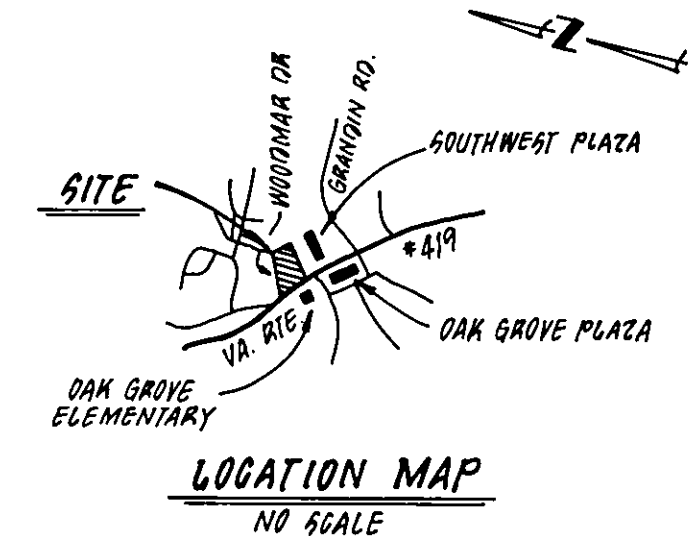


APPROVED:  
Edward P. Tucker  
AGENT, ROANOKE CITY PLANNING COMMISSION  
DATE 6/11/87  
Charles M. Huffer  
CITY ENGINEER, ROANOKE, VIRGINIA  
DATE 6/11/87



NOTE: THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.

- NOTES:
- TRACT IA IS A COMBINATION OF ORIGINAL TRACT I (TAX #5090207) AND WESTERLY PORTION OF ORIGINAL TRACT II (TAX #5090205). TRACT IIA IS REMAINING PORTION OF ORIGINAL TRACT II (TAX #5090205).
  - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT.
  - TRACT IA SUBJECT TO A CONDITIONAL REZONING ORDINANCE NO. 28550, DATED 16 MARCH 1987, TRACT IIA SUBJECT TO A CONDITIONAL REZONING ORDINANCE NO. 28462, DATED 15 DECEMBER 1986.
  - EXISTING 15' SANITARY SEWER EASEMENT (D.B. 784 PG. 516) HEREBY VACATED.
  - EXISTING 15' WATER LINE EASEMENT (D.B. 843 PG. 309) HEREBY VACATED.
  - EXISTING 10' WATER LINE EASEMENT (D.B. 1513 PG. 1981) HEREBY VACATED.
  - EXISTING 10' SANITARY SEWER EASEMENT (D.B. 1513, PG. 1981) HEREBY VACATED.
  - THE RECORDING OF THIS SUBDIVISION PLAT IS LEGALLY REQUIRED BY THE STATE LAW AND CITY ORDINANCE TO BRING INTO CONFORMANCE A CERTAIN DIVISION OF LAND AS PREVIOUSLY RECORDED WITHOUT A PLAT IN DEED BOOK 1551, PAGE 1927 ON DECEMBER 31, 1986 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON June 11, 1987 AT 3:15 O'CLOCK P.M.  
TESTEF: PATSY TESTERMAN, CLERK  
Patsy Testerman  
DEPUTY CLERK

STATE OF VIRGINIA  
City of Roanoke TO WIT:  
I, Kathryn P. Huggins, A NOTARY PUBLIC IN  
City of Roanoke IN THE STATE OF  
VIRGINIA, DO JAMES D. FRALIN AND  
OLIN R. MELCHIONNA, JR., GENERAL PARTNERS OF F-M  
ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP AND WILLIAM  
W. TERRY, III, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE  
FOREGOING WRITING DATED December 18, 1986, HAS  
PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY  
AND STATE AND ACKNOWLEDGED THE SAME ON December 18,  
1986.  
MY COMMISSION EXPIRES May 21, 1990

BOUNDARY RETENTION POND #2		
CORNER	BEARING	DISTANCE
3A TO 3B	N 74°56'00" E	143.00'
3B TO 3C	S 15°04'00" E	13.00'
3C TO 3D	S 74°56'00" W	16.00'
3D TO 3E	S 15°04'00" E	63.00'
3E TO 3F	S 32°43'15" W	70.13'
3F TO 3G	S 61°45'00" W	45.00'
3G TO 3A	N 28°15'00" W	137.00'

NOTARY PUBLIC Kathryn P. Huggins

STATE OF VIRGINIA  
City of Roanoke TO WIT:  
I, Kathryn P. Huggins, A NOTARY PUBLIC IN  
AND FOR THE City of Roanoke IN THE STATE OF  
VIRGINIA, DO HEREBY CERTIFY THAT DENNIS P. TRAUBERT,  
TRUSTEE AND Thomas M. J. Curran, Asst. Vice President  
WITH THE BANK OF VIRGINIA, RESPECTIVELY, WHOSE NAMES  
ARE SIGNED TO THE FOREGOING WRITING DATED December 18  
1986, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY  
AND STATE AND ACKNOWLEDGED THE SAME ON December 18,  
1986.  
MY COMMISSION EXPIRES May 21, 1990

STATE OF VIRGINIA  
City of Roanoke TO WIT:  
I, Amanda B. Huston, A  
NOTARY PUBLIC IN AND FOR THE City of Roanoke, IN  
THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT  
John B. Huston, WITH PNCH - A NORTH  
CAROLINA GENERAL PARTNERSHIP, RESPECTIVELY, WHOSE  
NAME IS SIGNED TO THE FOREGOING WRITING DATED  
December 18, 1986, HAS PERSONALLY APPEARED  
BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED  
THE SAME ON June 11, 1987.  
MY COMMISSION EXPIRES November 27, 1988  
NOTARY PUBLIC Amanda B. Huston

PLAT SHOWING  
RESUBDIVISION OF  
ORIGINAL TRACT II (D.B. 1513 PG. 1981)  
CREATING  
NEW TRACTS IA & IIA  
PROPERTY OF:  
F-M ASSOCIATES,  
A VIRGINIA GENERAL PARTNERSHIP

ROANOKE, VIRGINIA  
SCALE: 1" = 100' DATE: 18 DECEMBER 1986  
BUFORD T. LUMSDEN & ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS  
ROANOKE, VIRGINIA

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT F-M ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 5 TO 1 INCLUSIVE, SUBDIVIDED INTO NEW TRACTS IA AND IIA AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEED FROM SOVRAN BANK, N.A., DATED FEBRUARY 1, 1985, AND RECORDED IN DEED BOOK 1513, PAGE 1981 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, WHICH SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO WILLIAM W. TERRY, III, AND DENNIS P. TRAUBERT, TRUSTEES, SECURING BANK OF VIRGINIA, BENEFICIARY, DATED FEBRUARY 4, 1985, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1513, PAGE 1983. (SEE NOTE 8).

THE OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-435 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE TO THE CITY OF ROANOKE ALL THE 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 WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 18th DAY OF December, 1986.

OWNERS: F-M ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP &  
CONVEYING HEREON NEW TRACT 1A TO PNCH-A NORTH  
CAROLINA GENERAL PARTNERSHIP  
BY: James D. Fralin  
JAMES D. FRALIN, GENERAL PARTNER

BY: Olin R. Melchionna, Jr.  
OLIN R. MELCHIONNA, JR.,  
GENERAL PARTNER  
BY: William W. Terry, III  
WILLIAM W. TERRY, III,  
TRUSTEE

BY: Dennis P. Traubert  
DENNIS P. TRAUBERT, TRUSTEE  
BY: Thomas M. J. Curran  
BENEFICIARY, BANK OF VIRGINIA