

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT TOWNE SQUARE JOINT VENTURE, A TENNESSEE JOINT VENTURE AND CITY OF ROANOKE, VIRGINIA, ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 33 TO 1, INCLUSIVE, SUBDIVIDED INTO "TOWNE SQUARE" AND BEING PART OF THE LAND CONVEYED TO TOWNE SQUARE JOINT VENTURE BY DEED DATED APRIL 25, 1986 FROM WILLIAM A. JARRETT, ET ALS AND RECORDED IN DEED BOOK 1536, PAGE 1353 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE AND ALSO BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED APRIL 25, 1986 FROM DOUBLE T ASSOCIATES AND RECORDED IN DEED BOOK 1536, PAGE 1345 IN THE AFORESAID CLERK'S OFFICE AND ALSO BEING ALL THE LAND CONVEYED TO THE CITY OF ROANOKE, VIRGINIA, BY DEED DATED MARCH 9, 1987 FROM TOWNE SQUARE JOINT VENTURE AND RECORDED IN DEED BOOK 1555, PAGE 1450 IN THE AFORESAID CLERK'S OFFICE, WHICH TOTAL LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO FRANK W. ROGERS, JR. AND DANIEL F. LAYMAN, TRUSTEES, SECURING DOMINION BANK, NATIONAL ASSOCIATION, BENEFICIARY, DATED JAN. 21, 1987 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1555, PAGE 733, AND ALSO WHICH LAND IS SUBJECT TO TWO (2) CERTAIN DEEDS OF TRUSTS TO FRANK W. ROGERS, JR. AND DANIEL F. LAYMAN, EITHER OF WHOM MAY ACT SECURING METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, BENEFICIARY, DATED JANUARY 28, 1987 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1554, PAGE 534 AND DEED BOOK 1554, PAGE 542.

THE OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

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

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF 1987.

TOWNE SQUARE JOINT VENTURE, A TENNESSEE JOINT VENTURE

BY: Barry E. Dotson
BARRY E. DOTSON, PRESIDENTBY: W. Gerald Ezell
W. GERALD EZELLBY: Frank W. Rogers, Jr.
FRANK W. ROGERS, JR., TRUSTEEBY: Daniel F. Layman, Trustee
DANIEL F. LAYMAN, SOLE ACTING TRUSTEE

DOMINION BANK, NATIONAL ASSOCIATION

BY: Gene D. Whitlow

CITY OF ROANOKE, VIRGINIA

BY: Noel C. Taylor
NOEL C. TAYLOR, MAYOR

METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION

BY: XSTATE OF TENNESSEE
COUNTY OF DAVIDSON

I, CITIZENRY K McCallum, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT W. GERALD EZELL, AND BARRY E. DOTSON, PRESIDENT HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON 1-30-87, 1987.

MY COMMISSION EXPIRES ON My Commission Expires Nov. 12, 1989

NOTARY PUBLIC

STATE OF VIRGINIA
CITY OF ROANOKE

I, Richard V. Hamilton, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT NOEL C. TAYLOR AND DANIEL F. LAYMAN, MAYOR OF ROANOKE, VA. AND TRUSTEE, RESPECTIVELY HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON March 17, 1987.

MY COMMISSION EXPIRES ON 12/7/88
NOTARY PUBLIC

APPROVED:

Edward R. Tucker
AGENT, ROANOKE CITY PLANNING COMMISSION
Charles M. Huffine
CITY ENGINEER, ROANOKE, VIRGINIA

3/23/87
DATE3-23-87
DATE

NOTES:

1. BY RECORDATION OF THIS SUBDIVISION PLAT, HEREBY CREATES THE FOLLOWING PARCELS OR TRACTS:
PARCEL #6 - 0.935 AC., PARCEL #14 - 3.43 AC., PARCEL #4 - 0.926 AC., PARCEL #12 - 17.977 AC., RETENTION BASIN - 4.66 AC., PARCEL #3 - 0.659 AC., PARCEL #11 - 11.37 AC., PARCEL #2 - 0.56 AC., PARCEL #5 - 0.56 AC., PARCEL #10 - 34.90 AC., PARCEL #7 - 6.989 AC., TRACT 8 - 1.578 AC., PARCEL #13 - 0.533 AC., GREEN AREA PARCEL #15 - 0.209 AC., PARCEL #9 - 0.229 AC.
2. THIS PROPERTY AS PLATTED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
3. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
4. CITY OF ROANOKE BY RECORDATION OF THIS PLAT DEDICATES 0.868 AC. FOR PUBLIC STREETS.
5. SEE INDEMNIFICATION AGREEMENT WITH CITY OF ROANOKE RECORDED IN (DEED BOOK 1556, PG. 1458).
6. SEE MAINTENANCE AGREEMENT IN (DEED BOOK 1556, PG. 1729).

STATE OF Virginia
City OF Roanoke

I, Lisa L. Lewis, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT FRANK W. ROGERS, JR., TRUSTEE AND Gene D. Whitlow WITH DOMINION BANK, RESPECTIVELY HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON February 24, 1987. MY COMMISSION EXPIRES ON May 8, 1989.

NOTARY PUBLIC

STATE OF Virginia
County OF Loudoun

I, James B. Smith, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Barry E. Dotson WITH METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON March 17, 1987.

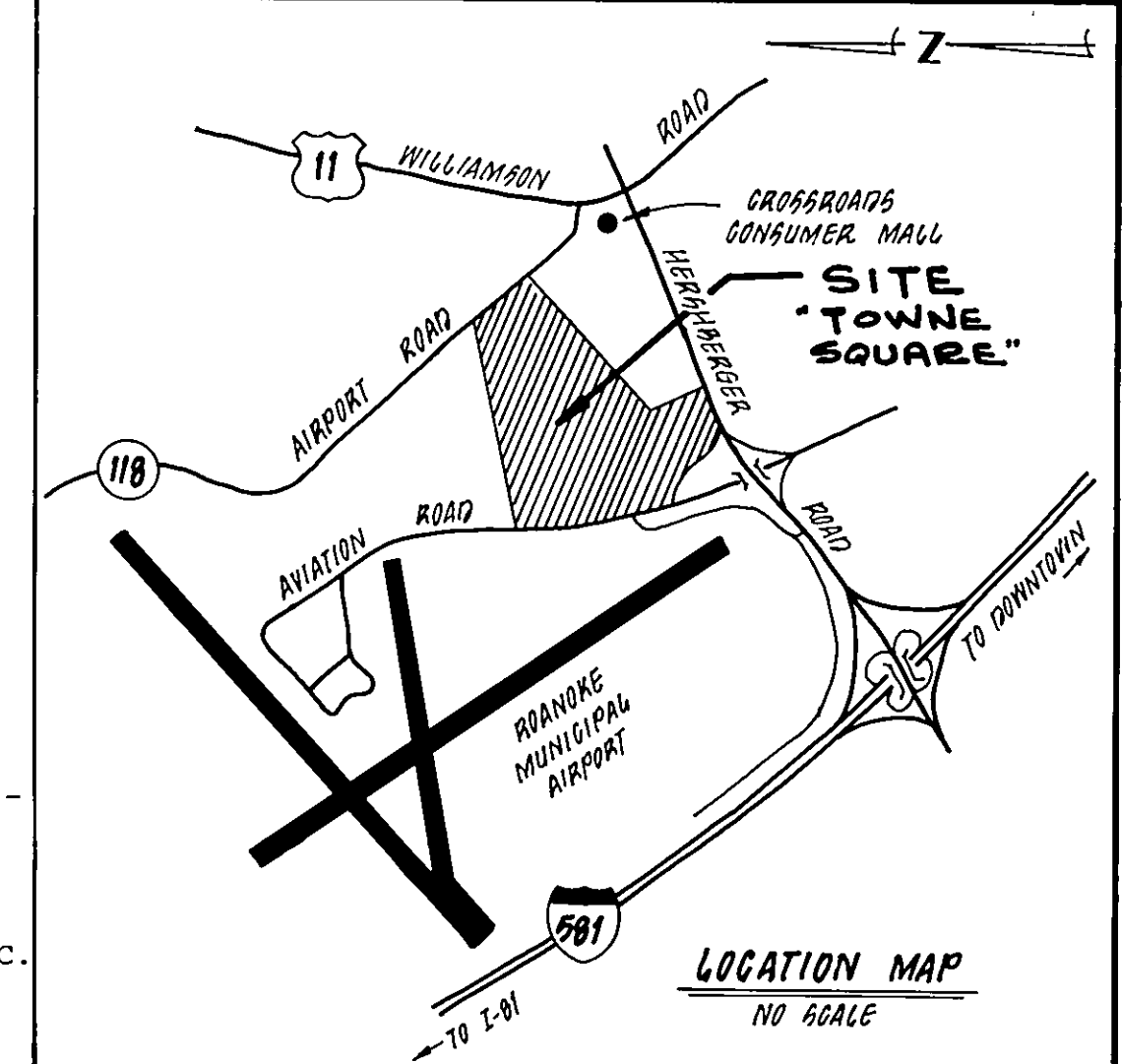
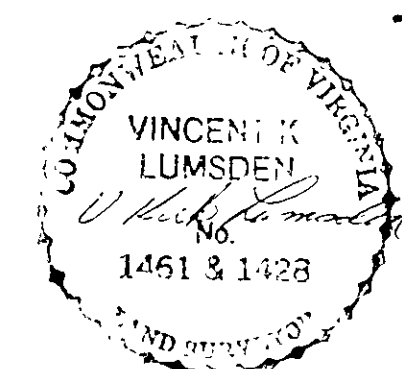
MY COMMISSION EXPIRES June 30, 1991

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 23, 1987 1987, AT 2:45 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Susan Gregory
DEPUTY CLERK

93.084 TOTAL ACRES
PLAT SHOWING

"TOWNE SQUARE"

PROPERTY OF
TOWNE SQUARE JOINT VENTURE
A TENNESSEE JOINT VENTURE
AND CITY OF ROANOKE, VA.
SITUATED BETWEEN AIRPORT ROAD & AVIATION ROAD, N.W.
AND ALONG HERSHBERGER ROAD, N.W.
RESUBDIVIDING TAX PARCELS 6650101, 6660101,
6660110, 6660111, & 6660102, AND DEDICATING
7.569 ACRES TO THE CITY OF ROANOKE FOR PUBLIC STREETS
ROANOKE, VIRGINIA
SCALE: 1"=120' DATE: 16 MARCH, 1987

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

(SEE NOTE #1)

SHEET #1 OF 4

#86-88E