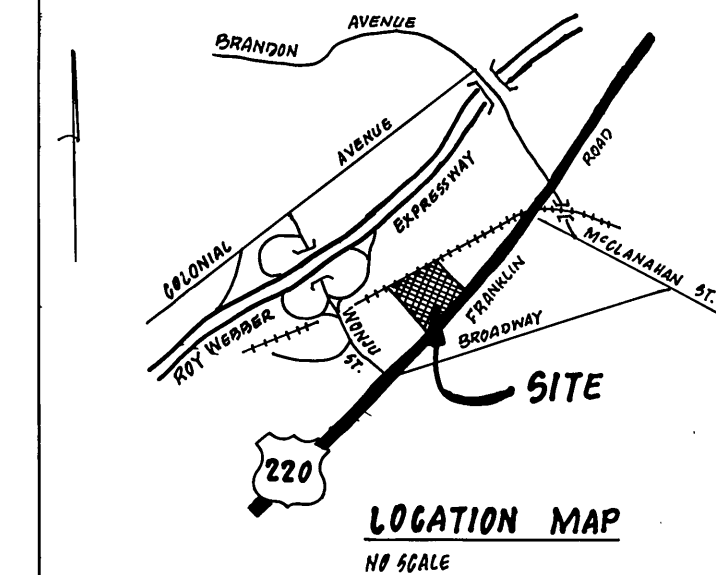


BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
1	5,000.00000	5,000.00000
2	5,358.55748	4,850.69798
3	5,413.47318	4,982.94965
4	5,444.38802	5,081.59902
5	5,499.92490	5,259.54275
6	5,301.69198	5,333.88913
1	5,000.00000	5,000.00000
TOTAL AREA 130,048 SQ. FT = 2.986 AC		



- NOTES.**
1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. THIS PROPERTY OR A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. COMMUNITY PANEL #510130 0044D.
 3. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
 4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 6. THIS PLAT IS A SUBDIVISION OF TAX MAP NUMBERS 1150105, 1150106, 1150108, 1150109, AND 1150111 TO CREATE NEW PARCELS "A", "B" AND "C".
 7. CURRENT ZONING - PARCEL "A" - ZONING IS C-2 (ROANOKE CITY ORDINANCE #32574-072495). THE REMAINING PROPERTY IS ZONED LIGHT MANUFACTURING (LM).

APPROVED.

Charles M. Huffing
CITY ENGINEER, ROANOKE, VIRGINIA

8-18-95
DATE

John Thomas Casselli
AGENT, CITY OF ROANOKE PLANNING COMMISSION

8-18-95
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF
ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 21 DAY OF
August, 1995, AND WITH THE CERTIFICATE OF
ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT
1:35 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK

Kathy Magrider
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT HOLDRENS INC. (FORMERLY H H C CORPORATION) IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN DEED BOOK 1309, PAGE 486, DEED BOOK 1356, PAGE 108, DEED BOOK 1460, PAGE 462 AND DEED BOOK 1574, PAGE 932, WHICH LANDS ARE SUBJECT TO THE LIEN OF CERTAIN DEEDS OF TRUST DATED JUNE 15, 1989 AND DECEMBER 6, 1990, TO WITHERS A. BURRESS, TRUSTEE, SECURING SIGNET BANK/VIRGINIA (NOTE HOLDER) RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1604, PAGE 775 AND DEED BOOK 1632, PAGE 1706, RESPECTIVELY, AND FURTHER SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED JULY 18, 1978, TO ROBERT E. GLENN AND B. PURNELL EGGLESTON, TRUSTEES, SECURING FIRST UNION NATIONAL BANK OF VIRGINIA, FORMERLY FIRST NATIONAL EXCHANGE BANK OF VIRGINIA (NOTE HOLDER), RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1431, PAGE 1165.

THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND NOTEHOLDERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES
AND SEALS ON THIS 7th DAY OF August, 1995.

HOLDRENS, INC.

BY: C. Stan Cross
C. STAN CROSS, PRESIDENT & CEO

SIGNET BANK/VIRGINIA
BY: Bruce A. Hollar
BRUCE A. HOLLAR, VICE PRESIDENT

FIRST UNION NATIONAL BANK OF VIRGINIA

BY: Stephen C. Lyon
STEPHEN C. LYON, VICE PRESIDENT

STATE OF VIRGINIA
City of Roanoke

1. Sarah F Godsey A NOTARY PUBLIC IN AND FOR THE
AFORESaid City AND STATE DO HEREBY CERTIFY THAT C. STAN
CROSS, PRESIDENT & CEO, HOLDRENS, INC., OWNER, WHOSE NAME IS
SIGNED TO THE FOREGOING WRITING DATED August 4 1995,
HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESaid City
AND STATE AND ACKNOWLEDGED THE SAME ON August 4 1995

MY COMMISSION EXPIRES June 30 1998

Sarah A. Modsey
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

I, Sara V. Prillaman, A NOTARY PUBLIC IN AND FOR THE
AFORSAID CITY AND STATE DO HEREBY CERTIFY THAT
BRUCE A. HOLLAR, VICE PRESIDENT, SIGNET BANK/VIRGINIA,
AND WITHERS A. BURRESS, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING DATED August 7, 1995, HAVE
PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND
STATE AND ACKNOWLEDGED THE SAME ON August 7, 1995.

MY COMMISSION EXPIRES JANUARY 31, 1999

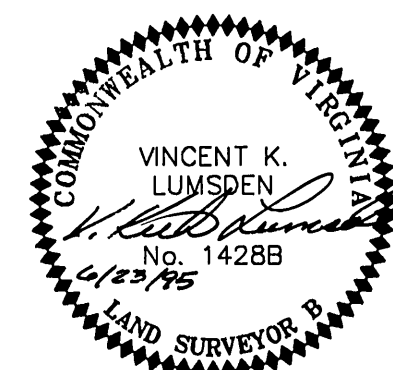
Sara V. Guillaman
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

I, Sara V. Pillaman, A NOTARY PUBLIC IN AND FOR
THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT
STEPHEN C. LYON, VICE PRESIDENT, FIRST UNION NATIONAL BANK OF
VIRGINIA, AND DANIEL LAYMAN, JR., SUSTITUTE TRUSTEES, WHOSE
NAMES ARE KNOWN TO THE FOREGOING WRITING DATED August 7
1995, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID
CITY AND STATE AND ACKNOWLEDGED THE SAME ON
August 7, 1995.

MY COMMISSION EXPIRES JANUARY 31, 1999

Sara V. Pillay
NOTARY PUBLIC



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

V. KIRK LUMSDEN
L.S. #1428B
6/23/95
DATE

PLAT SHOWING
SUBDIVISION OF PROPERTY
OF
HOLDREN'S, INC.

CREATING HEREON
NEW PARCEL "A" (0.478 Ac.),
NEW PARCEL "B" (0.406 Ac.),
AND
NEW PARCEL "C" (2.102 Ac.)

SITUATED ALONG FRANKLIN ROAD, S.W.
ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 23 JUNE 1995

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