

This original plat has not been reduced.

KNOW ALL MEN BY THESE PRESENTS, to wit:

That Hersch Associates Limited Partnership is the owner of the land shown hereon to be resubdivided, parcel 7B-2 and parcel 7C-5 of Valley View and bounded by outside corners 18, 110, 111, 112, 74, 216, 217, 219, 220, 113, 114 and 18 which comprises land devised in Book 1470 page 691 and corrected in Book 1475 page 1720 of record in the Clerk of Courts Office of the City of Roanoke.

The platting or dedication of the land shown hereon is with the free consent and in accordance with the desire of the under-signed owners as required by Section 15.1-465 through 15.1-485 of the Code of Virginia (1950) as amended, and the subdivision ordinance of the City of Roanoke, Virginia.

Witness the following signature on this 12th day of September 1996.

Hersch Associates Limited Partnership by its General Partner

Mecklenburg County, North Carolina

I, Gina T. Bartlett a notary public in and for the aforesaid state do hereby certify that Henry J. Faison whose name is signed to the foregoing writing has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this 12th day of September 1996.

Gina T. Bartlett
Notary Public

My Commission Expires May 29, 2000

My commission expires

APPROVED:

Charles M. Huffine
City Engineer, City of Roanoke, Va.

9/23/96
Date

John Thomas J. J. J.
Agent, Planning Commission, City of Roanoke, Va.

9/23/96
Date

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this instrument, with the certificate of acknowledgement thereto annexed is admitted to record on September 25 1996 at 11:23 AM

Teste: Arthur B. Crush III

By: Kathy J. Holladay
DPT

This property does not lie within the limits of a 100 year flood boundary as designated by FEMA Panel 51161C 0024D - Oct. 15, 1993. Information on this plat is based on a current field survey.

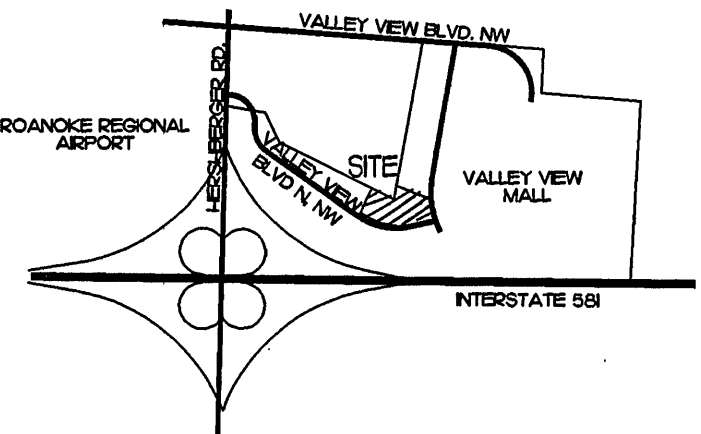
I, F. Donald Lawrence, hereby certify that this plat is correct to the best of my knowledge and belief.

F. Donald Lawrence
Virginia CLS no. 1300

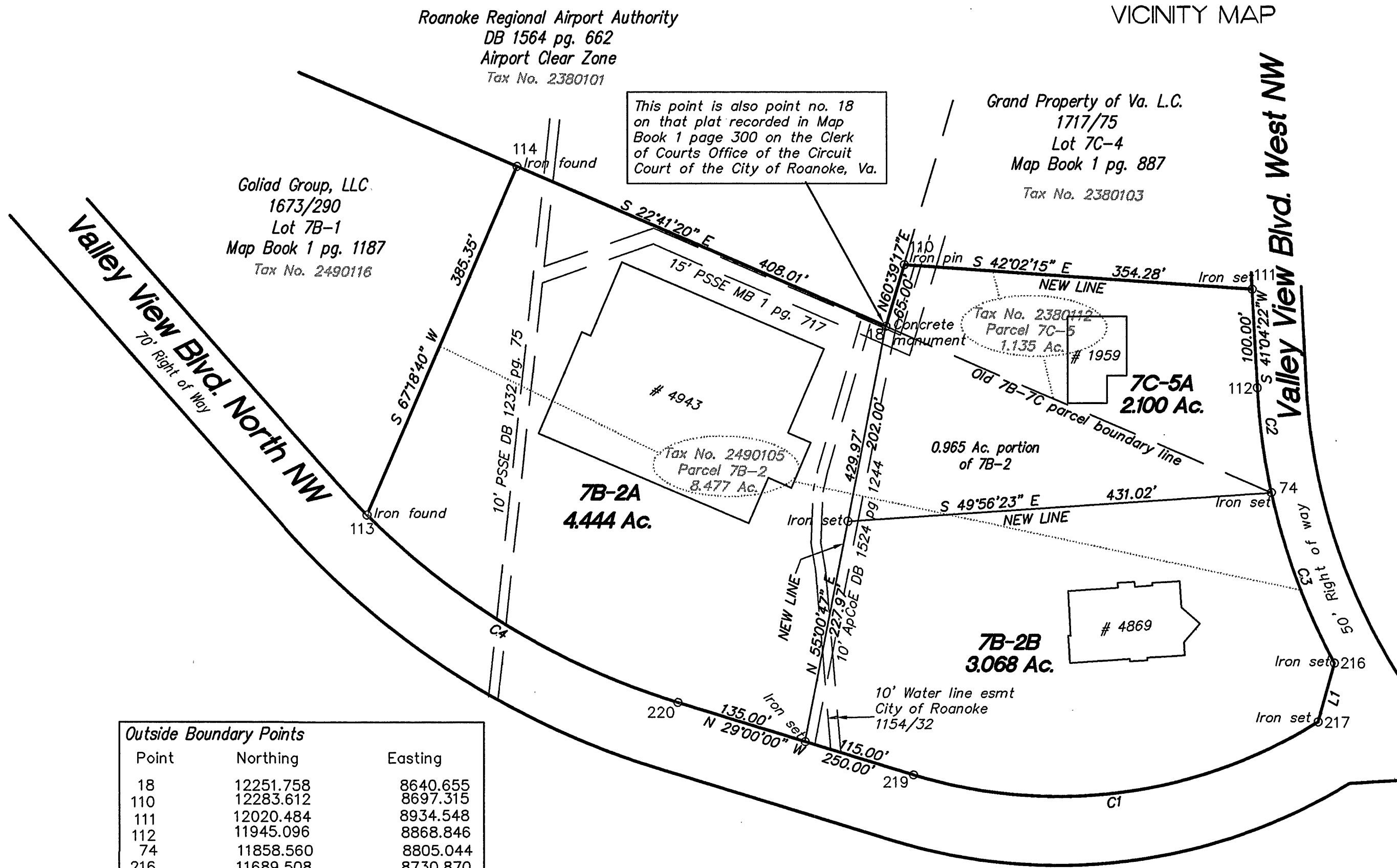


LINE	DIRECTION	DISTANCE
L1	S 59°30'00" W	62.07'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00'	427.50'	227.80'	414.60'	N 53°29'38" W	48°59'18"
C2	660.00'	107.63'	53.94'	107.51'	S 36°24'05" W	09°20'38"
C3	660.00'	185.22'	93.22'	184.61'	S 23°41'24" W	16°04'44"
C4	760.00'	372.47'	190.05'	368.75'	N 14°57'36" W	28°04'49"

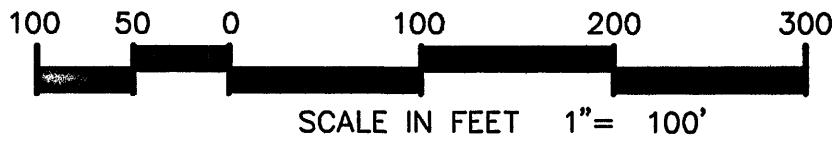


VICINITY MAP



Point	Northing	Easting
18	12251.758	8640.655
110	12283.612	8697.315
111	12020.484	8934.548
112	11945.096	8868.846
74	11858.560	8805.044
216	11689.508	8730.870
217	11658.005	8677.390
219	11904.655	8344.136
220	12123.300	8222.939
113	12479.554	8127.748
114	12628.193	8483.274
18	12251.758	8640.655

PSDE = Public Storm Drain Easement
PSSE = Public Sanitary Sewer Easement
ApCoE = Appalachian Power Co. Easement



Plat of Survey showing a resubdivision and recombination of lots for Hersch Associates Limited Partnership of Parcel 7B-2 and Parcel 7C-5, Map Book 1 pg. 1187 and Map Book 1 pg. 887 respectively, of the Clerk of Courts Office of the Circuit Court of the City of Roanoke, Va., creating three new lots shown hereon as 7B-2A (4.444 Ac.), 7B-2B (3.068 Ac.) and 7C-5A (2.100 Ac.) situate adjacent to Valley View Blvd. West, NW and Valley View Blvd. North, NW.

Roanoke, Virginia

Orig. scale 1" = 100'

Surveyed by: F. Donald Lawrence & Associates, P.A.
114 East Jefferson St. P.O. Box 1014
Monroe, North Carolina 28110 (704) 289-1013

Date: September 5, 1996

REVISIONS

Job no. 0022-014
Dwg. File VV7B567.DWG
Drawing No.