

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROBERT B. MANETTA AND EVELYN W. MANETTA ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON CONTAINING 3.194 ACRES BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1, INCLUSIVE AND KNOWN A PARCEL "A", AS SHOWN ON SURVEY FOR ROBERT F. & VIRGINIA S. BONDURANT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGES 535 AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY ROBERT F. BONDURANT AND VIRGINIA S. BONDURANT BY DEED DATED NOVEMBER 21, 1986 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1549, PAGE 959 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED MAY 14, 1992 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1659, PAGE 867 TO ROGER W. KRONAU AND WILLIAM J. CARTER, TRUSTEES (EITHER OF WHOM MAY ACT) SECURING A NOTE TO CRESTAR BANK, BENEFICIARY AND BEING SUBJECT TO A SECOND LIEN OF A CERTAIN DEED OF TRUST DATED FEBRUARY 4, 1993 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1676, PAGE 322 TO GEORGE L. EDWARDS, TRUSTEE, SECURING A NOTE TO CRESTAR MORTGAGE CORPORATION, BENEFICIARY.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND INTO PARCELS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-485 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS, TRUSTEES AND BENEFICIARY.

Robert B. Manetta 3/30/98 Evelyn W. Manetta 3/30/98
ROBERT B. MANETTA, OWNER DATE EVELYN W. MANETTA, OWNER DATE
D.B. 1549, PG. 959 D.B. 1549, PG. 959

DEED OF TRUST D.B. 1676, PG. 333	CRESTAR BANK BENEFICIARY
<u>Robert B. Manetta</u> 3/11/98 TRUSTEE DATE	<u>[Signature]</u> 3/11/98 AUTHORIZED AGENT FOR CRESTAR BANK DATE

DEED OF TRUST D.B. 1676, PG. 322	CRESTAR MORTGAGE CORPORATION BENEFICIARY
<u>Robert B. Manetta</u> 3/11/98 TRUSTEE DATE	<u>[Signature]</u> 3/11/98 AUTHORIZED AGENT FOR CRESTAR MORTGAGE CORPORATION DATE

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Rachel Mabe, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT B. MANETTA AND EVELYN W. MANETTA, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 30th DAY OF MARCH, 1998.

MY COMMISSION EXPIRES: 7-31-2001
Rachel Mabe
NOTARY PUBLIC

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 2:35 O'CLOCK P.M. ON THIS 3/31 DAY OF MARCH, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: [Signature]
DEPUTY CLERK

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

STATE OF VIRGINIA
City OF Richmond
TO WIT:

I, Vicky L. Hoernberger, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Rebecca W. Shain TRUSTEE FOR CRESTAR BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF MARCH, 1998.

MY COMMISSION EXPIRES: 12/31/98
Vicky L. Hoernberger
NOTARY PUBLIC

STATE OF VIRGINIA
City OF Richmond
TO WIT:

I, Vicky L. Hoernberger, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Carolyn D. Atkinson AUTHORIZED AGENT FOR CRESTAR BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF MARCH, 1998.

MY COMMISSION EXPIRES: 12/31/98
Vicky L. Hoernberger
NOTARY PUBLIC

STATE OF VIRGINIA
City OF Richmond
TO WIT:

I, Vicky L. Hoernberger, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Carolyn D. Atkinson AUTHORIZED AGENT FOR CRESTAR MORTGAGE CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF MARCH, 1998.

MY COMMISSION EXPIRES: 12/31/98
Vicky L. Hoernberger
NOTARY PUBLIC

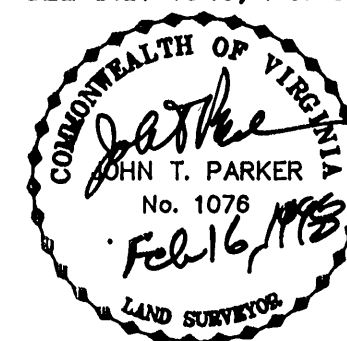
STATE OF VIRGINIA
City OF Richmond
TO WIT:

I, Vicky L. Hoernberger, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Carolyn D. Atkinson AUTHORIZED AGENT FOR CRESTAR MORTGAGE CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF MARCH, 1998.

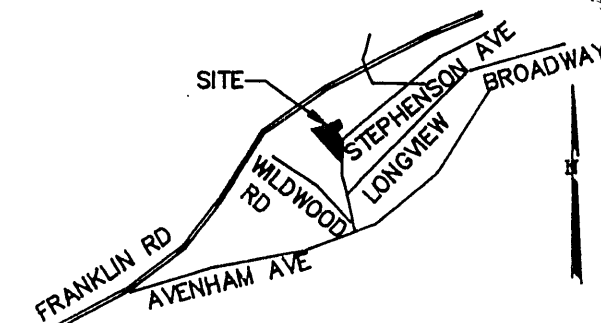
MY COMMISSION EXPIRES: 12/31/98
Vicky L. Hoernberger
NOTARY PUBLIC

APPROVED:
[Signature] 3/31/98
AGENT - CITY OF ROANOKE
PLANNING COMMISSION
[Signature] 3/31/98
CITY ENGINEER - CITY OF
ROANOKE

LINES 1-2-13-6-5 WERE SURVEYED
THE REMAINING PROPERTY WAS
PLATTED FROM RECORDS.
ROBERT B. & EVELYN W. MANETTA
ARE THE OWNERS OF RECORD,
SEE D.B. 1549, PG. 959



M.B. 1, PG. 1809



LOCATION MAP
NO SCALE

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0044 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

BOUNDARY NOTE:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 107-0602, BEING ORIGINAL PARCEL "A" (3.184 ACRES) AND CREATES HEREON NEW PARCEL "A1" (2.084 ACRES) AND NEW PARCEL "A2" (1.102 ACRES).

RESUBDIVISION FOR ROBERT B. & EVELYN W. MANETTA

OF PARCEL "A" (3.184 ACRES)
ROBERT F. & VIRGINIA S. BONDURANT MAP
M.B. 1, PG. 535
CREATING HEREON PARCEL "A1" (2.082 ACRES) AND
PARCEL "A2" (1.102 ACRES)
SITUATE ON STEPHENSON AVENUE, S.W.
ROANOKE, VIRGINIA

TAX # 107-0602 DATE: DECEMBER 2, 1997
CALC: LRD SCALE: 1" = 60'
DRAWN: LRD/172 W.O. 97-1422
N.B. WW-38, G-187

TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153

SHEET 1 OF 2

M.B. 1, PG. 1809