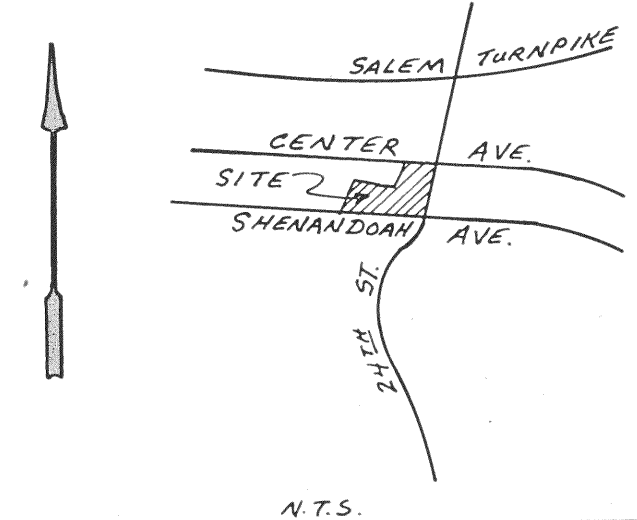


VICINITY MAP



STATE OF Virginia
 County of Roanoke
 I, Anna Marie Smith
 A NOTARY PUBLIC IN AND FOR THE AFORESAID
County AND STATE, DO HEREBY CERTIFY
 THAT Robert E. Michel
 WHOSE NAME IS SIGNED TO THE FOREGOING
 WRITING, HAS PERSONALLY APPEARED BEFORE
 ME AND ACKNOWLEDGED THE SAME ON THIS
30 DAY OF January, 1991.
Anna Marie Smith
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9/1/93

STATE OF Virginia
 City of Roanoke
 I, Robert E. Michel
 A NOTARY PUBLIC IN AND FOR THE AFORESAID
City AND STATE, DO HEREBY CERTI
 FICATE THAT William F. Girc
 WHOSE NAME IS SIGNED TO THE FOREGOING
 WRITING, HAS PERSONALLY APPEARED BEFORE
 ME AND ACKNOWLEDGED THE SAME ON TH
30 DAY OF April, 1991.
Robert E. Michel
 NOTARY PUBLIC
 MY COMMISSION EXPIRES May 8, 1992

APPROVED:
Charles M. Huffing 5/30/91
 CITY ENGINEER, CITY OF ROANOKE
Edward R. Tucker 5/30/91
 AGENT, CITY OF ROANOKE PLANNING COMMISSION

PLAT SHOWING SURVEY AND CONSOLIDATION FOR

MICHEL REAL ESTATE PARTNERSHIP
 (A MARYLAND GENERAL PARTNERSHIP)

SHOWING THE RESUBDIVISION OF LOTS 9, 10, 11, 12, 13,

LOTS 14 THROUGH 24 AND

TWO (2) ALLEYS VACATED BY ORD. NO. 30/32-72390

BLOCK 10

MAPS OF RUNNYMEADE CORP. (PLAN 1680)

AND NEW LANSLOWNE (PLAN 1080)

CREATING NEW PARCEL "A" (1.629 ACRES)

AND NEW PARCEL "B" (0.690 ACRES)

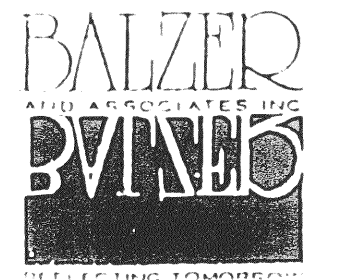
SITUATED ON SHENANDOAH AND CENTRE AVENUES

AND 24th AND 25th STREETS, N. W.

CITY OF ROANOKE, VIRGINIA

SURVEYED JULY 3, 1990

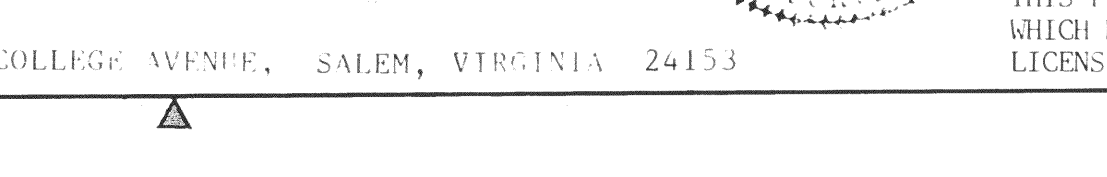
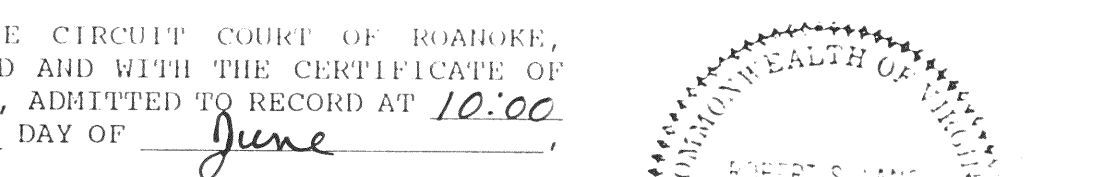
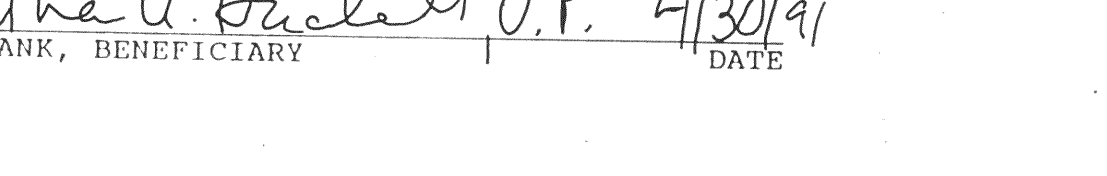
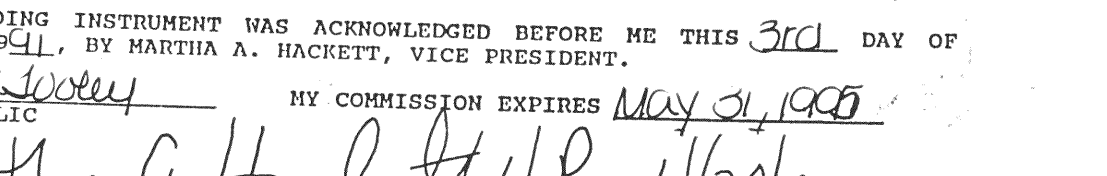
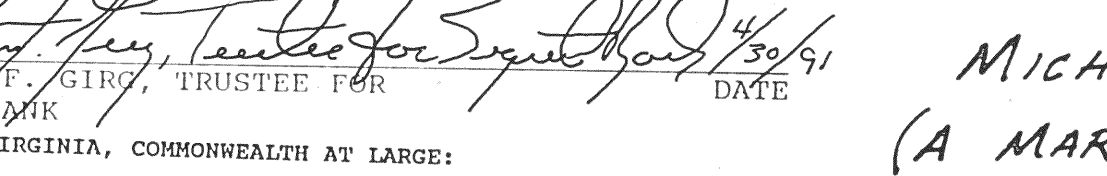
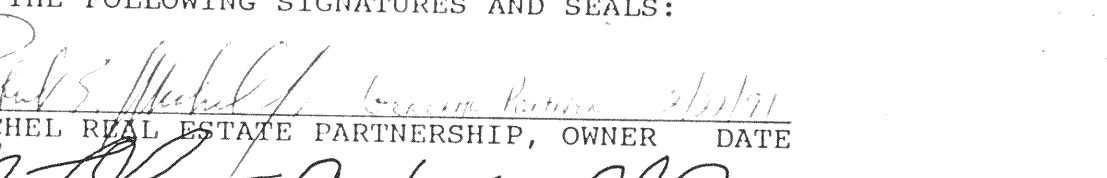
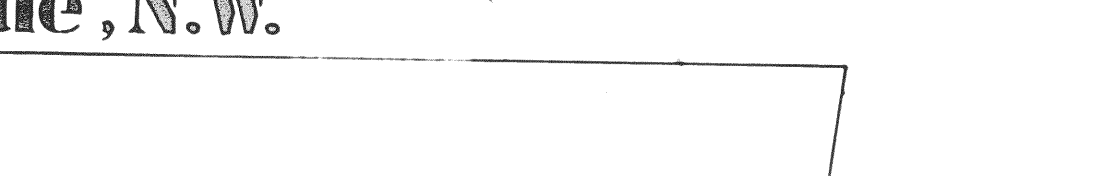
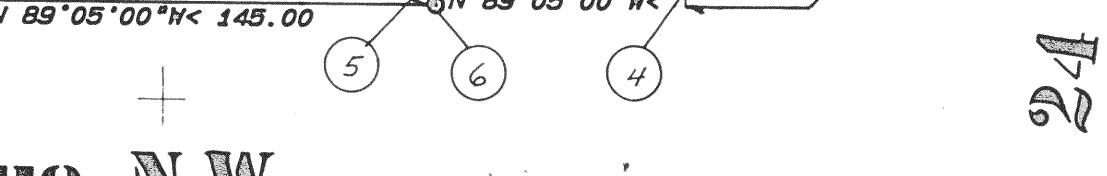
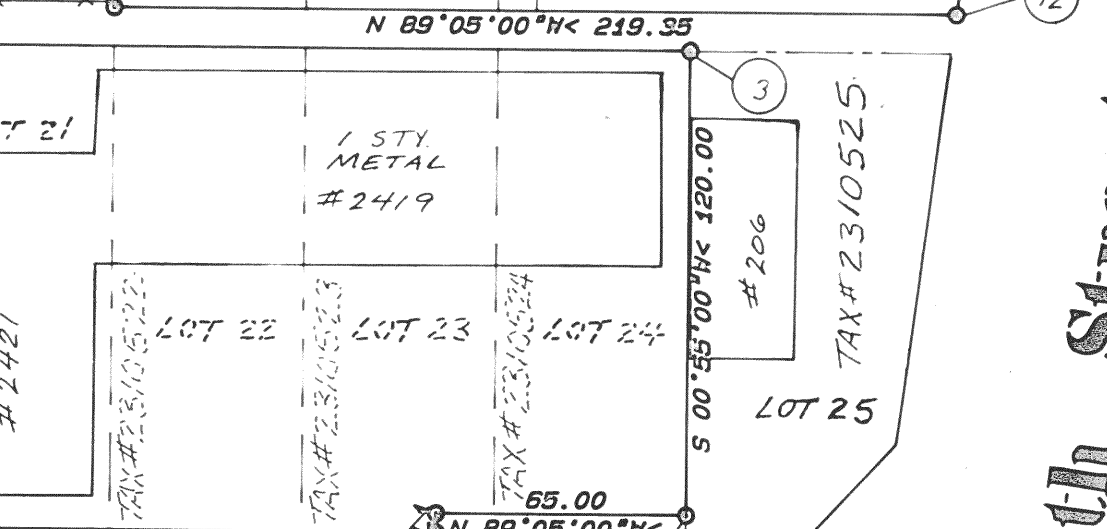
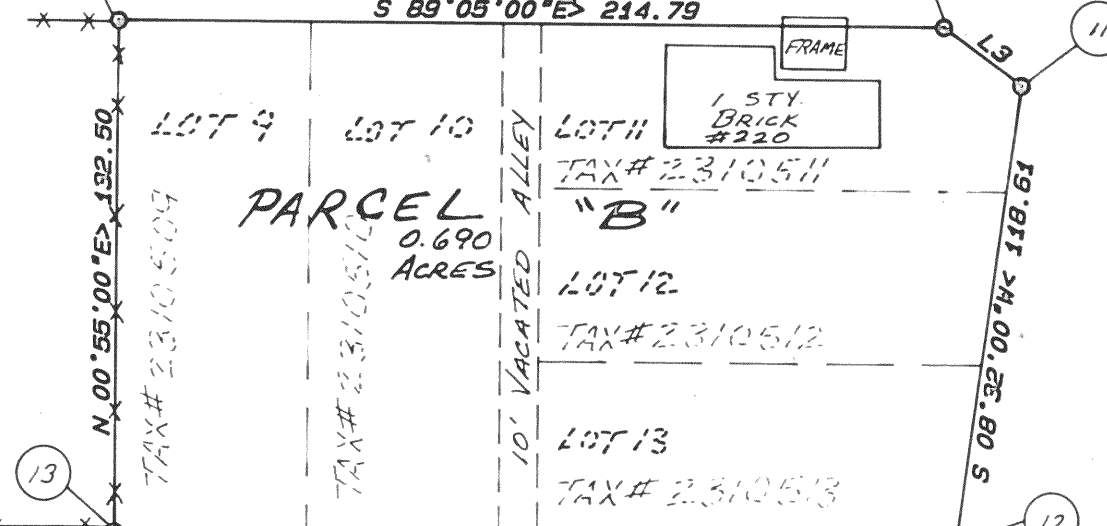
JOB NUMBER 1156-9



THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION
 WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A
 LICENSED ATTORNEY.

THIS ORIGINAL SIZE PLAT HAS NOT BEEN REDUCED.

Centre Avenue, N.W.
 50' R/W



WITNESS THE FOLLOWING SIGNATURES AND SEALS:

FOR: MICHEL REAL ESTATE PARTNERSHIP, OWNER DATE
William F. Girc 4/30/91
 WILLIAM F. GIRC, TRUSTEE FOR
 SIGNET BANK
 STATE OF VIRGINIA, COMMONWEALTH AT LARGE:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF
June, 1991, BY MARTHA A. HACKETT, VICE PRESIDENT.
Martha A. Hackett
 NOTARY PUBLIC
 MY COMMISSION EXPIRES May 31, 1995

Martha A. Hackett J.P. 4/30/91
 SIGNET BANK, BENEFICIARY DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE,
 VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF
 ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 10:00
 O'CLOCK A.M. ON THIS 6th DAY OF June,
 1991.

TESTE: PATSY TESTERMAN, CLERK
 CLERK
Sherrice Johnson
 DEPUTY CLERK

BALZER AND ASSOCIATES, INC., 16 SOUTH COLLEGE AVENUE, SALEM, VIRGINIA 24153

LINE	BEARING	DISTANCE
1	S 00°55'00"W	5.00
2	S 00°55'00"W	7.50
3	S 52°43'00"E	25.19

CORNER	NORTHING	EASTING
1	876.3160	4447.9506
2	1008.7990	4450.0704
3	1000.0000	5000.0000
4	880.0154	4998.0802
5	881.0552	4933.0885
6	876.0559	4933.0085
7	878.3756	4788.0271
8	870.8766	4787.9071
1	876.3160	4447.9506

CORNER	NORTHING	EASTING
9	1144.8815	4852.2989
10	1141.4452	5067.0614
11	1126.1854	5087.1048
12	1008.8892	5069.5050
13	1011.8984	4850.1792
9	1144.8815	4852.2989

LLOYD D SHIFFER
 D.B. 1554, PG. 1005
 TAX# 2310501

BRUCE M HENSLEY
 D.B. 1509, PG. 1238
 TAX# 2310503 2310506
 2310504 2310507
 2310505 2310508

PARCEL "A"
 1.629 ACRES

PARCEL "B"
 0.690 ACRES

1 STY METAL
 #2419

1 STY BRICK
 #220

LEGEND

— SURVEYED PROPERTY LINE
 • SET IRON PIN

PROPERTY IS IN H.U.D. DEFINED FLOOD HAZARD ZONE C

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MICHEL REAL ESTATE PARTNERSHIP IS THE FEE SIMPLE OWNER OF TWO PARCELS
 OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 1,
 INCLUSIVE, AND CORNERS 9 THROUGH 13 TO 9, INCLUSIVE, AND BEING ALL OF THE
 LAND CONVEYED TO SAID OWNER BY THE FOLLOWING SEVERAL DEEDS:

GRANTOR	DATED	RECORDED
GEORGE E. ASSAID, ET UX	9/01/82	DEED BOOK 1479, PAGE 768
G.M.M. INVESTMENTS, INC.	10/31/88	DEED BOOK 1592, PAGE 929
ESTELLE B. TURNER	10/31/88	DEED BOOK 1592, PAGE 927
MALCOLM M. ROSENBERG, ET UX	10/31/88	DEED BOOK 1593, PAGE 279
HANNAH A. MOSES, ET UX	12/02/88	DEED BOOK 1594, PAGE 351

ALL OF SAID DEEDS BEING OF RECORD IN THE OFFICE OF THE CIRCUIT COURT OF THE
 CITY OF ROANOKE, VIRGINIA.

SAID LOTS 21 THROUGH 24 ARE SUBJECT TO A DEED OF TRUST DATED AUGUST 26, 1988, TO SIGNET BANK, AS
 BENEFICIARY, OF RECORD IN DEED BOOK 1588, PAGE 1308 IN THE CITY OF ROANOKE'S CIRCUIT CLERK'S OFFICE.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND INTO LOTS AS
 SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY
 SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO
 DATE.

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT
 AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT
 SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.

Robert S. Lang 10/15/90
 DATE

