

KNOW ALL MEN BY THESE PRESENT TO WIT:

THAT FRIENDSHIP MANOR APARTMENT VILLAGE CORPORATION IS THE FEE SIMPLE OWNER OF 52.51 ACRES OF LAND AS CONVEYED BY EDEN CORPORATION IN DEED BOOK 1047, PAGE 86 OF THE DEED RECORDS OF ROANOKE COUNTY, VIRGINIA.

THAT PETERS CREEK ASSOCIATES, L.P. IS THE FEE SIMPLE OWNER OF ± 12.25 ACRES OF LAND AS CONVEYED BY FRIENDSHIP MANOR APARTMENT VILLAGE CORPORATION IN DEED BOOK 1424, PAGE 1195 OF THE DEED RECORDS OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-485 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE except ingress/egress and Storm Water Management Easements.

WITNESS THE FOLLOWING SEAL AND SIGNATURE ON THIS 27 DAY OF April, 1994.

Stephen Rice
STEPHEN RICE, PRESIDENT OF
FRIENDSHIP MANOR APARTMENT
VILLAGE CORPORATION

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Gloria L. Fisher, A NOTARY PUBLIC IN AND FOR THE AFORESAID
STATE DO HEREBY CERTIFY THAT Stephen Rice, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE
ME AND ACKNOWLEDGED THE SAME ON THIS 27th DAY OF April, 1994.

Gloria L. Fisher
NOTARY PUBLIC

MY COMMISSION EXPIRES April 15, 1995.

Mike McNamara
MIKE McNAMARA, GENERAL PARTNER
PETERS CREEK ASSOCIATES, L.P.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, VICTORIA ALVAREZ, A NOTARY PUBLIC IN AND FOR THE AFORESAID
STATE DO HEREBY CERTIFY THAT M. L. McNAMARA, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE
ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF APRIL, 1994.

Victoria Alvarez
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 1995.

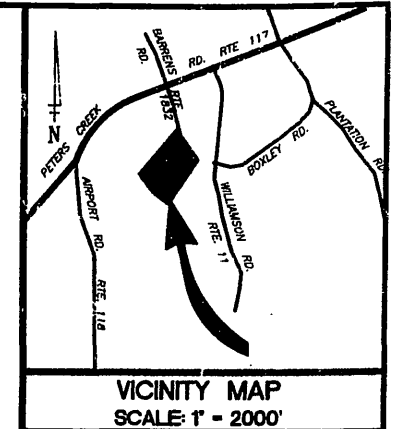
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John G. Horton 3/11/94
JOHN G. HORTON L.S. #1422

W.O. PLAT 11031(MGH)

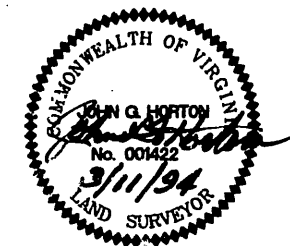
NOTES:

1. PROPERTY IS IN F.E.M.A. ZONE X AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. THE WATERCOURSE CROSSING THIS PROPERTY DRAINS AN UPSTREAM AREA GREATER THAN 100 ACRES. A FLOOD PLAIN STUDY WAS CONDUCTED AND THE RESULT IS AS SHOWN HEREON.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
4. THE OWNER OF FEE TITLE TO THE PROPERTY ON WHICH AN EASEMENT FOR A STORM DRAINAGE AND STORMWATER MANAGEMENT FACILITY IS LOCATED IS RESPONSIBLE FOR MAINTAINING SAID FACILITY.
5. THE WATERCOURSE CROSSING THIS PROPERTY DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES.
6. "THE OWNER OF FEE TITLE TO THE PROPERTY ON WHICH AN EASEMENT IS SHOWN IS RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAINAGE AND STORMWATER MANAGEMENT FACILITIES LOCATED THEREIN."



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT
THEREON ANNEXED IS ADMITTED TO RECORD AT 10:41 O'CLOCK
A.M. ON THIS 11 DAY OF May, 1994.
IN PLAT BOOK 16, PAGE 123.

TESTE: STEVEN A. MCGRAW, Clerk
CLERK
Deputy Clerk
DEPUTY CLERK



APPROVED: Arnold Coney 6 May 1994
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

PLAT OF SUBDIVISION
FOR
FRIENDSHIP MANOR APARTMENT VILLAGE CORPORATION
HOLLINS MAGISTERIAL DISTRICT - ROANOKE COUNTY, VIRGINIA

MARCH 11, 1994

SHEET 1 OF 4



HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
CHESAPEAKE VIRGINIA