KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CSW ASSOCIATES ARE THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 2 THRU 11 TO 15 TO 16 TO 12 TO 2, INCLUSIVE AND IS PART OF THE LAND CONVEYED TO SAID OWNERS BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1019, PAGE 457 AND DEED BOOK 1472, PAGE 1451.

THAT THE COMMONWEALTH OF VIRGINIA WAS PREVIOUSLY CONVEYED THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 TO 12 TO 16 TO 10 TO 5 TO 1, INCLUSIVE AND IS PART OF THE LAND CONVEYED TO SAID OWNERS BY RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1762, PAGE 31 AS SET APART FOR PUBLIC STREETS AND EASEMENTS FOR PUBLIC USE.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AS REQUIRED BY SECTION 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

CSW ASSOCIATES

BY _____ ITS PARTNER

NOTARY STATEMENT

STATE OF VIRGINIA, COMMONWEALTH AT LARGE

I, BJ VAUGHN A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT B. Lester WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT SAME ON THIS 10th DAY OF November, 1997.

NOTARY PUBLIC

May 31, 2001
COMMISSION EXPIRATION

APPROVED:

Charles W. Huffine 6-25-98
ENGINEER, CITY OF ROANOKE DATE

John Thomas Tosh 6/25/98
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

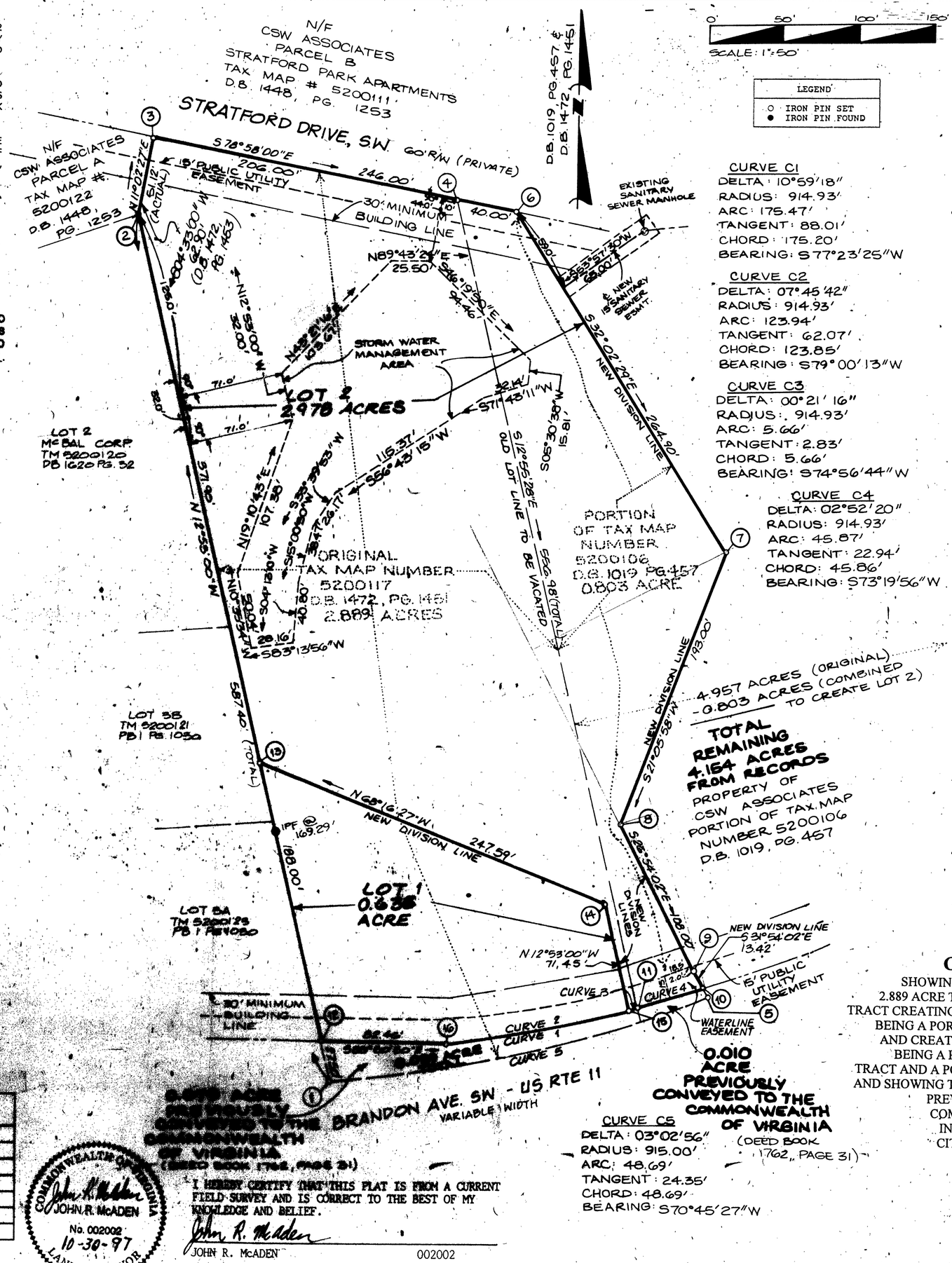
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 9:00 O'CLOCK A.M. ON THIS 26 DAY OF June, 1998, IN MAP BOOK 1, PAGE 1839.

BY: Arthur B Crush III
CLERK

Patty Humphreys
DEPUTY CLERK

NOTES:

1. OWNERS OF RECORD: CSW ASSOCIATES
2. LEGAL REFERENCE: DEED BOOK 1019, PAGE 457 AND DEED BOOK 1472, PAGE 1451 AND DEED BOOK 1762, PAGE 31
3. TAX MAP NUMBER: 5200117 AND PART OF 5200106
4. NO TITLE REPORT FURNISHED
5. PROPERTY IS CURRENTLY ZONED: C-1
6. THIS PROPERTY IS IN F.E.M.A. DEFINED FLOOD HAZARD ZONE UNSHADED X. SEE F.E.M.A. MAP #51161C0043D. EFFECTIVE DATE OCTOBER 15, 1993.
7. PLAT IN DEED BOOK 1472, PAGE 1453 MISCLOSES. THIS PLAT IS BASED ON ACTUAL MONUMENTATION FOUND IN THE FIELD.



CURVE C1
DELTA: 10°59'18"
RADIUS: 914.93'
ARC: 175.47'
TANGENT: 88.01'
CHORD: 175.20'
BEARING: S77°23'25"W

CURVE C2
DELTA: 07°45'42"
RADIUS: 914.93'
ARC: 123.94'
TANGENT: 62.07'
CHORD: 123.85'
BEARING: S79°00'13"W

CURVE C3
DELTA: 00°21'16"
RADIUS: 914.93'
ARC: 5.66'
TANGENT: 2.83'
CHORD: 5.66'
BEARING: S74°56'44"W

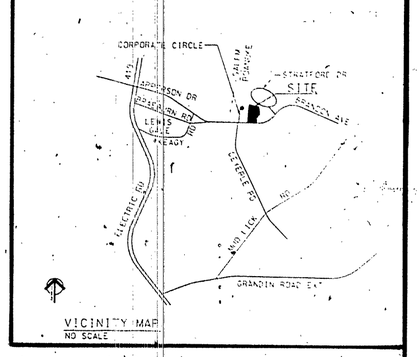
CURVE C4
DELTA: 02°52'20"
RADIUS: 914.93'
ARC: 45.87'
TANGENT: 22.94'
CHORD: 45.86'
BEARING: S73°19'56"W

CURVE C5
DELTA: 03°02'56"
RADIUS: 915.00'
ARC: 48.69'
TANGENT: 24.35'
CHORD: 48.69'
BEARING: S70°45'27"W

4.957 ACRES (ORIGINAL)
-0.803 ACRES (COMBINED TO CREATE LOT 2)

TOTAL REMAINING 4.154 ACRES FROM RECORDS PROPERTY OF CSW ASSOCIATES PORTION OF TAX MAP NUMBER 5200106 D.B. 1019, PG. 457

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.



COORDINATE LIST FOR 0.089 ACRE PREVIOUSLY CONVEYED TO THE COMMONWEALTH OF VIRGINIA

CORNER	NORTHING	EASTING
1	1000.0000	5000.0000
12	1026.8077	4993.8684
16	1025.1485	5076.3138
15	1048.7718	5197.8860
11	1050.2422	5203.3530
10	1063.3966	5247.2884
5	1056.5409	5251.5557
1	1000.0000	5000.0000

COORDINATE LIST FOR LOT 1

CORNER	NORTHING	EASTING
12	1026.8077	4993.8684
13	1210.0750	4951.9507
14	1118.4250	5181.9546
15	1048.7718	5197.8860
16	1025.1485	5076.3138
12	1026.8077	4993.8684

COORDINATE LIST FOR LOT 2

CORNER	NORTHING	EASTING
2	1572.6129	4869.0294
3	1622.7892	4878.8199
6	1575.7098	5120.2729
7	1351.1668	5260.8088
8	1171.1062	5191.3311
9	1074.7925	5240.1949
10	1063.3966	5247.2884
11	1050.2422	5203.3530
15	1048.7718	5197.8860
14	1118.4250	5181.9546
13	1210.0750	4951.9507
2	1572.6129	4869.0294

COORDINATE LIST FOR PORTION OF TAX MAP #5200106

CORNER	NORTHING	EASTING
4	1583.3650	5081.0122
6	1575.7098	5120.2729
7	1351.1668	5260.8088
8	1171.1062	5191.3311
9	1074.7925	5240.1949
10	1063.3966	5247.2884
11	1050.2422	5203.3530
4	1053.3650	5081.0122

COORDINATE LIST FOR TAX MAP # 5200117

CORNER	NORTHING	EASTING
1	1000.0000	5000.0000
2	1572.6129	4869.0294
3	1622.7892	4878.8199
4	1583.365	5081.0122
5	1040.4956	5205.5897
1	1000.0000	5000.0000

COMMONWEALTH OF VIRGINIA
JOHN R. McADEN
No. 002002
10-30-97
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN R. McADEN 002002

PLAT OF SUBDIVISION
MADE FOR
CSW ASSOCIATES
SHOWING THE DIVISION OF AN ORIGINAL 2.889 ACRE TRACT AND AN ORIGINAL 4.957 ACRE TRACT CREATING HEREON LOT 1 CONTAINING 0.635 ACRES BEING A PORTION OF ORIGINAL 2.889 ACRE TRACT AND CREATING LOT 2, CONTAINING 2.978 ACRES BEING A PORTION OF ORIGINAL 2.889 ACRE TRACT AND A PORTION OF ORIGINAL 4.957 ACRE TRACT AND SHOWING THE 0.079 ACRE AND 0.010 ACRE PARCELS PREVIOUSLY CONVEYED TO THE COMMONWEALTH OF VIRGINIA IN DEED BOOK 1762, PAGE 31
CITY OF ROANOKE, VIRGINIA
OCTOBER 30, 1997
JOB NUMBER R96227-1

BALZER AND ASSOCIATES, INC.