

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRALIN & WALDRON, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 29 TO 1, INCLUSIVE, CONTAINING 21.61 AC.± AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MARCH 6, 1973 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 967, PAGE 832.

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 AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA, SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS.

THE SAID OWNER HEREBY DEDICATES THE NEW 30' DRAINAGE EASEMENT SHOWN HEREON FOR PUBLIC USE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

FRALIN & WALDRON, INC.
OWNER
D.B. 967, PG. 832

Richard A. Whitney Jr. 12/13/95
AUTHORIZED AGENT DATE

STATE OF Virginia
County of Roanoke TO WIT:

I, Richard A. Whitney Jr. A NOTARY PUBLIC IN, AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, Richard S. Waldron, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13th DAY OF December, 1995.

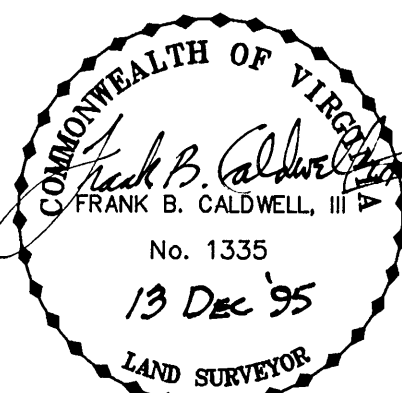
MY COMMISSION EXPIRES:
Nov 30, 1996

Richard A. Whitney Jr.
NOTARY PUBLIC

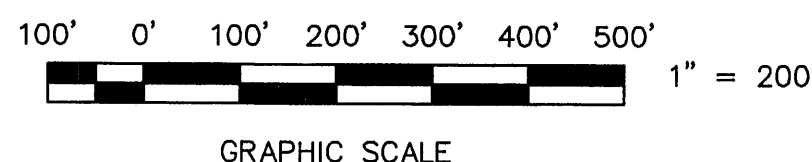
APPROVED:

Sam M. Jassal 12/20/95
AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

Philip C. Schurmer 12/20/95
CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA DATE



TO THE BEST OF MY KNOWLEDGE THE SOURCE OF TITLE IS AS SHOWN HEREON
Frank B. Caldwell, III 13 DEC '95
FRANK B. CALDWELL, III DATE



NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. SEE PLAT FOR FRALIN & WALDRON, INC. BY T. P. PARKER & SON DATED MARCH 1, 1973 OF A 65.95 AC. TRACT.
3. SEE PLAT OF SPRINGTREE BY T. P. PARKER & SON DATED MARCH 1, 1974 RECORDED IN P.B. 9, PG. 36.
4. SEE PLAT FOR FRALIN & WALDRON, INC. BY T. P. PARKER & SON DATED AUGUST 3, 1979 OF A 5.343 AC. TRACT.
5. THIS PLAT IS BASED ON EXISTING DEED DESCRIPTIONS AND AVAILABLE RECORDS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY OF THE ENTIRE 20.93 AC. TRACT. A FIELD SURVEY WAS PREPARED OF THE 0.680 AC. TRACT BEING DEDICATED AS SPRINGTREE DRIVE, N.E.
6. THE SUBJECT PROPERTY IS SITUATE WITHIN THE LIMITS OF FLOOD ZONE "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS. THIS DETERMINATION IS BASED ON SAID MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

PLAT FROM RECORDS AND
SUBDIVISION FOR

FRALIN & WALDRON, INC.

SHOWING 0.680 AC. BEING DEDICATED TO THE CITY OF ROANOKE, VIRGINIA FOR STREET PURPOSES AND CREATING NEW TRACT "A" (20.93 AC.) SITUATE ON KING STREET, N.E.

ROANOKE, VIRGINIA

T. P. PARKER & SON

ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 710-0601
DRAWN: DAP
CALC.: DAP

SCALE: 1" = 200'
OCTOBER 18, 1995
W.O.: 95-0921

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 1:48 O'CLOCK A.M. ON THIS 20th DAY OF December, 1995.

TESTE: ARTHUR B. CRUSH, III
CLERK

By: Deanne J. Phillips
DEPUTY CLERK

CLOSED BY DAP