

SOURCE OF TITLE (T.P. 1270719)

KNOW ALL MEN BY THESE PRESENT TO WIT:
THE TOWERS ASSOCIATES LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 14 TO 23, INCLUSIVE, BEING THE SAME LAND CONVEYED TO SAID OWNER AS RECORDED IN DEED BOOK 1547, PAGE 1389 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN THE CITY OF ROANOKE ON OCTOBER 30, 1986.

PLAT OF SURVEY SHOWING THE SUBDIVISION OF A 28.43 ACRE TRACT OF LAND BEING THE PROPERTY OF TOWERS ASSOCIATES LIMITED PARTNERSHIP, CREATING HEREON NEW TRACTS PARCEL A-1 (22.26 AC.) AND B-1 (6.17 AC.).

THIS PROPERTY IS SUBJECT TO A DEED OF TRUST DATED OCTOBER 30, 1986 FROM TOWERS ASSOCIATES LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, TO MICHAEL L. SOFFIN AND A. C. EPPS, TRUSTEES, SECURING A LOAN MADE BY AETNA LIFE INSURANCE COMPANY, RECORDED ON OCTOBER 30, 1986 IN DOCUMENT # 4534, IN DEED BOOK 1547, PAGE 1395 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

OWNERS STATEMENT
THE ABOVE AND FOREGOING SUBDIVISION OF PARCEL A (28.43 AC) NOW KNOWN AS NEW PARCEL A-1 (22.26 AC) AND PARCEL B-1 (6.17 AC) AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND IS IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF THE COMMONWEALTH OF VIRGINIA, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA. THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO AND VESTS IN THE CITY OF ROANOKE THOSE PORTIONS OF THE PREMISES SHOWN HEREON AND DEFINED AS PUBLIC EASEMENTS.

WHEN THUS EXECUTED AND APPROVED AS HEREIN SPECIFIED, SHALL BE FILED AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AND INDEXED UNDER THE NAME OF THE LANDOWNER SIGNING SUCH STATEMENT AND UNDER THE NAME OF THE SUBDIVISION.

GIVEN UNDER OUR HANDS AND SEALS THIS 13th DAY OF February, 1989.

TOWERS ASSOCIATES LIMITED PARTNERSHIP

BY: GARY D. RAPPAPORT, PARTNER

STATE OF VIRGINIA
CITY OF FAIRFAX
I, Susan Roth, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT GARY RAPPAPORT, PARTNER OF TOWERS ASSOCIATES LIMITED PARTNERSHIP, OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 13 DAY OF February, 1989.

MY COMMISSION EXPIRES June 6, 1991
Susan Roth
NOTARY PUBLIC

TRUSTEE'S STATEMENT

THE UNDERSIGNED, TRUSTEE UNDER THAT CERTAIN DEED OF TRUST DATED OCTOBER 30, 1986 FROM TOWERS ASSOCIATES LIMITED PARTNERSHIP TO MICHAEL L. SOFFIN AND A. C. EPPS, TRUSTEES, FOR THE BENEFIT OF AETNA LIFE INSURANCE COMPANY, HEREBY JOINS IN THIS SUBDIVISION PLAT FOR THE SOLE PURPOSE OF ACKNOWLEDGING THE CONSENT OF SAID TRUSTEES AND AETNA LIFE INSURANCE COMPANY TO THE SUBDIVISION CREATED HEREBY. THE UNDERSIGNED IS AUTHORIZED TO ACT WITHOUT THE JOINDER OF THE OTHER TRUSTEE AND SUCH ACT IS BINDING AS TO ALL PARTIES AND SAID DEED OF TRUST.

BY: Michael L. Soffin, Trustee
MICHAEL L. SOFFIN, TRUSTEE

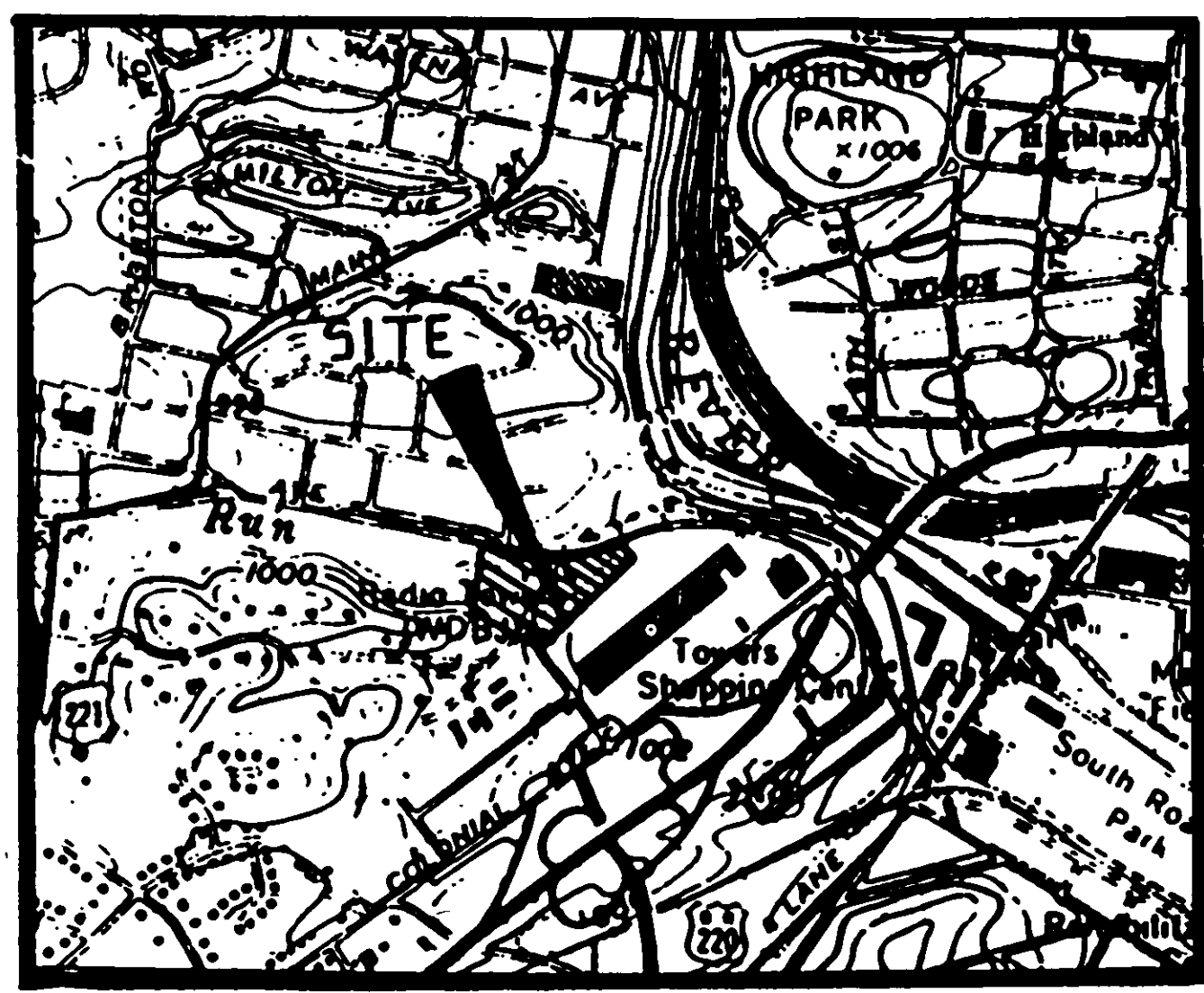
STATE OF VIRGINIA
CITY OF RICHMOND
I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MICHAEL L. SOFFIN, TRUSTEE UNDER THAT CERTAIN DEED OF TRUST DESCRIBED ABOVE, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 2nd DAY OF March, 1989.

MY COMMISSION EXPIRES Dec 4, 1991
[Signature]
NOTARY PUBLIC

SURVEYORS CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE CITY OF ROANOKE FOR RECORDATION IN THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA HAVE BEEN COMPLIED WITH.

[Signature]
BY: JAMES W. WHITEHEAD, C.L.S. 1438-B



VICINITY MAP

BOUNDARY COORDINATES TABLE					
PT. #	NORTHING	EASTING	PT. #	NORTHING	EASTING
PARCEL A - 1					
1	9329.2314	8955.7274	2	9523.5185	8823.5248
3	9552.6563	8795.2377	4	9445.7128	8638.0719
5	9561.4583	8559.3129	6	9533.3301	8517.9752
7	9525.0626	8523.6009	8	9496.9343	8482.2632
9	9715.4701	8333.5605	10	9835.4245	8456.3394
11	9961.2489	8537.9987	12	9924.5175	8631.0084
13	10125.2956	8911.5671	14	10307.2403	9013.4947
15	10359.9684	9188.1384	16	10367.3218	9714.7584
17	10329.3228	9854.6183	18	10129.8276	9816.6828
19	10109.8389	9921.7992	20	10004.9322	9993.1830
21	9322.6315	8990.4634	1	9329.2314	8955.7274
PARCEL B - 1					
14	10307.2403	9013.4947	13	10125.2956	8911.5671
12	9924.5175	8631.0084	22	9979.9855	8490.5544
23	9854.1611	8408.8951	24	9983.6059	8081.1195
25	10349.7320	8163.1821	26	10278.2354	8482.1677
27	10253.6880	8668.1672	28	10263.4436	8674.4985
14	10307.2403	9013.4947			

CITY OF ROANOKE:
[Signature]
AGENT, ROANOKE CITY PLANNING COMMISSION
[Signature]
CITY ENGINEER, ROANOKE, VIRGINIA

May 12, 1989
DATE
May 10, 1989
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS DAY OF 1989 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED ADMITTED

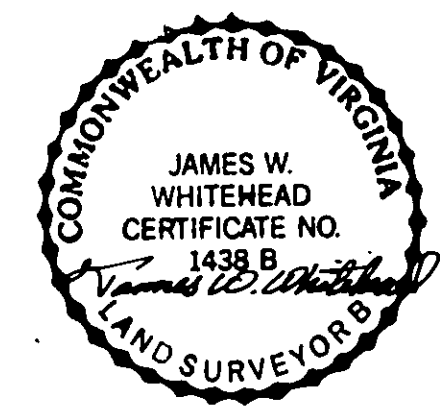
TO RECORD AT 9:50 O'CLOCK A.M.

TESTEE: PATSY TESERMAN, CLERK

[Signature]
DEPUTY CLERK

NOTES:

- THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.
- THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AS SHOWN HEREON.
- IRON PIN OR OTHER MARKER (EXISTING) ARE SET AT EACH PROPERTY CORNER.



Dewberry & Davis		
Architects Engineers Planners Surveyors	Commerce Center 3701 Emorywood Parkway, Suite 106 Richmond, VA 23229 804 282-0423	
PLAT OF SURVEY OF THE PROPERTY OF TOWERS ASSOCIATES LIMITED PARTNERSHIP SHOWING THE SUBDIVISION OF PARCEL A, BEING A 28.43 ACRE TRACT OF LAND. CREATING HEREON NEW TRACT A-1 (22.26 AC.) AND B-1 (6.17 AC.)		
CITY OF ROANOKE		VIRGINIA
Date: FEB. 2, 1989 Scale: N/A Drafting: A. BARLOW Closure: N/A Surveyor: N/A	REVISIONS J.N. 42582	SHEET 1 OF 2