KNOW ALL MEN BY THESE PRESENTS; TO WIT:
THAT L & M PROPERTIES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JULY 7, 1994, IN DEED BOOK 1717, PAGE 1462 AND BY INSTRUMENT DATED JANUARY 26, 2001 IN INSTRUMENT #010001403. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 22 ND DAY OF MARCH 2001.

BY: David A. McCrey

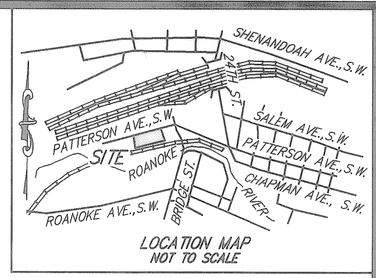
L & M PROPERTIES, LLC ITS Member

STATE OF VIRGINIA
COUNTY OF ROANOKE
I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DAVID A. MCCREY, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED FEB. 1, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 22, 2001.

MY COMMISSION EXPIRES: MARCH 31, 2004

Arlene M. Thomas
NOTARY PUBLIC

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 #51161C0042D, COMMUNITY PANEL #510130 0042 D DATED OCT. 15, 1993 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. FLOOD ZONE "X" AND "AE".
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. PROPERTY SHOWN HEREON IS ZONED HM (HEAVY MANUFACTURING)
5. THIS ORIGINAL SCALE DRAWING HAS NOT BEEN REDUCED.
6. LINE 2B TO 5A IS NEW DIVISION LINE.
7. 0.474 AC. BOUNDED BY CORNERS 2A TO 2B TO 5A TO 5B TO 2A INCLUSIVE TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #1410108 TO CREATE NEW TRACT "A".
8. EXISTING 36" STORM DRAIN LINE IS PRIVATE AND IS PRIVATELY MAINTAINED.



LOCATION MAP
NOT TO SCALE

MERIDIAN OF D.B. 1251 PG. 413

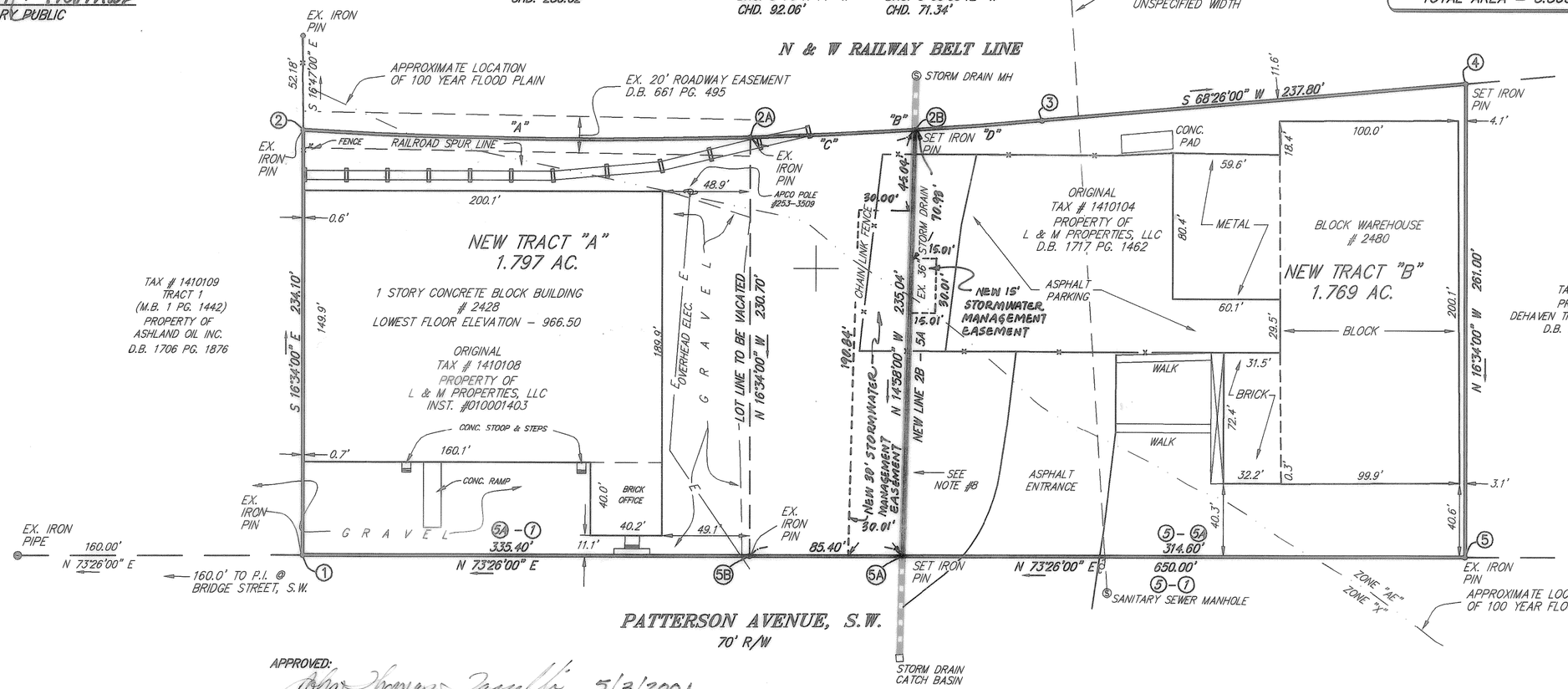
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9954.70463	9846.88976
2	9730.32245	9913.63888
3	9606.61525	9519.44422
4	9519.20540	9298.29634
5	9769.37111	9223.87715
1	9954.70463	9846.88976
TOTAL AREA = 3.566 ACRES		

"A" A= 5°00'06" R= 2864.90' T= 125.13' L= 250.10' BRG. S 74°12'45" W CHD. 250.02'

"B" A= 3°16'05" R= 2864.90' T= 81.73' L= 163.41' BRG. S 70°04'26" W CHD. 163.39'

"C" A= 1°50'29" R= 2864.90' T= 46.04' L= 92.07' BRG. S 70°47'14" W CHD. 92.06'

"D" A= 1°25'37" R= 2864.90' T= 35.67' L= 71.34' BRG. S 69°09'12" W CHD. 71.34'



APPROVED:

John Thomas Tasselli 5/3/2001
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Philip C. Swirman 5/3/01
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON May 2, 2001, AT 9:23 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

DEPUTY CLERK

LEGEND	
EX.	EXISTING
IP	IRON PIN
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
R/W	RIGHT-OF-WAY
E	OVERHEAD ELECTRIC
APCO	AMERICAN ELECTRIC POWER
A	DELTA ANGLE
R	RADIUS
T	TANGENT
L	ARC LENGTH
BRG.	BEARING
CHD.	CHORD DISTANCE
	UTILITY POLE
	GUY WIRE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
2/11/01
VINCENT K. LUMSDEN
No. 1428B
LAND SURVEYOR B

PLAT SHOWING
THE SUBDIVISION OF
PROPERTY OF
L & M PROPERTIES, LLC
2.242 AC. - D.B. 1717, PG. 1462
AND
1.323 AC. - INST. NO. #010001403
3.566 AC. TOTAL
CREATING HEREON
NEW TRACT "A" (1.797 AC.)
AND
NEW TRACT "B" (1.769 AC.)
SITUATED ALONG PATTERSON AVENUE, S.W.
ROANOKE, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

DATE: FEBRUARY 1, 2001
COMM. NO.: 2000-369RS
SCALE: 1" = 50'
CADD FILE: F:\00\00369\00369RP.DWG
SHEET 1 OF 1