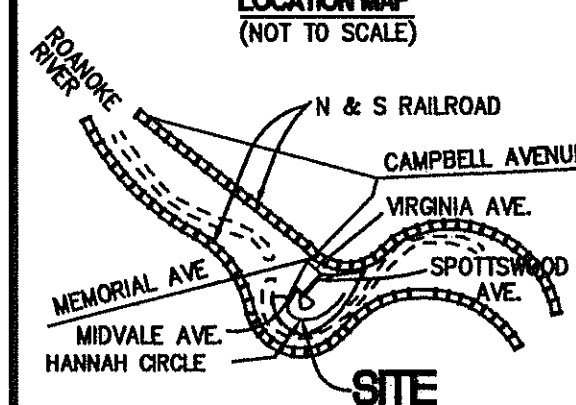
* DENOTES CHORD BEARING & DISTANCE

VARIABLE WIDTH
RESERVATION EASEMENT AREA

TRACT "A" AREA = 1.0658 AC.
TRACT "B" AREA = 0.5977 AC
TOTAL AREA = 1.6635 AC.

LEGEND

AC.	ACRE(S)
S.F.	SQUARE FEET
D.B.	DEED BOOK
PG.	PAGE
EX.	EXISTING
M.B.	MAP BOOK
R/W	RIGHT-OF-WAY
	NEW RESERVATION EASEMENT

LOCATION MAP
(NOT TO SCALE)

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE
OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO
RECORD ON June 26, 2009, AT 4:28
O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON, CLERK

Katie Thomas
DEPUTY CLERK

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

OFFICE OF CITY ENGINEER
ROANOKE VIRGINIA
ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING

A Reservation Easement Across
Tracts "A" & "B"
(M.B. 1, Pg. 1900)

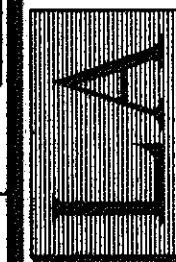
By
The City of Roanoke
From
The City of Roanoke
situated at #1231 & #1234 Midvale Ave., S.W.
Roanoke, Virginia

SCALE: 1" = 80'
DATE: JUNE 3, 2009
PLAN NO.

APPROVED:
Paul C. Dunn 6-20-09
CITY ENGINEER

DATE: June 3, 2009
COMM. NO.: 08-027110
SCALE: 1" = 80'
SHEET 1 OF 1

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



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