

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT F & W PROPERTIES II, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 35 TO 1, INCLUSIVE, CONTAINING 107.1717 ACRES, KNOWN AS VALLEY GATEWAY BUSINESS PARK, AND BEING THE COMBINATION OF THAT LAND CONVEYED TO SAID OWNER BY RICHARD H. LOWE, JR. BY DEED DATED SEPTEMBER 12, 1988 AND RECORDED IN DEED BOOK 1292 PAGE 614 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA;

AND A PORTION OF THAT LAND CONVEYED TO SAID OWNER BY THE TRUSTEES OF VALLEY REFORMED PRESBYTERIAN CHURCH OF AMERICA BY DEED DATED AUGUST 31, 1993 AND RECORDED IN DEED BOOK 1419 PAGE 1789 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS.

ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITY USE. THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA DOES ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF HIS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FROM ANY CLAIMS FOR DAMAGES WHICH SAID OWNER, HIS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VDOT BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED, OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE, AND BY REASON OF DOING NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VDOT SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1 - 465 THRU 15.1 - 485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, SECTION 17 - 10 (J) COUNTY SUBDIVISION ORDINANCE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Karen H. Waldron 4/2/97  
KAREN H. WALDRON, president  
F & W PROPERTIES II, INC. DATE

STATE OF VIRGINIA

County of Roanoke TO WIT:

Stephen M. Clayton, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KAREN H. WALDRON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING ON BEHALF OF THE CORPORATION HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 02 DAY OF April, 1997.

MY COMMISSION EXPIRES: 10/31/2000

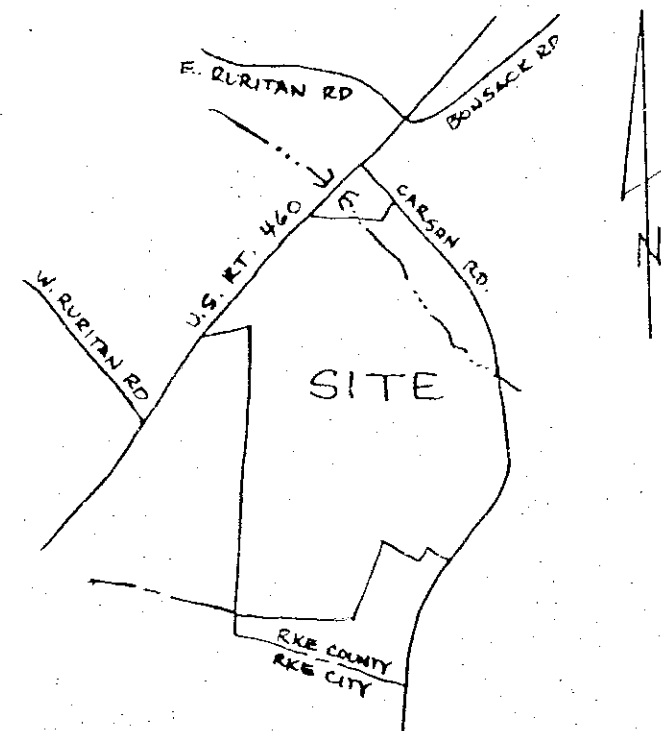
Stephen M. Clayton  
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 4:51 O'CLOCK P M. ON THIS 22 DAY OF April, 1997.

TESTE: STEVEN A. MCGRAW  
CLERK  
Steven A. McGraw  
DEPUTY CLERK

# BOUNDARY COORDINATES

CORNER	NORTHING	EASTING
1	20590.7023	9982.9637
2	21937.8156	9947.8844
3	21888.9318	9684.3092
4	22316.6895	10080.4750
5	22376.6089	10163.2546
6	22510.0988	10239.0959
7	22646.6815	10461.0598
8	22905.9982	10650.2916
9	23057.8856	11159.3552
10	23153.4099	11292.5282
11	23042.2353	11345.1240
12	23006.2181	11364.4228
13	22942.6569	11407.1186
14	22794.6778	11505.1051
15	22640.2323	11582.5393
16	22509.3011	11618.1977
17	22438.7033	11623.9278
18	22361.3601	11643.7382
19	22214.1592	11709.5672
20	22042.2050	11853.8482
21	21967.5613	11964.1081
22	21894.0537	12046.8116
23	21796.8151	11870.5551
24	21709.2558	11918.8600
25	21546.5780	11623.9872
26	20917.5433	12014.3008
27	20821.2042	11973.3025
28	20659.9833	11910.7240
29	20544.6402	11831.9691
30	20261.9787	11524.0979
31	20405.0005	11341.3125
32	20388.2281	11047.7011
33	20362.6073	10870.3017
34	19999.9907	10000.0037
35	20525.9235	9791.9491



VICINITY MAP  
NO SCALE

## NOTES:

- 1) A SMALL PORTION OF THE PROPERTY SHOWN IS WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS (FLOOD ZONE A). MAJORITY OF PROPERTY IS IN UNSHADED ZONE X.
- 2) IRON RODS SET AT ALL CORNERS, P.C.'s AND P.T.'s UNLESS OTHERWISE NOTED.
- 3) TOTAL BOUNDARY OF VALLEY GATEWAY BUSINESS PARK (CONSISTING OF TAX MAP NO.S 50.01 - 1 - 5, 50.01 - 1 - 5.2, & 50.01 - 1 - 5.3) IS  
107.1717 ACRES  
1.7440 ACRES DEDICATED FOR STREETS  
105.4277 ACRES IN LOTS

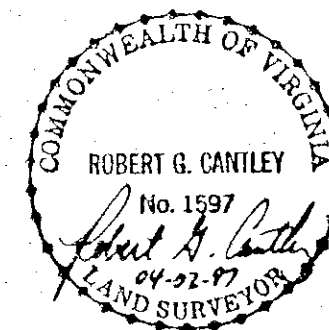
APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.

APPROVED [Signature]  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

10 April 1997  
DATE

## SURVEY FOR VALLEY GATEWAY BUSINESS PARK

PROPERTY OF  
F & W PROPERTIES II, INC.  
VINTON MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SURVEYED JANUARY 13, 1997  
SCALE: 1" = 200'



I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

SHEET 1 OF 2

JOB NO. 97 - 1 - 1

RC-70 36A

5312 PETERS CREEK ROAD, SUITE H  
ROANOKE, VIRGINIA 24019  
(703) 366 - 8268

ROBERT G. CANTLEY, INC.  
LAND SURVEYORS