

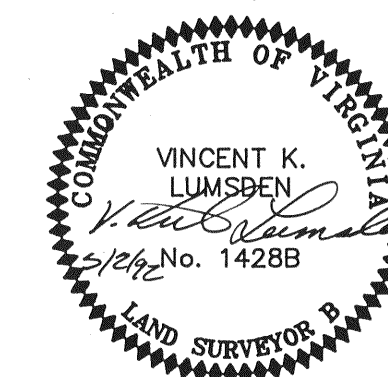
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	3859.54278	2819.79473
2	4298.13002	2647.71348
3	4328.06937	2661.42898
4	4354.60450	2720.49530
5	4426.25271	2891.02992
6	4459.84245	2933.90670
7	4467.52394	2954.52548
8	4561.63215	3209.38862
9	4033.04864	3422.23512
1	3859.54278	2819.79473
TOTAL AREA = 7.719 AC.		

LEGEND
M.B.L. = MINIMUM BUILDING LINE

- NOTES:
1. THE PROPERTY AS SHOWN DOES NOT FALL 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 MAPS (COMMUNITY PANEL #510130 0020, ZONE C) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
 3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 4. TRACTS SHOWN HEREON ARE SUBJECT TO NON-EXCLUSIVE EASEMENT OVER ALL EXISTING AND FUTURE DRIVES AND PARKING LOTS ALONG WITH NON-EXCLUSIVE EASEMENT OF INGRESS-EGRESS.
 5. THIS PLAT REPRESENTS A RESUBDIVISION OF "NEW TRACT 1", RECORDED IN MAP BOOK 1, PAGE 869, (ORIGINAL TAX #5470119).
 6. THIS PLAT CREATES:
PARCEL No. 1 (0.889 AC.), PARCEL No. 2 (0.415 AC.), PARCEL No. 3 (1.372 AC.), PARCEL No. 4 (4.160 AC.), PARCEL No. 5 (0.883 AC.)

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

V. Kirk Lumsden, L.S.



APPROVED:

Edward R. Tuckew
AGENT, ROANOKE CITY PLANNING COMMISSION

DATE 6/25/92

Charles M. Huffine
CITY ENGINEER, ROANOKE, VIRGINIA

DATE 6/25/92

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON July 9, 1992, 1992, AT 2:45 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK
DEPUTY CLERK

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF
THE PROPERTY OF

QUATROS AMIGOS PARTNERSHIP

BEING THE RESUBDIVISION OF
"NEW TRACT #1"
(M.B. 1, PG. 869)
SEE NOTE #6

SITUATED AT THE INTERSECTION OF
FRANKLIN ROAD & PHEASANT RIDGE ROAD
ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 24 JUNE 1992

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

#88-296 1

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT QUATROS AMIGOS PARTNERSHIP IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 9 TO 1 INCLUSIVE, COMPRISING ALL THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 26, 1989 FROM PHEASANT RIDGE ROAD ASSOCIATES, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY IN DEED BOOK 1606, PAGE 135, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO WITHERS A. BURRESS OF THE CITY OF ROANOKE, TRUSTEE, SECURING SIGNET BANK, BENEFICIARY, DATED JULY 14, 1989, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1606, PAGE 141.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE TO THE CITY OF ROANOKE ALL EASEMENTS FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 26 DAY OF JUNE, 1992.

OWNER: QUATROS AMIGOS PARTNERSHIP

BY: Jack Loeb
JACK LOEB, MANAGING PARTNER

SIGNET BANK, BENEFICIARY

BY: Douglas E. Byron
DOUGLAS E. BYRON, VICE PRESIDENT

BY: WITHERS A. BURRESS
WITHERS A. BURRESS, TRUSTEE

STATE OF VIRGINIA
County of Roanoke

I, Sara V. Pulliam, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE, DO HEREBY CERTIFY THAT JACK LOEB, MANAGING PARTNER, QUATROS AMIGOS PARTNERSHIP, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED June 24, 1992, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 24, 1992.

MY COMMISSION EXPIRES January 31, 1995.

STATE OF VIRGINIA
City of Roanoke

I, Sara V. Pulliam, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE, DO HEREBY CERTIFY THAT DOUGLAS E. BYRON, VICE PRESIDENT SIGNET BANK, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED June 24, 1992, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON June 24, 1992.

MY COMMISSION EXPIRES January 31, 1992.

STATE OF VIRGINIA
City of Roanoke

I, Potencia Hingle, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE, DO HEREBY CERTIFY THAT WITHERS A. BURRESS, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED June 24, 1992, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON June 24, 1992.

MY COMMISSION EXPIRES 1-24-93.

NOTARY PUBLIC