

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRALIN & WALDRON, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 5 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER FROM CHARLES E. KEPLY AND JUANITA D. KEPLY 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 IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 6th DAY OF August, 1991.

FRALIN & WALDRON, INC.

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

STATE OF VIRGINIA
County of Roanoke

I, SARA V. PHILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT RICHARD S. WHITNEY, EXECUTIVE VICE PRESIDENT FOR FRALIN & WALDRON, INC., HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 6, 1991.

MY COMMISSION EXPIRES January 31, 1995.

Sara V. Phillaman
NOTARY PUBLIC

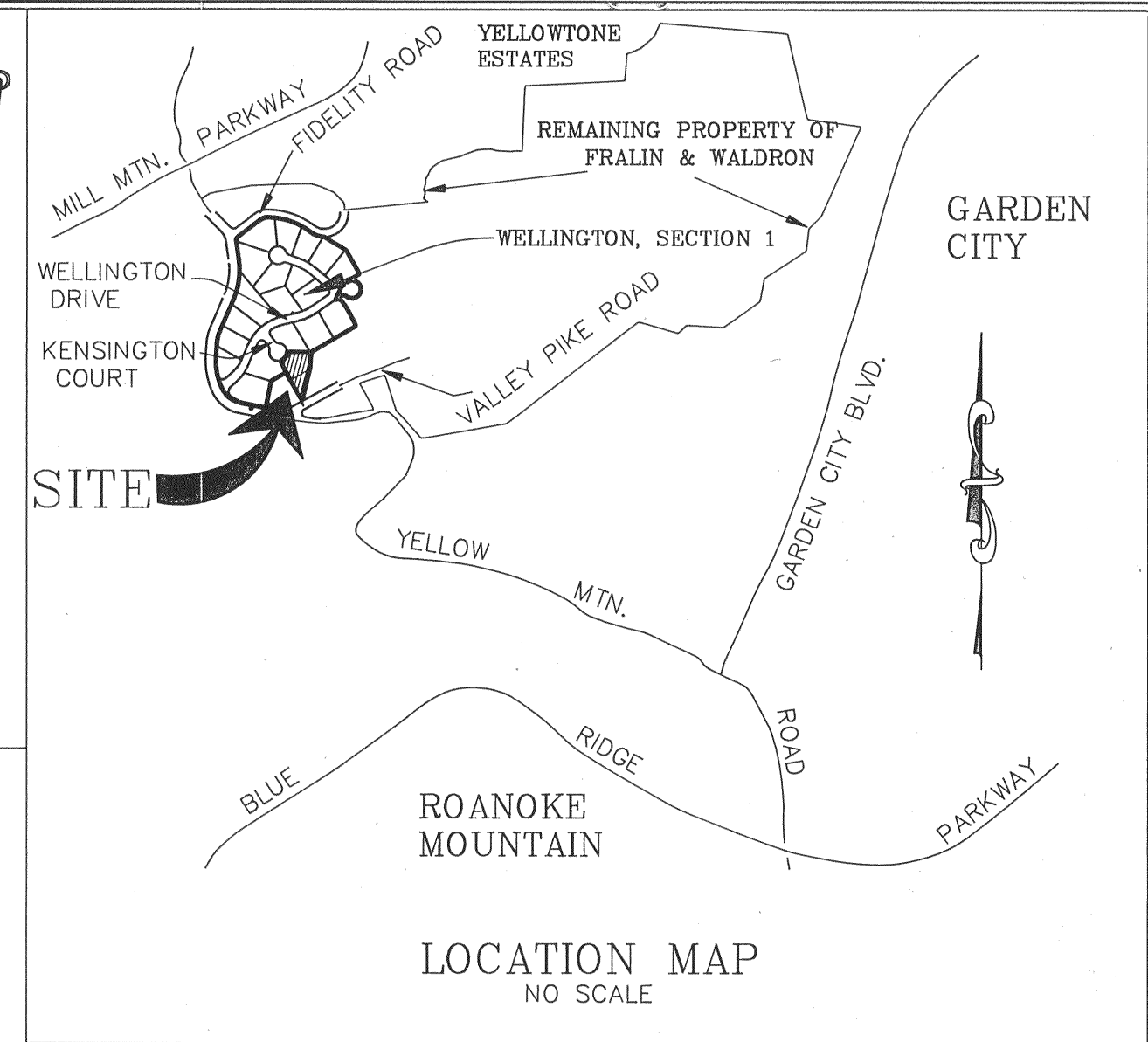
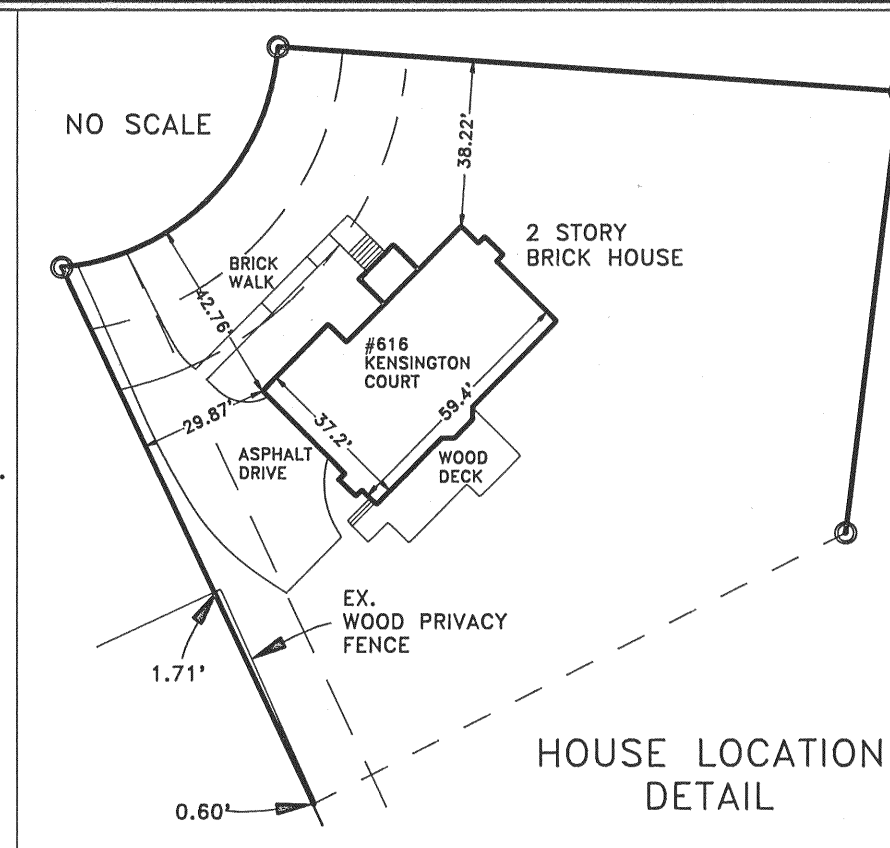
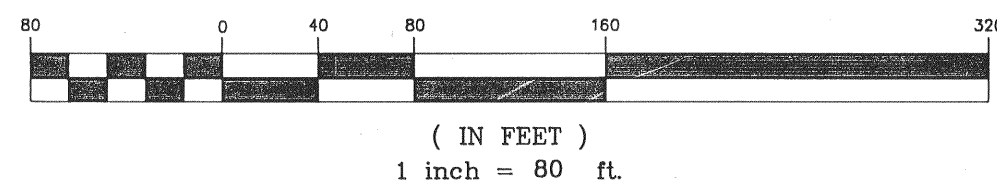
LEGEND

P.U.E. Public Utility Easement
M.B.L. Minimum Building Line
D.E. Drainage Easement
S.S.E. Sanitary Sewer Easement
Ac. Acres

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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- INFORMATION SHOWN ON THIS PLAT RELATED TO ALL PROPERTY CORNERS OF NEW LOT 3A IS BASED ON A CURRENT FIELD SURVEY. THE REMAINING ACREAGE OF ORIGINAL TRACT 1 IS BASED ON EXISTING RECORDS IN MAP BOOK 1, PAGE 966-968.
- IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
- THIS PLAT COMBINES A PORTION (0.232 ACRES), CORNERS 4, 5A, TO 4, OF TAX #4280701 WITH ORIGINAL LOT 3 (0.512 ACRES), BLOCK 2, SECTION No. 1, "WELLINGTON", TAX #4280721, CREATING NEW LOT 3A (0.744 ACRES).

GRAPHIC SCALE



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
"A"	55.00'	77.60'	46.84'	71.32'	N 44°30'06" E	80°50'19"

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	7284.48095	3643.57580
2	7335.34958	3693.56719
3	7325.08075	3837.44811
4	7223.36049	3825.12065
5	7028.63908	3764.51169
1	7284.48095	3643.57580
TOTAL AREA = 0.744 Ac.		

APPROVED:

Edward F. Tucker
AGENT, ROANOKE CITY
PLANNING COMMISSION

8/6/91
DATE

Charles M. Kuffner
CITY ENGINEER,
ROANOKE, VIRGINIA

8/6/91
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 August 7, 1991, AT 1:56 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Kathy J. Gellachy
DEPUTY CLERK

PLAT OF SURVEY
SHOWING THE RESUBDIVISION OF
LOT 3 (0.512 Ac.)
BLOCK 2, SECTION No. 1
"WELLINGTON"
(M.B. 1, PAGES 966-968)
CREATING
NEW LOT 3A (0.744 Ac.)
AND
NEW TRACT 1A (64.937 Ac.)
(M.B. 1, PAGE 968)
SITUATED ON KENSINGTON COURT
AND VALLEY PIKE ROAD, S.E.
PROPERTY OF
FRALIN & WALDRON, INC.

ROANOKE, VIRGINIA

SCALE: 1" = 80' DATE: 19 JULY 1991

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

COMM. #91-299

SHEET 1 OF 1