

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT J & W ASSOCIATES ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID J & W ASSOCIATES BY DEED DATED 29 DECEMBER 1982 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1482, PAGE 1721, WHICH ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID J & W ASSOCIATES BY DEED DATED 29 MAY 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1538, PAGE 1051.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485, AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 23rd DAY OF JULY 1997.

J & W ASSOCIATES,
A VIRGINIA GENERAL PARTNERSHIP

BY W.S. Woody
W.S. WOODY, GENERAL PARTNER

BY Judy M. Woody
JUDY M. WOODY, GENERAL PARTNER

STATE OF VIRGINIA
CITY OF ROANOKE

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT

W.S. WOODY AND JUDY M. WOODY, GENERAL PARTNERS HAVE PERSONALLY APPEARED THE SAME ON JULY 23, 1997.

MY COMMISSION EXPIRES MARCH 31, 2000

Arlene M. Thomas
NOTARY PUBLIC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	550.00'	89.65'	44.92'	89.55'	N 54°56'10" E	9°20'20"
C-2	1000.00'	479.97'	244.70'	475.37'	N 36°31'00" E	27°30'00"
C-3	1000.00'	111.53'	55.82'	111.47'	N 47°04'18" E	6°23'25"
C-4	1000.00'	174.52'	87.48'	174.29'	N 38°52'36" E	9°59'57"
C-5	1000.00'	193.92'	97.26'	193.61'	N 28°19'19" E	11°06'38"

PORTION OF ORIGINAL PARCEL C2-A TO BE COMBINED WITH ORIGINAL PARCEL C-2B TO CREATE HEREON NEW PARCEL C-2B1		
LINE	DIRECTION	DISTANCE
2A-2B	N 44°25'23" E	19.09' (CH)
2B-9	S 43°14'26" E	63.60' N.D.L.
9-6A	S 49°51'10" E	95.10' N.D.L.
6A-6B	S 36°12'00" W	33.56'
6B-2A	N 42°12'00" W	163.48'
AREA = 3,849 SQ.FT. - 0.088 ACRE		

PORTION OF ORIGINAL PARCEL C-1 TO BE COMBINED WITH ORIGINAL PARCEL C-2A TO CREATE HEREON NEW PARCEL C-2A1		
LINE	DIRECTION	DISTANCE
2C-2D	N 34°17'19" E	14.36' (CH)
2D-5A	S 55°49'10" E	136.68' N.D.L.
5A-5B	S 27°56'55" W	15.71'
5B-2C	N 55°18'00" W	138.42'
AREA = 2,060 SQ.FT. - 0.047 ACRE		

PRIVATE PEDESTRIAN ACCESS EASEMENT		
LINE	DIRECTION	DISTANCE
A-B	N 48°28'30" E	3.70'
B-C	S 41°25'18" E	24.96'
C-A	N 49°51'10" W	25.23'

BOUNDARY COORDINATES		
PT. #	NORTHING	EASTING
1	886.11540	856.97456
2	937.55961	930.27042
3	1319.60847	1213.14318
4	1361.26035	1230.62351
5	1275.05722	1341.88952
6	994.38461	1192.97600
7	808.78374	1057.13670
8	773.18139	941.76780
1	886.11540	856.97456
TOTAL AREA 2.155 ACRES		

APPROVED:

John Thomas
AGENT, ROANOKE CITY PLANNING COMMISSION
Charles M. Luff
CITY ENGINEER, ROANOKE, VIRGINIA

7/23/97

DATE

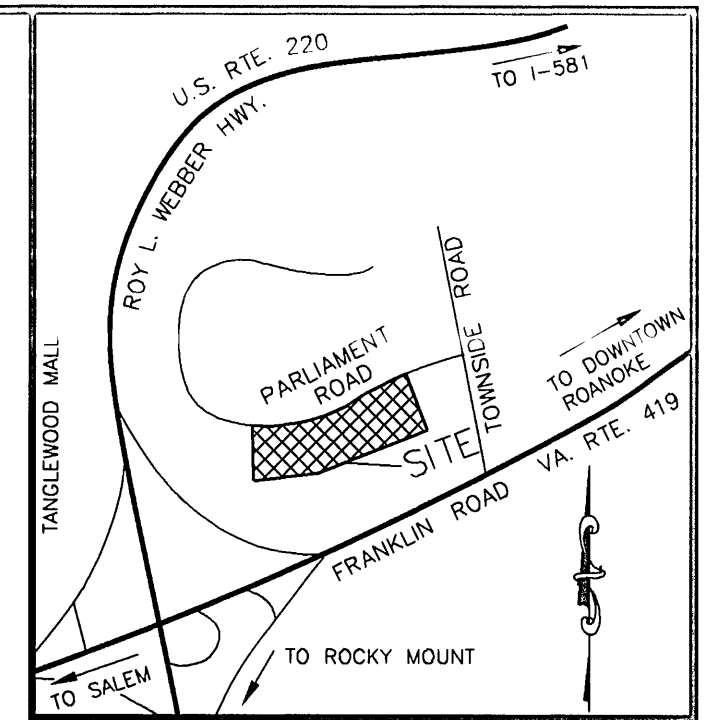
7/23/97

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON 7/23/97, 1997, AT 12:10 O'CLOCK

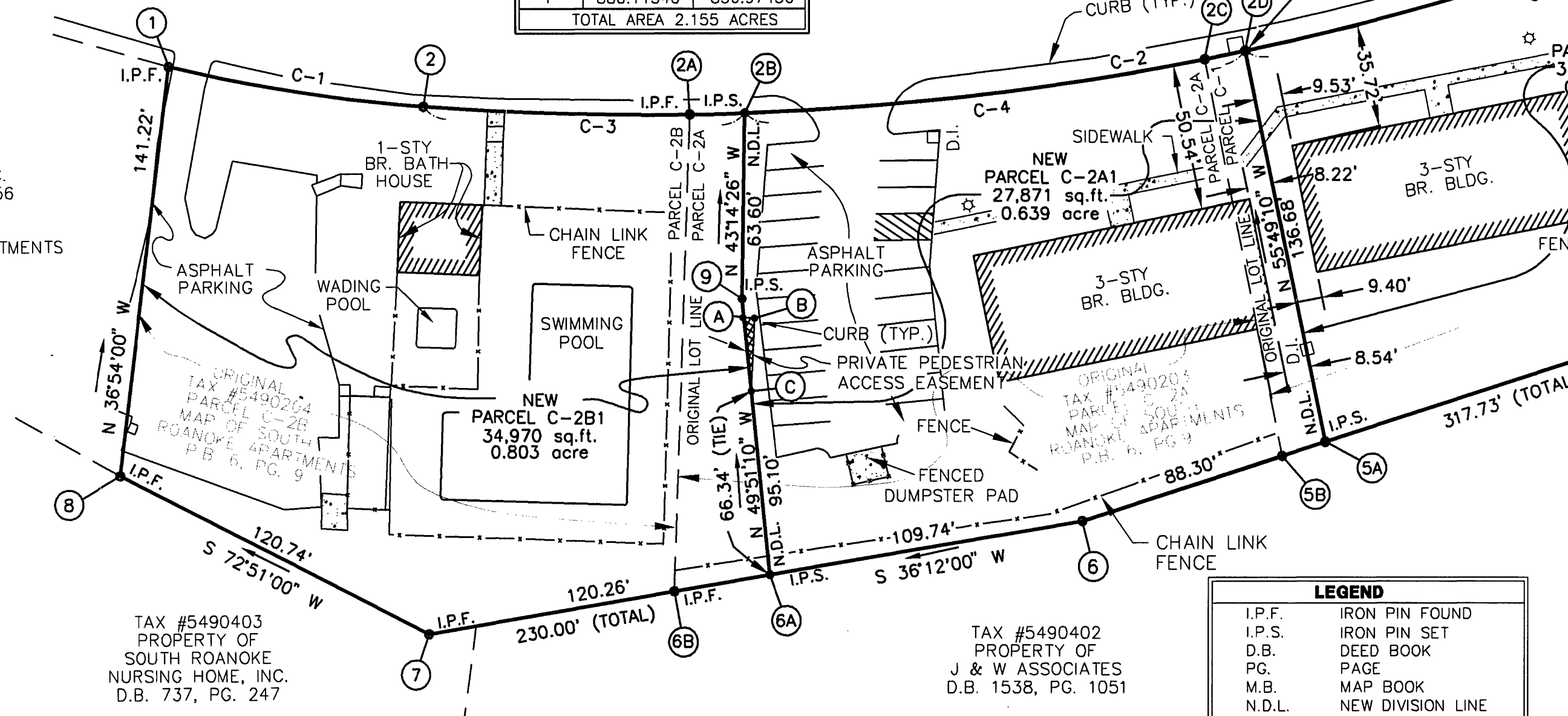
TESTEE: ARTHUR B. CRUSH, III

DEPUTY CLERK

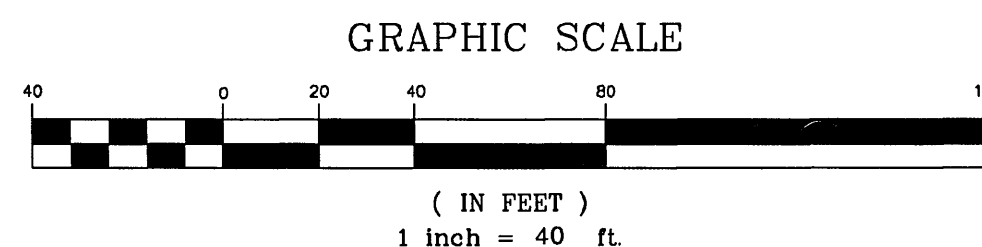
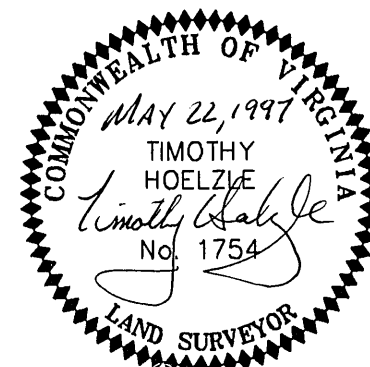


VICINITY MAP
NO SCALE

TAX #5490205
PROPERTY OF
SOUTH ROANOKE
VILLAGE II ASSOC.
D.B. 1461 PG. 1356
PARCEL C-3A
MAP OF
SOUTH ROANOKE APARTMENTS
P.B. 6, PG. 9



- NOTES:**
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THIS PROPERTY DOES NOT LIE 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 SEE COMMUNITY PANEL #51161C0044 D, DATED OCTOBER 15, 1993.
 - SEE D.B. 1542, PG. 1856 FOR BLANKET EASEMENT TO APPALACHIAN POWER COMPANY.



LEGEND	
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
D.B.	DEED BOOK
PG.	PAGE
M.B.	MAP BOOK
N.D.L.	NEW DIVISION LINE
AC.	ACRE
SQ.FT.	SQUARE FEET
TYP.	TYPICAL
D.I.	DROP INLET
-X-	FENCE
BR.	BRICK
BLDG.	BUILDING

PLAT SHOWING
THE RESUBDIVISION OF
PARCEL C-1, PARCEL C-2B & PARCEL C-2A
MAP OF SOUTH ROANOKE APARTMENTS
P.B. 6, PG. 9
PROPERTY OF

J & W ASSOCIATES, A VIRGINIA
GENERAL PARTNERSHIP
CREATING HEREON NEW PARCELS

C-1A (0.713 AC.),

C-2A1 (0.639 AC.)

AND
C-2B1 (0.803 AC.)

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

SCALE: 1" = 40' DATE: 22 MAY 1997

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

COMM. #97-136