

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT BILLY H. BRANCH IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS "RESUBDIVISION OF PROPERTY OF BILLY H. BRANCH", BOUNDED BY OUTSIDE CORNERS 1 THROUGH 20 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER FROM BRANCH-SHIVERS BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1479, PAGE 129 AND DEED BOOK 1458, PAGE 1275.

THE SAID OWNER CERTIFIES THAT THE LAND HAS BEEN RESUBDIVIDED INTO TRACTS AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AS REQUIRED BY SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL THE LAND SET APART FOR EASEMENTS OR OTHER PUBLIC USE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON July 20, 1986.

BY: Billy H. Branch
BILLY H. BRANCH

STATE OF VIRGINIA

CITY OF ROANOKE TO WIT:

I, Lena P. Testerman, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT BILLY H. BRANCH, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED July 11, 1986, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON July 20, 1986.

MY COMMISSION EXPIRES ON March 20, 1987.

Lena P. Testerman
NOTARY PUBLIC

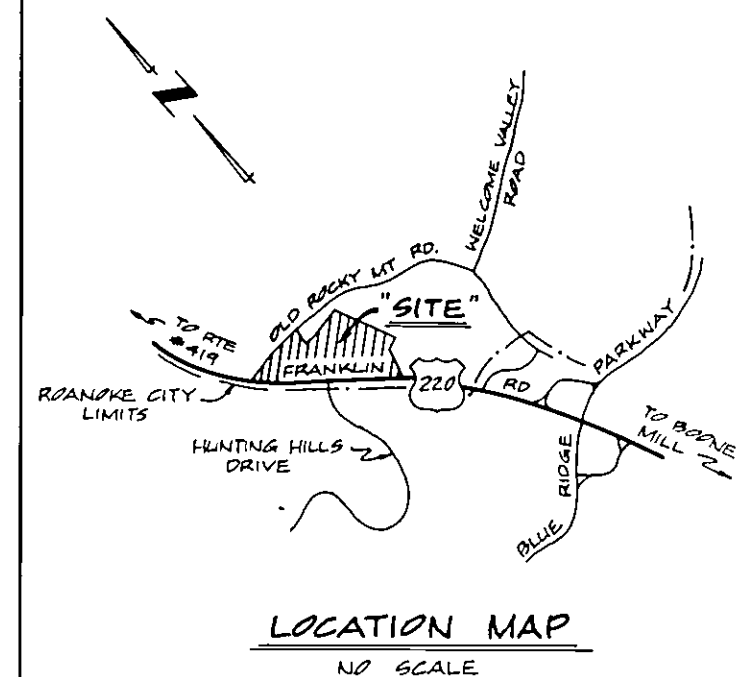
DETENTION POND #1
RESERVED FOR DRAINAGE

CORNER	BEARING	DISTANCE
21-22	N 62° 01' 17" W	118.20'
22-23	N 06° 24' 53" W	26.40'
23-24	S 61° 38' 27" E	62.70'
24-25	S 57° 28' 06" E	62.99'
25-26	S 43° 48' 59" E	17.67'
26-21	S 68° 10' 14" W	14.20'
TOTAL ACREAGE =		0.059

DETENTION POND #2
RESERVED FOR DRAINAGE

CORNER	BEARING	DISTANCE
27-28	N 24° 53' 10" E	18.37'
28-29	S 80° 17' 20" E	24.88'
29-30	N 22° 50' 26" E	5.99'
30-31	S 81° 19' 35" E	2.54'
31-32	S 09° 31' 43" E	11.56'
32-33	S 19° 05' 39" E	27.11'
33-34	S 18° 47' 09" E	15.03'
34-35	S 28° 56' 46" E	53.19'
35-36	S 36° 59' 33" E	46.27'
36-37	S 36° 27' 58" W	3.70'
37-38	N 56° 52' 19" W	44.13'
38-39	N 46° 54' 45" W	28.83'
39-40	N 59° 43' 52" W	23.33'
40-27	N 21° 53' 99" W	69.56'
TOTAL ACREAGE =		0.102

BOUNDARY COORDINATES		
BOUNDARY OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
1	5023.253	4985.804
2	5401.657	4643.544
3	5491.348	4546.941
4	5608.076	4450.633
5	5729.507	4290.460
6	6270.630	3707.632
7	6718.107	3318.471
8	6727.149	3439.273
9	6780.998	3435.242
10	6784.169	3477.603
11	6783.912	3527.763
12	6801.683	3836.391
13	6790.918	3981.212
14	6760.707	4232.912
15	6521.191	4214.482
16	6503.986	4360.573
17	6542.678	4688.297
18	6365.463	5271.682
19	5551.887	5373.984
20	5464.184	5212.974
TOTAL ACREAGE =		38.745



APPROVED:

Acting Edward R. Tucker 8/21/86
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Charles M. Hufnagle 8/21/86
ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

Sam W. Kules 8/21/86
FIRE CHIEF, ROANOKE, VIRGINIA DATE

William M. Muehlhoff Jr. 8/21/86
PUBLIC WORKS DIRECTOR, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 21, 1986, AT 4:05 O'CLOCK P.M.

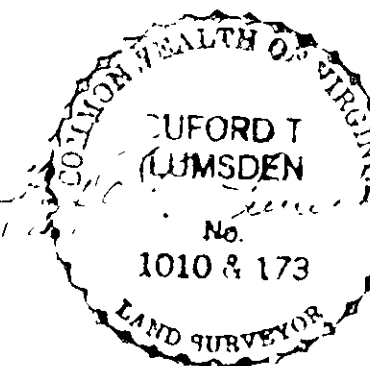
TESTEE: PATSY TESTERMAN, CLERK

Patsy Testerman, CLERK

BY: Lena Testerman
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Buford T. Lumsden
BUFORD T. LUMSDEN



PLAT OF SURVEY
SHOWING RESUBDIVISION OF PROPERTY (38.745 Ac.)
OF

BILLY H. BRANCH

CREATING NEW TRACT 1 (3.909 Ac.),
TRACT 2 (32.230 Ac.) & TRACT 3 (2.606 Ac.)
AND CONVEYING TRACT 2 TO

COLONY/POLAR-BEK PARTNERSHIP
SITUATED AT THE INTERSECTION OF
FRANKLIN ROAD, S.W. AND OLD ROCKY MOUNT ROAD, S.W.
ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: 11 JULY 1986

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS-SURVEYORS
ROANOKE, VIRGINIA

COMM. # B1-111

SHEET # 1 OF 2