

KNOW ALL MEN BY THESE PRESENTS TO WIT :
THAT SILVERSTEIN AND WARD, A VIRGINIA GENERAL PARTNERSHIP
IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON
CONTAINING 3.804 ACRES AND BOUNDED BY OUTSIDE CORNERS 1 THRU 10
TO 1, INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID
OWNER BY DEED DATED FEBRUARY 24, 1987 FROM HARRIS EQUITIES, A
VIRGINIA GENERAL PARTNERSHIP, BY DEED RECORDED IN THE CLERK'S
OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA
IN DEED BOOK 1555, PAGE 581.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED
THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND
ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE
1950 CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

Alfred Silverstein
ALFRED SILVERSTEIN
GENERAL PARTNER
SILVERSTEIN AND WARD
DATE
D.B. 1555, PG. 581

STATE OF VIRGINIA
Roanoke OF *Roanoke*
TO WIT:

I, *Margaret S. Connor*, A NOTARY PUBLIC IN AND FOR
THE AFORESAID STATE DO HEREBY CERTIFY THAT, ALFRED SILVERSTEIN,
GENERAL PARTNER IN SILVERSTEIN AND WARD, WHOSE NAME IS SIGNED
TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS *26th*
DAY OF *March*, 1993.

MY COMMISSION EXPIRES:

June 30, 1995

Margaret S. Connor
NOTARY PUBLIC

BOUNDARY NOTES:

1. THIS PLAT SUBDIVIDES EXISTING TAX PARCEL NO. 719-0102 (3.804 AC.)
AND CREATES HEREON TRACT 1 (1.165 AC.) AND TRACT 2 (2.639 AC.).

SURVEY NOTES:

1. REFERENCE MAPS:
A. MAP OF STATESMAN PARK BY C.E. LACY, JR., L.S. DATED JUNE 11, 1975
AND RECORDED IN P.B. 9, PG. 33.
B. SURVEY FOR WARD-SILVERSTEIN, A VIRGINIA GENERAL PARTNERSHIP BY
T. P. PARKER & SON, DATED MAY 1, 1987 AND REVISED MAY 4, 1987.

APPROVED:

Edward R. Tull *4/15/93*
AGENT - CITY OF ROANOKE
PLANNING COMMISSION
Charles M. Hufnagel *4/15/93*
CITY ENGINEER - CITY OF
ROANOKE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDG-
MENT THEREO ATTACHED ADMITTED TO RECORD AT *2:50* O'CLOCK
P.M. ON THIS *19th* DAY OF *April*, 1993.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: *Kathleen M. Hufnagel*
DEPUTY CLERK

CLOSED BY LRD

LEGEND

- O PROPERTY CORNER
- T - OVERHEAD TELEPHONE LINE
- T&E - OVERHEAD TELE. & ELEC. LINES
- E - OVERHEAD ELECTRIC LINE
- P - UTILITY POLE & OVERHEAD LINES
- X - FENCE
- D.I. DROP INLET
- M.B.L. MINIMUM BUILDING LINE

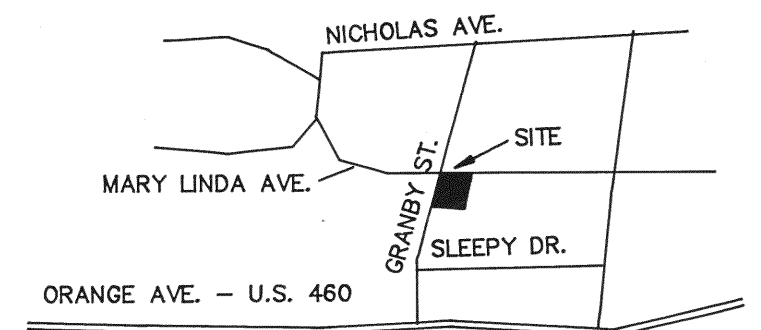
THIS IS AN ORIGINAL PLAT AND HAS NOT BEEN REDUCED.

GENERAL NOTES:

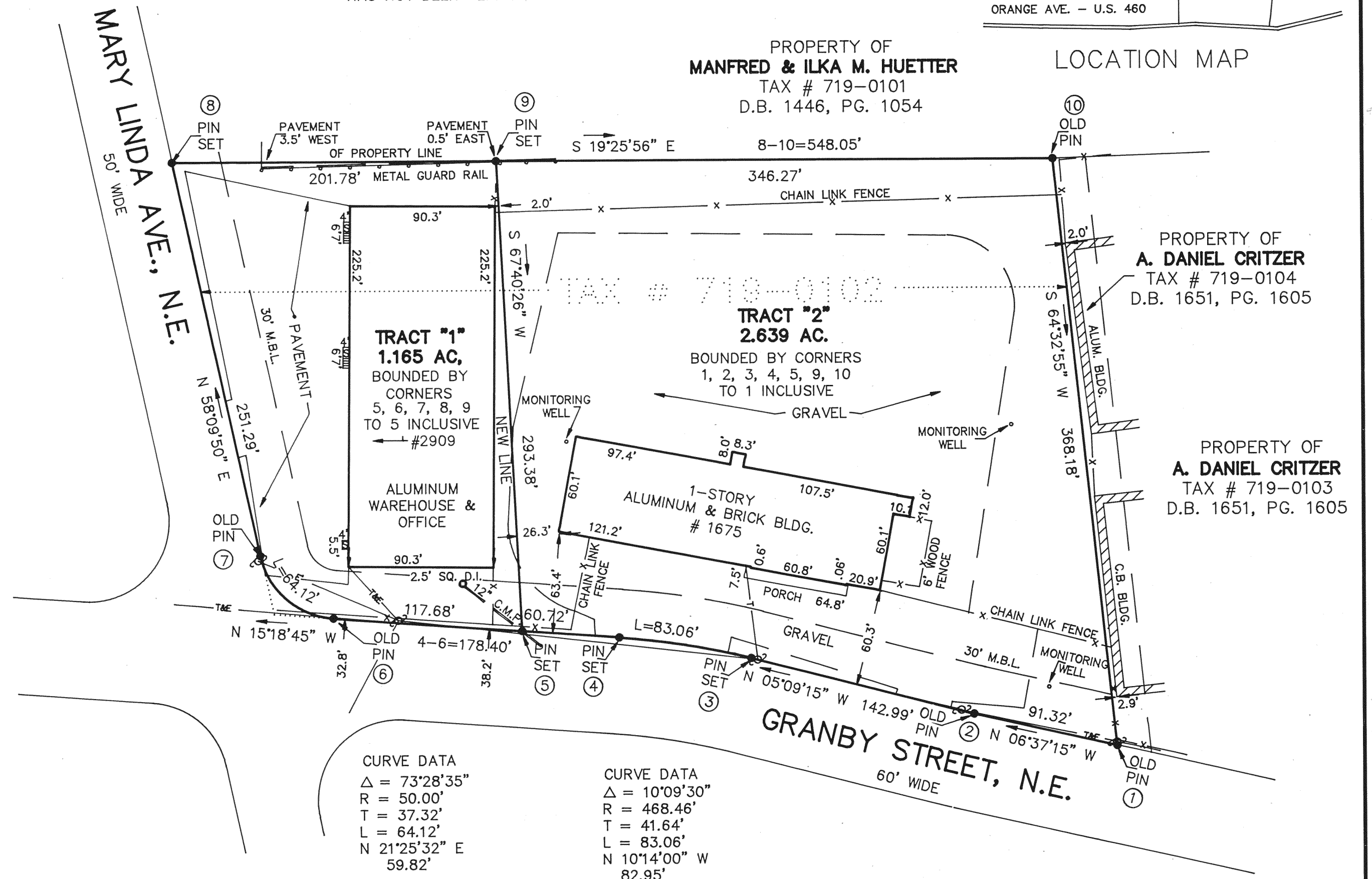
1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE
DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE
"C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE
MAP. THIS DETERMINATION IS BASED ON SAID MAP AND
HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

MERIDIAN OF
P.B. 9, PG. 33

M.B. *1*, PG. *1206*



LOCATION MAP



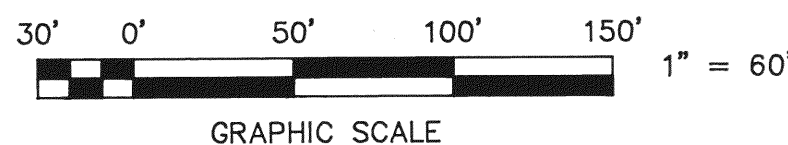
CURVE DATA
 $\Delta = 73^{\circ}28'35''$
 $R = 50.00'$
 $T = 37.32'$
 $L = 64.12'$
 $N 21^{\circ}25'32'' E$
 $59.82'$

CURVE DATA
 $\Delta = 10^{\circ}09'30''$
 $R = 468.46'$
 $T = 41.64'$
 $L = 83.06'$
 $N 10^{\circ}14'00'' W$
 $82.95'$

COORDINATES

CORNER	NORTHING	EASTING
1	1000.00	1000.00
2	1090.71	989.47
3	1233.12	976.63
4	1314.75	961.89
5	1373.32	945.85
6	1486.82	914.78
7	1542.51	936.63
8	1675.05	1150.12
9	1484.77	1217.25
10	1158.22	1332.45
1	1000.00	1000.00

COORDINATES ARE BASED ON
AN ASSUMED DATUM.
3.804 ACRES TOTAL



PLAT OF SURVEY SUBDIVISION OF PROPERTY OF SILVERSTEIN AND WARD

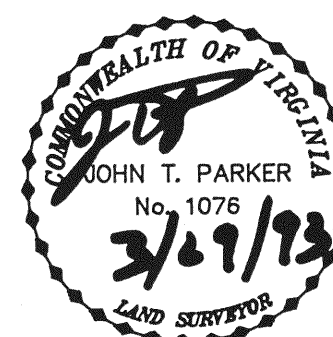
A VIRGINIA GENERAL PARTNERSHIP

SHOWING DIVISION OF 3.804 ACRE TRACT
AS SHOWN ON MAP OF STATESMAN PARK, P.B. 9, PG. 33
CREATING HEREON TRACT 1 (1.165 AC.) AND TRACT 2 (2.639 AC.)
SITUATE ON GRANBY STREET, N.E. AND MARY LINDA AVENUE, N.E.
ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

THE SUBDIVISION AND SURVEY OF TRACT 1
AND TRACT 2 IS BASED ON A CURRENT
SURVEY AND DESCRIPTION RECORDED
IN D.B. 1555, PG. 581.

John T. Parker *3/29/93*
JOHN T. PARKER, L.S. DATE



TAX # 719-0102
CALC: LRD
DRAWN: LRD/CADD
N.B. JR-111

SCALE: 1" = 60'
DATE: MARCH 26, 1993
W.O. 93-0303

M.B. *1*, PG. *1206*