

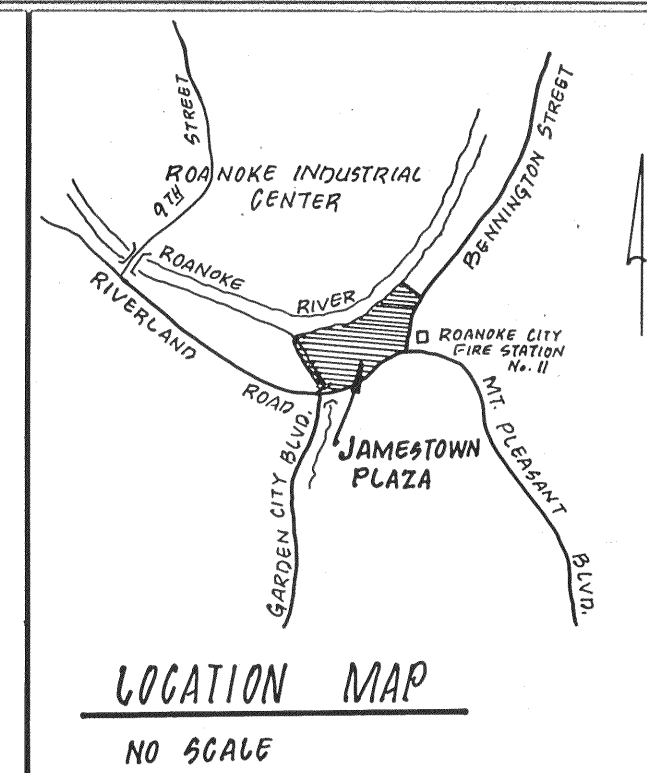
APPROVED:
Edward R. Teehan
 AGENT, ROANOKE CITY PLANNING COMMISSION
Charles M. Huffine
 CITY ENGINEER, ROANOKE, VIRGINIA

10/14/92
 DATE
 10/14/92
 DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON **OCTOBER 15, 1992**, AT **10:25** O'CLOCK **A.M.**

TESTEE: ARTHUR B. CRUSH, III

Kathy McMillan
 DEPUTY CLERK



LOCATION MAP

NO SCALE

LEGEND

R/W - RIGHT-OF-WAY
 ESM'T - EASEMENT

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
12	304.28912	713.58497
13	348.97050	726.46751
14	538.77414	519.93706
15	714.97102	636.92812
16	841.78741	713.22755
17	940.03933	801.33237
18	936.62004	1062.53180
19	980.43439	1167.01717
1	1026.04525	1293.01578
2	926.92868	1314.92890
3	818.76318	1309.53306
4	677.47668	1321.23169
5	611.70394	1292.03943
6	531.85868	1165.41074
7	502.84161	1108.62498
8	407.11651	960.18354
9	349.89858	888.42229
10	307.56356	807.59850
11	317.32439	805.42450
12	304.28912	713.58497
TOTAL ACREAGE = 8.036 AC.		

TAX # 4250103
 PROPERTY OF
 ROBERT W. KENNEDY &
 TRACY H. KENNEDY
 D.B. 1441 PG. 1323

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE BRANCH GROUP, INC., FORMERLY BRANCH & ASSOCIATES, INCORPORATED, IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 19 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 23, 1972, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN DEED BOOK 1317, PAGE 344, WHICH A PORTION OF SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO MICHAEL K. SMELTZER AND WILLIAM L. WOLFE, TRUSTEES, SECURING SIGNET BANK/VIRGINIA, A VIRGINIA CORPORATION (FORMERLY BANK OF VIRGINIA-ROANOKE VALLEY), BENEFICIARY, DATED AUGUST 26, 1974, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1352, PAGE 711, AND WHICH A PORTION OF SAID LAND IS SUBJECT TO THE LIEN OF A SECOND DEED OF TRUST TO MICHAEL K. SMELTZER AND WILLIAM L. WOLFE, TRUSTEES, SECURING SIGNET BANK/VIRGINIA, A VIRGINIA CORPORATION (FORMERLY BANK OF VIRGINIA-ROANOKE VALLEY), BENEFICIARY DATED AUGUST 26, 1974, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1352, PAGE 725.

THE SAID OWNER CERTIFIES THAT IS 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, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 2nd DAY OF October, 1992.

THE BRANCH GROUP, INC.

BY: *Billy H. Branch*
 BILLY H. BRANCH, OWNER

BY: *Michael K. Smeltzer*
 MICHAEL K. SMELTZER, TRUSTEE

BY: *A. Preston Moore, Jr.*
 A. PRESTON MOORE, JR., ASST. V. PRES.
 SIGNET BANK/VIRGINIA, A VIRGINIA CORPORATION

STATE OF VIRGINIA
 City of Roanoke

I, SARA V. PHILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT BILLY H. BRANCH, OWNER, MICHAEL K. SMELTZER, SOLE ACTING TRUSTEE, AND A. PRESTON MOORE, JR., ASST. V. PRES., SIGNET BANK/VIRGINIA, A VIRGINIA CORPORATION, BENEFICIARY, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON October 3, 1992.

MY COMMISSION EXPIRES January 31, 1995.

Sara V. Phillaman
 NOTARY PUBLIC

VA. ROUTE #116
 R/W VARIES

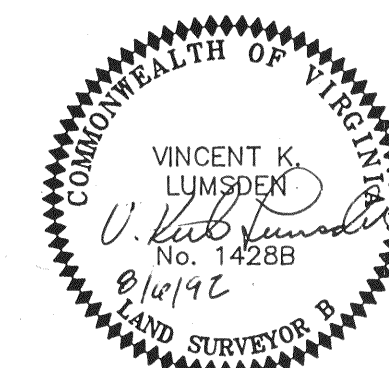
ROAD, S.E.

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) A PORTION OF THE PROPERTY AS SHOWN FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. SEE COMMUNITY PANEL NUMBER 510130 0010 B, DATED JUNE 1, 1984.
- 3) IRON PINS HAVE BEEN SET AT ALL CORNERS, UNLESS NOTED OTHERWISE.
- 4) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
- 5) THIS PLAT SUBDIVIDES TAX PARCEL #4250104.
- 6) TRACTS SHOWN HEREON ARE SUBJECT TO NON-EXCLUSIVE EASEMENT OVER ALL EXISTING AND FUTURE DRIVES AND UTILITIES AND PARKING LOTS ALONG WITH NON-EXCLUSIVE EASEMENT OF INGRESS-EGRESS. SEE RECIPROCAL EASEMENT AND AGREEMENT DATED AUGUST 6, 1992 AND RECORDED ON , 1992.

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

V. Kirk Lumsden
 V. KIRK LUMSDEN DATE 10/14/92



CURVE DATA						
CURVE	ANGLE	RADIUS	ARC	TAN	CHORD	CH. BEARING
"C-1"	15°10'44"	410.00'	108.62'	54.63'	108.30'	S 02°51'21" W
"C-2"	57°20'10"	75.00'	75.05'	41.01'	71.96'	S 23°56'00" W
"C-3"	10°19'59"	831.20'	149.90'	75.16'	149.70'	S 57°46'00" W
"C-4"	11°29'59"	881.51'	176.93'	88.76'	176.63'	S 57°11'00" W
"C-5"	21°50'30"	240.80'	91.80'	46.46'	91.24'	S 62°21'17" W
"C-6"	08°46'11"	606.62'	92.85'	46.52'	92.76'	S 81°55'18" W

PLAT SHOWING
 THE SUBDIVISION OF
 "JAMESTOWN PLAZA"
 (D.B. 1317, PG. 344)

CREATING HEREON

NEW TRACT "1" (4.714 AC.)
 NEW TRACT "2" (2.289 AC.)
 NEW TRACT "3" (1.035 AC.)

PROPERTY OF
 THE BRANCH GROUP, INC.

SITUATED AT THE INTERSECTION OF
 RIVERLAND ROAD, S.E. & BENNINGTON STREET, S.E.

ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 6 AUGUST 1992

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