

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRALIN & WALDRON INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON AS A 80.597 ACRE TRACT OF LAND WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER FROM CHARLES E. KEPLEY AND JUANITA D. KEPLEY BY DEED DATED 10 MAY 1989 AND RECORDED IN THE CLERK'S OFFICE OF CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1602, PAGE 1592.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS WITHIN THIS SUBDIVISION AND ALL EASEMENTS WITHIN THE REMAINING PROPERTY OF FRALIN & WALDRON, INC., SHOWN HEREON ARE HEREBY DEDICATED FOR 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 SIGNATURE AND SEAL ON THIS 21ST DAY OF MAY, 1990.

FRALIN & WALDRON, INC.

BY: Richard S. Whitney, Jr.
RICHARD S. WHITNEY, EXEC. VICE PRESIDENT

STATE OF VIRGINIA
City of Roanoke
I, Linda C. Wheeling, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT RICHARD S. WHITNEY, EXECUTIVE VICE PRESIDENT FOR FRALIN & WALDRON, INC., HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 21, 1990.

MY COMMISSION EXPIRES October 21, 1992.

Linda C. Wheeling
NOTARY PUBLIC

NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
- THIS PLAT COMBINES TAX PARCELS 4280701, 4280602, 428063, 4280604 AND A PORTION OF 4280605 TO CREATE NEW TRACT 1.

GRAPHIC SCALE

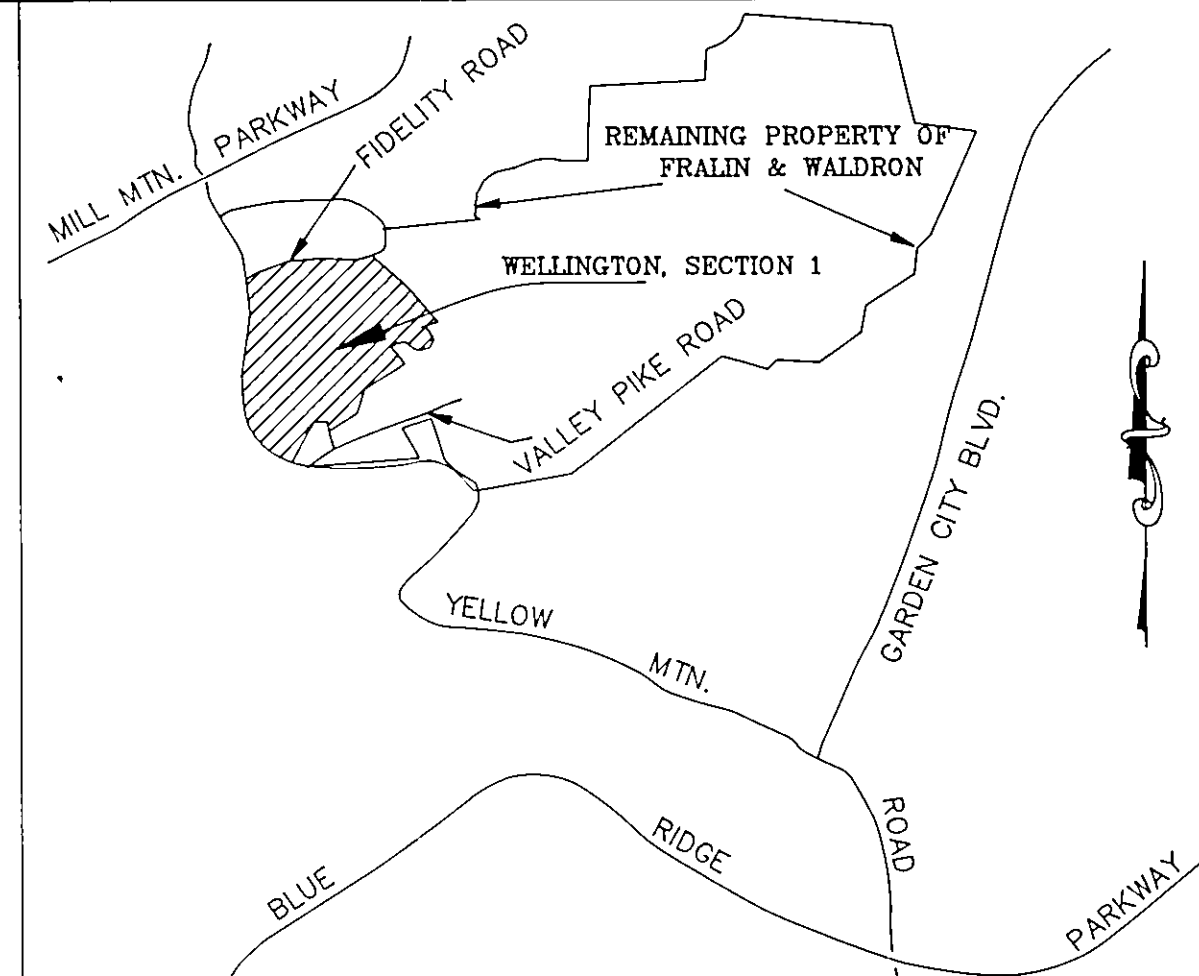


(IN FEET)
1 inch = 80 ft.

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	3287.1592	3437.3352
2	3325.1844	3284.2540
3	3424.2097	3171.1051
4	3623.0478	3146.0374
5	3696.6932	3155.3351
6	3775.5277	3179.2435
7	3968.5685	3275.6830
8	4203.5634	3320.2802
9	4321.2642	3309.8739
10	4344.2843	3320.9371
11	4440.2767	3465.3428
12	4452.6775	3511.4418
13	4439.6704	3593.7762
14	4349.6130	3766.6178
15	4314.3561	3848.4230
16	4225.7317	3981.6465
17	4074.7648	4058.5164
18	4044.3396	4003.1425
19	4028.6667	3977.1847
20	3942.2871	3967.1317
21	3945.8266	3936.7183
22	3924.9748	3902.1831
23	3918.3868	3935.2434
24	3853.6133	3973.9433
25	3757.8545	4019.3639
26	3611.0781	3732.2112
27	3509.3578	3719.8837
28	3446.9239	3596.7428
29	3495.9594	3573.5638
30	3450.9116	3478.2645
1	3287.1592	3437.3352

TOTAL AREA = 15.428 Ac.



LOCATION MAP
NO SCALE

APPROVED:

Edward R. Tuchs 6/25/90
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Charles M. Huffine 6/25/90
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD June 26, 1990, AT 9:00 O'CLOCK A.M.

TESTEE: PATSY TESTERMAN, CLERK

Patsy Testerman
DEPUTY CLERK

PLAT OF SURVEY

SECTION No. 1

” WELLINGTON ”

ROANOKE, VIRGINIA
BEING A SUBDIVISION OF AN 80.597
ACRE TRACT OF LAND

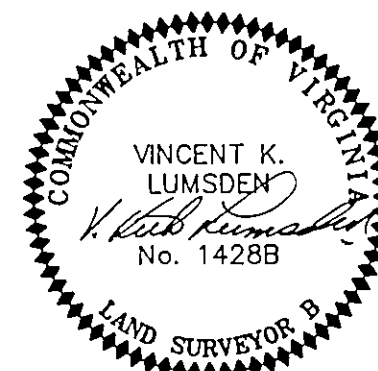
PROPERTY OF

FRALIN & WALDRON, INC.

CREATING HEREON
NEW LOTS 1 THROUGH 14, BLOCK 1 &
NEW LOTS 1 THROUGH 6, BLOCK 2
DEDICATING 2.450 ACRES TO THE CITY OF ROANOKE
FOR PUBLIC STREET PURPOSES
& CREATING NEW TRACT 1

SCALE: 1" = 80' DATE: 21 MAY, 1990

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA



SEE PLAN N° 6143

COMM. # 89-175

SHEET 1 OF 3

M.B. 1, PG. 966