

KNOW ALL MEN BY THESE PRESENTS, TO WIT:  
THAT PHOENIX PROPERTIES, L.P., A VIRGINIA LIMITED PARTNERSHIP (FORMERLY PHOENIX PROPERTIES, A VIRGINIA LIMITED PARTNERSHIP) IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1473, PAGE 343 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO BARRY L. HENDERSON AND WILLIAM W. TERRY, III, TRUSTEES, SECURING UNITED VIRGINIA BANK (NOW CRESTAR BANK), BENEFICIARY, DATED DECEMBER 30, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1551, PAGE 967.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF LAND SHOWN HEREON IS DONE ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-405 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

WITNESS THE SIGNATURE AND SEAL OF THE AFORESAID OWNER ON THIS 27<sup>TH</sup> DAY OF FEBRUARY, 1992.

Read A. Lunsford

READ A. LUNSFORD, GENERAL PARTNER, PHOENIX PROPERTIES, L.P.

STATE OF VIRGINIA  
CITY OF ROANOKE TO WIT:

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, CERTIFY THAT READ A. LUNSFORD, GENERAL PARTNER IN PHOENIX PROPERTIES, L.P., HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 27<sup>TH</sup> DAY OF FEBRUARY, 1992.

David A. Bess

NOTARY PUBLIC

OCT. 31, 1994

COMMISSION EXPIRES

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 27<sup>TH</sup> DAY OF FEBRUARY, 1992.

Barry L. Henderson

BARRY L. HENDERSON, TRUSTEE FOR CRESTAR BANK

STATE OF VIRGINIA  
CITY OF ROANOKE TO WIT:

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, CERTIFY THAT BARRY L. HENDERSON, TRUSTEE FOR CRESTAR BANK (FORMERLY UNITED VIRGINIA BANK), HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 27<sup>TH</sup> DAY OF FEBRUARY, 1992.

David A. Bess

NOTARY PUBLIC

OCT. 31, 1994

COMMISSION EXPIRES

APPROVED:

Mr. R. Maill

AGENT, CITY OF ROANOKE  
PLANNING COMMISSION

3-9-92

DATE

Charles M. Hufline

CITY ENGINEER, CITY OF  
ROANOKE, VIRGINIA

3-9-92

DATE

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

Jack G. Bess

JACK G. BESS, C.L.S.

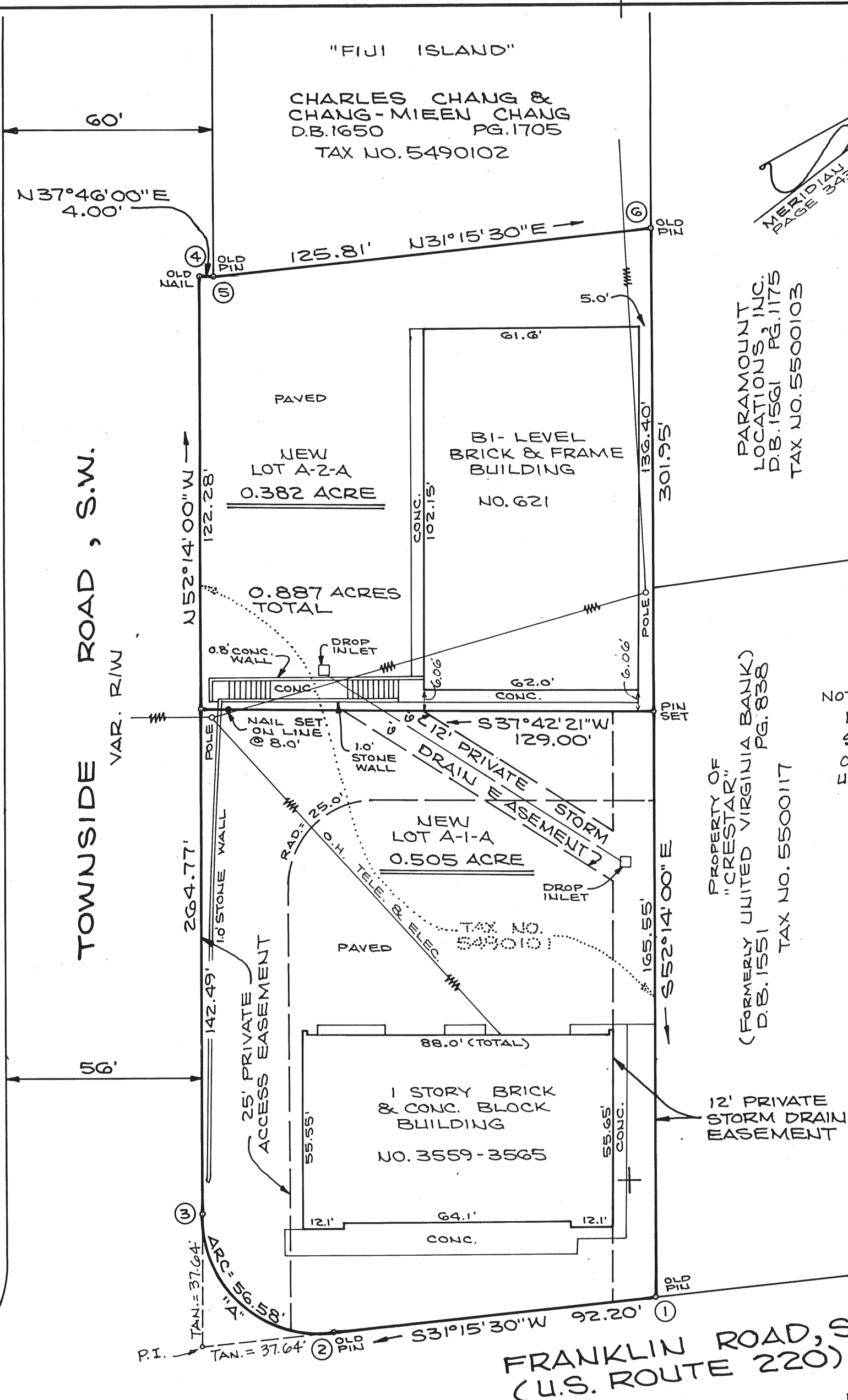
NOTE:

THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "C" AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

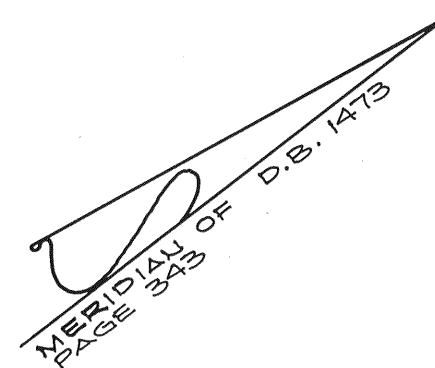
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:05 O'CLOCK P.M. ON THIS 9<sup>TH</sup> DAY OF MARCH, 1992.

TESTE: Arthur B. Crush, III CLERK

BY: Ruth Chris  
DEPUTY CLERK

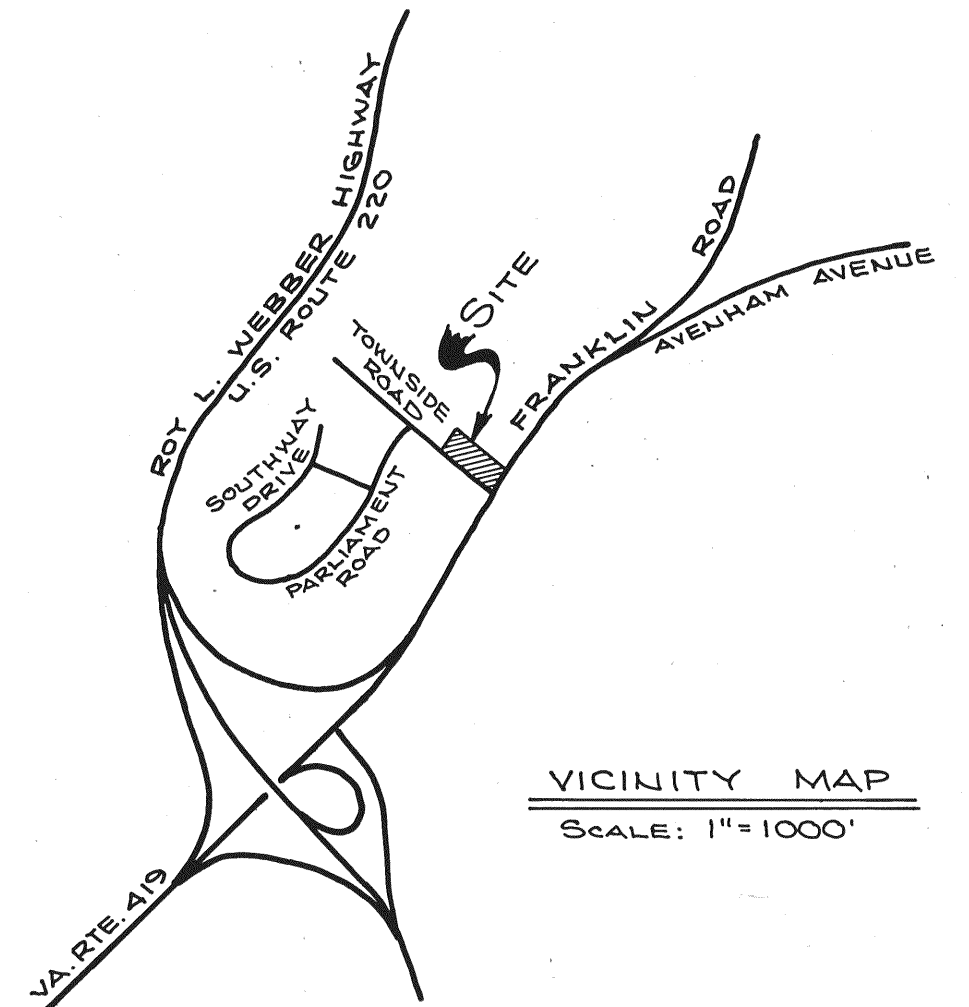


THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.



PARAMOUNT  
LOCATIONS, INC.  
D.B. 1561 PG. 1175  
TAX NO. 5500103

PROPERTY OF  
"CRESTAR"  
(FORMERLY UNITED VIRGINIA BANK)  
D.B. 1551 PG. 838  
TAX NO. 5500117



VICINITY MAP  
SCALE: 1"=1000'

NOTE: A PRIVATE BLANKET EASEMENT IS RESERVED ACROSS NEW LOT A-1-A FOR ANY UNDERGROUND UTILITY LINE WHICH MAY PRESENTLY SERVE THE LOWER LEVEL OF BUILDING NO. 621. PRESENT AND SUBSEQUENT OWNERS OF NEW LOT A-1-A RESERVE THE RIGHT TO RELOCATE ANY UNDERGROUND UTILITIES ON SAID LOT AT THEIR DISCRETION.

BOUNDARY COORDINATES

| CORNER | NORTH     | EAST      |
|--------|-----------|-----------|
| 1      | 5000.0000 | 5000.0000 |
| 2      | 4921.1841 | 4952.1576 |
| 3      | 4912.0612 | 4902.8749 |
| 4      | 5074.2189 | 4693.5712 |
| 5      | 5077.3809 | 4696.0210 |
| 6      | 5184.9279 | 4761.3035 |
| 1      | 4999.9994 | 4999.9984 |

BOUNDARY CONTAINS: 0.887 ACRE  
ORIGIN ASSUMED

CURVE DATA

| NO. | ANGLE     | RADIUS | ARC    | TANGENT | CHD. BEARING | DIST.  |
|-----|-----------|--------|--------|---------|--------------|--------|
| "A" | 96°30'30" | 33.59' | 56.58' | 37.64'  | S79°30'45"W  | 50.12' |

NOTE: IRON PINS PLACED AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

PLAT OF SURVEY SHOWING SUBDIVISION OF  
PROPERTY OF

PHOENIX PROPERTIES, L.P.,  
A VIRGINIA LIMITED PARTNERSHIP

OF A 0.887 ACRE TRACT SITUATE AT N.W.  
INTERSECTION OF TOWNSIDE ROAD, S.W. AND  
FRANKLIN ROAD, S.W. (U.S. ROUTE 220) CREATING  
HEREON NEW LOT A-1-A (0.505 ACRE) AND  
NEW LOT A-2-A (0.382 ACRE)

ROANOKE, VIRGINIA

SCALE: 1"=30'

FEBRUARY 24, 1992  
LAST REVISED MAR. 6, 1992

BY: JACK G. BESS  
CERTIFIED LAND SURVEYOR

N.B. J-4