

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON WHICH MAY AFFECT THIS PROPERTY.
3. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
4. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE, COMMUNITY PANEL 51161C0028D DATED 10/15/93.
5. AREA 0.47 ACRES BOUNDED BY CORNERS 1 TO 1A, 1B, 1C TO 15 TO 1 INCLUSIVE TO BE CONVEYED TO WILDWOOD PARK, L.L.C. AND COMBINED WITH AND MADE A PART OF NEW PARCEL C-1.
6. AREA FROM CORNERS 9 TO 15 BASED ON ACTUAL FIELD SURVEY REMAINING BOUNDARY AS SHOWN TAKEN FROM EXISTING RECORDS.
7. LEGAL REFERENCE: D.B. 1723, PG. 1230  
D.B. 1608, PG. 206  
D.B. 1440, PG. 767
8. NEW TRACT "A" HAS BEEN DETERMINED BY THE CITY OF ROANOKE UNINHABITABLE WITHIN THE MEANING OF SECTION 31-68(h) OF THE 1968 SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, AS AMENDED.

"A"  
A= 18'12'36"  
R= 55.00  
T= 8.81  
L= 17.48  
BRG. S 49°41'17" E  
CHD. 17.41

"B"  
A= 71°47'24"  
R= 25.00  
T= 18.09  
L= 31.32  
BRG. S 85°18'43" W  
CHD. 29.32

"C"  
A= 8°52'46"  
R= 500.00  
T= 38.82  
L= 77.49  
BRG. S 44°58'38" W  
CHD. 77.41

ROANOKE CENTER FOR  
TECHNOLOGY  
(M.B. 1, PG. 357)

PROPERTY OF  
EASTLAND DEVELOPMENT, INC.  
D.B. 1608, PG. 206  
TAX# 7200101

PROPERTY OF  
CRESTAR BANK  
TAX# 7200104  
(D.B. 1471, PG. 1347)

ORIGINAL TAX PARCEL  
TAX# X7200103  
NEW TRACT "A"  
REMAINING PROPERTY OF  
EASTLAND DEVELOPERS, INC.  
2.765 ACRES  
(NOW A "UTILITY LOT"  
SEE NOTE 8)

BOUNDARY COORDINATES		
POINT	NORTHING	EASTING
1	5000.00000	5000.00000
2	5325.54983	5202.04834
3	5103.03215	5449.73412
4	5651.84217	6090.42512
5	5611.57534	6124.91732
6	5600.31399	6138.19064
7	5597.91805	6108.97363
8	5114.99553	5545.20092
9	5060.23646	5490.48537
10	4611.32435	5900.66992
11	4466.86546	6144.20305
12	4154.09110	5791.20046
13	4047.63348	5730.99212
14	4096.85557	5588.56365
15	4697.75701	5198.20528
1	5000.00000	5000.00000

TOTAL AREA = 14.910 ACRES

PARCEL "B-1"  
M.B. 1, PG. 472  
STATESMAN PLAZA  
TAX# 7150107

ORIGINAL PARCEL C  
ORIGINAL TAX# 7150102

NEW PARCEL C-1  
12.145 ACRES  
PROPERTY OF  
WILDWOOD PARK, L.L.C.

PROPERTY OF  
KENAN TRANSPORT CO.  
D.B. 1414, PG. 659

PROPERTY OF  
CARLTON LAND CO.  
D.B. 1479, PG. 1432  
TAX# 7150101

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILDWOOD PARK, L.L.C. AND EASTLAND DEVELOPERS, INC. ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 TO 15 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO WILDWOOD PARK, L.L.C. BY DEED DATED JANUARY 12, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1755, PAGE 79, AND A PORTION OF THE LAND CONVEYED TO EASTLAND DEVELOPERS BY DECREE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE ENTERED OCTOBER 10, 1994, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1723, PAGE 1230, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO HAMPTON W. THOMAS (NOW DECEASED) AND RICHARD L. GREENBERG, TRUSTEES, SECURING NICHOLAS HOLMES BEASLEY, EXECUTOR OF THE ESTATE OF MARTHA HOLMES BEASLEY, DECEASED, PRESIDENT, SUCCESSOR NOTEHOLDER, DATED SEPTEMBER 9, 1982, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1479, PAGE 1490, AND WHICH LAND IS SUBJECT ALSO TO THE LIEN OF A CERTAIN DEED OF TRUST TO HAMPTON W. THOMAS (NOW DECEASED) AND RICHARD L. GREENBERG, TRUSTEES, SECURING CRESTAR BANK, SUCCESSOR BY MERGER TO COLONIAL AMERICAN NATIONAL BANK, DATED SEPTEMBER 9, 1982 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1479, PAGE 1486.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTION 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 21 DAY OF February, 1997.

WILDWOOD PARK, L.L.C.

BY: Ralph D. Shivers  
RALPH D. SHIVERS, MANAGER

EASTLAND DEVELOPERS, INC.

BY: Nicholas Holmes Beasley, Executor  
NICHOLAS HOLMES BEASLEY, EXECUTOR OF THE ESTATE OF MARTHA HOLMES BEASLEY, DECEASED, PRESIDENT

CRESTAR BANK

BY: Richard L. Greenberg  
RICHARD L. GREENBERG,  
SOLE SURVIVING TRUSTEE  
(AS TO DEED BOOK 1479, PAGE 1486)

APPROVED: Arthur B. Crush, III  
AGENT, ROANOKE CITY PLANNING COMMISSION

Theresa Scrimner  
CITY ENGINEER, ROANOKE, VIRGINIA

Nicholas Holmes Beasley, Executor  
NICHOLAS HOLMES BEASLEY,  
EXECUTOR, NOTEHOLDER

Richard L. Greenberg  
RICHARD L. GREENBERG,  
SOLE SURVIVING TRUSTEE  
(AS TO DEED BOOK 1479, PAGE 1490)

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON June 4, 1997, AT 12:45 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Sena Testerman  
DEPUTY CLERK

STATE OF VIRGINIA

City of Roanoke  
I, Carolyn Hoffman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT RICHARD L. GREENBERG, SOLE SURVIVING TRUSTEE, (AS TO DEED BOOK 1479, PAGE 1490) AND RICHARD L. GREENBERG, SOLE SURVIVING TRUSTEE (AS TO DEED BOOK 1479, PAGE 1486) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED April 22, 1997, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 22, 1997.

MY COMMISSION EXPIRES Dec. 31, 2001  
Carolyn Hoffman  
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke  
I, Carol A. Doudiken, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT NICHOLAS HOLMES BEASLEY, EXECUTOR OF THE ESTATE OF MARTHA HOLMES BEASLEY, DECEASED, PRESIDENT OF EASTLAND DEVELOPERS, INC., AND RALPH D. SHIVERS, MANAGER OF WILDWOOD PARK, L.L.C., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Jan. 10, 1997, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Feb. 21, 1997.

MY COMMISSION EXPIRES 10-31-00  
Carol A. Doudiken  
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke  
I, Carol A. Doudiken, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT NICHOLAS HOLMES BEASLEY, EXECUTOR, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED Jan. 10, 1997, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Feb. 21, 1997.

MY COMMISSION EXPIRES 10-31-00  
Carol A. Doudiken  
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke  
I, Leigh G. Holland, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Robert C. Lawson, President, Manager of CRESTAR BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED Jan. 10, 1997, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 17, 1997, ON BEHALF OF THE BANK.

MY COMMISSION EXPIRES 4-30-98  
Leigh G. Holland  
NOTARY PUBLIC

PLAT SHOWING  
THE RESUBDIVISION OF  
"PARCEL C" STATESMAN PLAZA  
SECTION #2 (M.B. 1, PG. 472)  
CREATING NEW  
"PARCEL C-1" (12.145 AC.)  
PROPERTY OF  
WILDWOOD PARK, L.L.C.  
(D.B. 1755, PG. 79)  
AND PROPERTY OF  
EASTLAND DEVELOPERS, INC.  
(D.B. 1723, PG. 1230)  
CREATING  
NEW TRACT "A" (2.765 AC.)  
ROANOKE, VIRGINIA  
SCALE: 1" = 100' DATE: 10 JANUARY 1997  
LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA COMM. # 94-552BH

