

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BENSON PROPERTY ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 5, 6 TO 1 INCLUSIVE WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER IN DEED BOOK 1489 PAGE 68 SAID CONVEYANCE INCLUDES UNITS 1119-1 THRU UNIT 1119-6 AND UNITS 343-7 THRU 343-10, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE RESPECTIVE UNITS CONVEYED, AS ARE DESCRIBED MORE FULLY IN THE DECLARATION RECORDED IN DEED BOOK 1468, PAGE 1268, INCLUDING THE RESTRICTIONS SET FORTH THEREIN, AND THAT NORMAN C. PARDUE, JR., TRUSTEE UNDER AGREEMENT DATED DECEMBER 12, 1984, IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 2, 3, 4, 5 TO 2, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER IN DEED BOOK 1512, PAGE 1600, SAID CONVEYANCE INCLUDES UNITS 349-11 THRU 349-14, UNITS 353-15 THRU 353-20, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE RESPECTIVE UNITS CONVEYED, AS ARE DESCRIBED MORE FULLY IN THE DECLARATION RECORDED IN DEED BOOK 1468, PAGE 1268, INCLUDING THE RESTRICTIONS SET FORTH THEREIN. SAID INSTRUMENTS BEING RECORDED IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFY THAT THE SUBDIVISION OF LAND SHOWN HEREON IS DONE ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES

THE PROPERTY SHOWN ON THIS PLAT HAS BEEN RELEASED BY THE STATE REAL ESTATE COMMISSION AS A CONDOMINIUM ASSOCIATION AND IS TO DATE OWNED EXCLUSIVELY BY THE AFORESAID OWNERS.

WITNESS THE SIGNATURES OF THE AFORESAID OWNERS ON THIS 19TH DAY OF JANUARY 1990

Eugene R. McDannald, Jr.  
EUGENE R. McDANNALD, JR., BENSON PROPERTY ASSOC.

James M. Searce, Jr.  
JAMES M. SCEARCE, JR., BENSON PROPERTY ASSOC.

Norman C. Pardue, Jr.  
NORMAN C. PARDUE, JR., TRUSTEE UNDER AGREEMENT DATED DECEMBER 12, 1984.

STATE OF ~~WEST~~ VIRGINIA TO WIT:

I, Barbara D. Hunter, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT EUGENE R. McDANNALD, JR., A PARTNER IN BENSON PROPERTY ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 19th DAY OF January 1990.

Barbara D. Hunter Notary Public  
June 18, 1991  
COMMISSION EXPIRES

STATE OF VIRGINIA (AT LARGE) TO WIT:

I, William R. Searce, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT NORMAN C. PARDUE, JR., TRUSTEE UNDER AGREEMENT DATED DECEMBER 12, 1984, HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 23rd DAY OF January 1990.

William R. Searce Notary Public  
January 30, 1993  
COMMISSION EXPIRES

STATE OF VIRGINIA (AT LARGE) TO WIT:

I, Pamela D. Kelly, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT JAMES M. SCEARCE, JR., A PARTNER IN BENSON PROPERTY ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 19th DAY OF January 1990.

Pamela D. Kelly Notary Public  
May 31, 1993  
COMMISSION EXPIRES

# BOUNDARY COORDINATES - ORIGIN ASSUMED

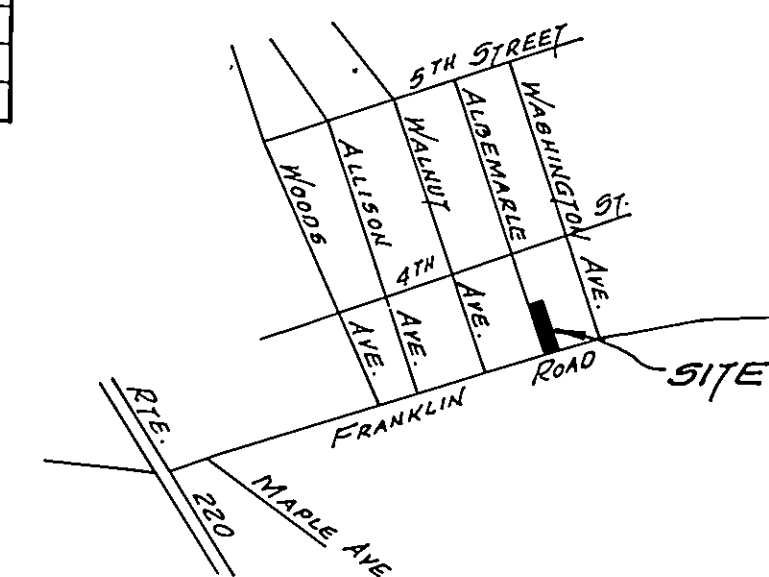
| NEW LOT A |          |          | NEW LOT B |          |          |
|-----------|----------|----------|-----------|----------|----------|
| Point     | North    | East     | Point     | North    | East     |
| 1         | 5000.000 | 5000.000 | 2         | 5000.000 | 5000.000 |
| 2         | 5015.553 | 4862.350 | 3         | 5011.810 | 4895.485 |
| 3         | 5074.636 | 4868.771 | 4         | 5070.763 | 4901.886 |
| 4         | 5059.999 | 4999.756 | 5         | 5059.083 | 5000.415 |
| 5         | 5000.000 | 5000.000 | 6         | 5000.000 | 5000.000 |

NOTE: THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONES "A" OR "B" AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED

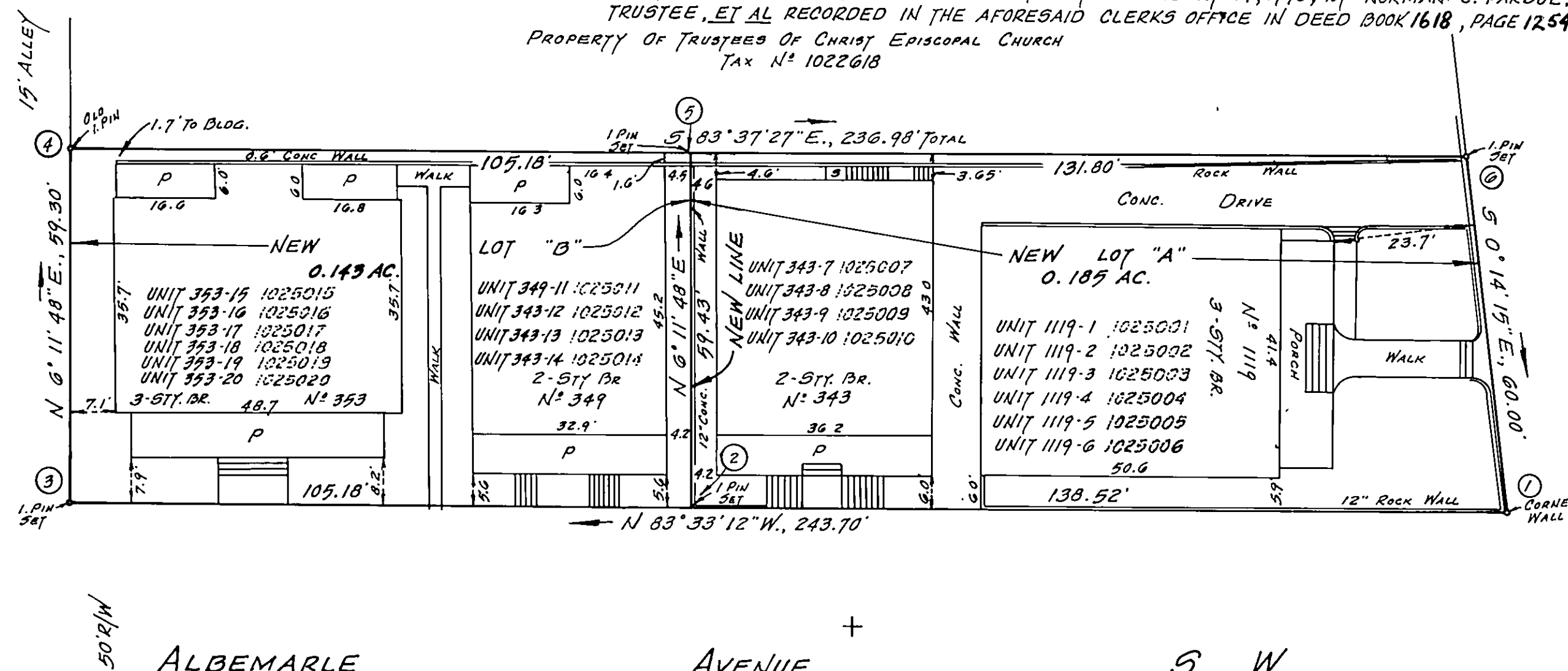
## LOCATION MAP

(NOT TO SCALE)



NOTE: THE PROPERTY DESCRIBED HEREIN WAS PREVIOUSLY A CONDOMINIUM WHICH WAS TERMINATED BY AGREEMENT TO TERMINATED BENSON PLACE CONDOMINIUMS DATED JANUARY 19, 1990 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1618 PAGE 1229, AND MODIFICATION AGREEMENT DATED JANUARY 19, 1990, BY BENSON PROPERTY ASSOCIATES, ET AL RECORDED IN THE AFORESAID CLERKS OFFICE IN DEED BOOK 1618 PAGE 1238, MODIFICATION AGREEMENT DATED JANUARY 19, 1990 BY NORMAN C. PARDUE, JR., TRUSTEE, ET AL, RECORDED IN THE AFORESAID CLERKS OFFICE IN DEED BOOK 1618, PAGE 1246, AND BY ADDITIONAL MODIFICATION AGREEMENT DATED JANUARY 19, 1990, BY NORMAN C. PARDUE, JR., TRUSTEE, ET AL RECORDED IN THE AFORESAID CLERKS OFFICE IN DEED BOOK 1618, PAGE 1254.

PROPERTY OF TRUSTEES OF CHRIST EPISCOPAL CHURCH  
TAX N° 1022618



APPROVED:  
Edward R. Tucher 3/12/90  
AGENT, ROANOKE CITY PLANNING COMMISSION / DATE  
Mike 3/12/90  
CITY ENGINEER - CITY OF ROANOKE VIRGINIA / DATE

IN THE CLERKS OFFICE FOR THE CITY OF ROANOKE VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 8:36 O'CLOCK A.M., ON THIS 20th DAY OF March 1990.

TESTE: PATSY TESTERMAN, CLERK  
BY: Patsy Testerman  
DEPUTY CLERK

I CERTIFY THIS PLAT OF SURVEY TO BE TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

Jack G. Bess  
JACK G. BESS, C.L.S.



PLAT OF SURVEY SHOWING SUBDIVISION OF A 0.328 ACRE TRACT OF LAND BELONGING TO EUGENE R. McDANNALD, JR. AND JAMES M. SCEARCE, JR. BENSON PROPERTY ASSOCIATION AND NORMAN C. PARDUE, JR. TRUSTEE (SEE NOTE FOR CONDOMINIUM DISSOLUTION), CREATING HEREON NEW LOT A (0.185 ACRES) AND NEW LOT B (0.143 ACRES)

ROANOKE,  
SCALE: 1" = 20'

VIRGINIA  
JAN. 12, 1990

BY: JACK G. BESS  
CERTIFIED LAND SURVEYOR

N.B. 37