

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT J. M. TURNER & COMPANY, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 10 TO 1, INCLUSIVE, AND IS ALL 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 1717, PAGE 1448.

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 AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.1-465 THRU 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:

BY: W. Lee Wilhelm III PRESIDENT
J. M. TURNER & COMPANY, INC. ITS

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, B. J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT W. Lee Wilhelm III, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 12th DAY OF August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 2001.

LEGEND

- △ GAS VALVE
- MAN HOLE
- CLEAN OUT
- ⊕ POWER POLE
- IRON PIN SET
- IRON PIN FOUND

APPROVED: Charles M. Buffing 8/12/98
ENGINEER, CITY OF ROANOKE DATE
John Thomas Casselli 8/2/98
AGENCY, 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 3:50 O'CLOCK P.M. ON THIS 12 DAY OF August, 1998, IN MAP BOOK 1, PAGE 1849.

BY: Arthur B. Crush III
CLERK
Kathy S. Maloedon
DEPUTY CLERK

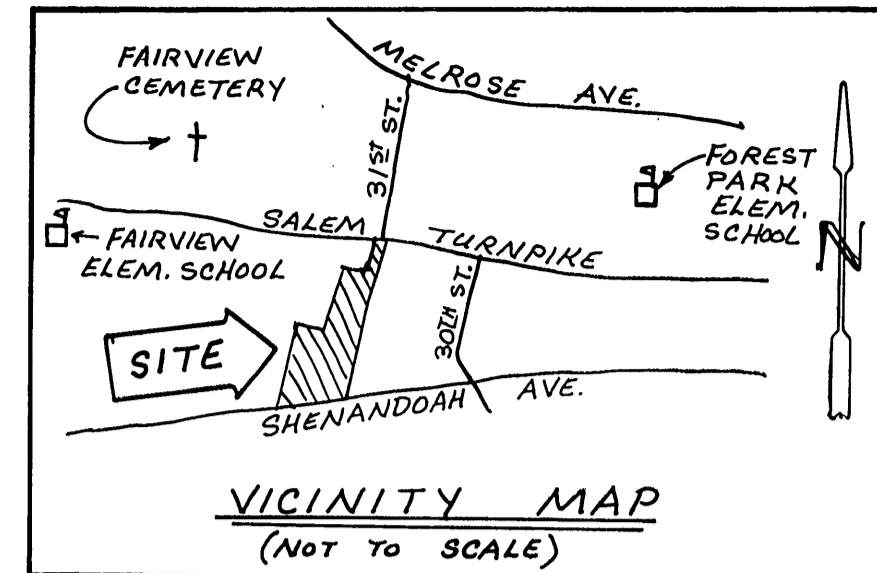
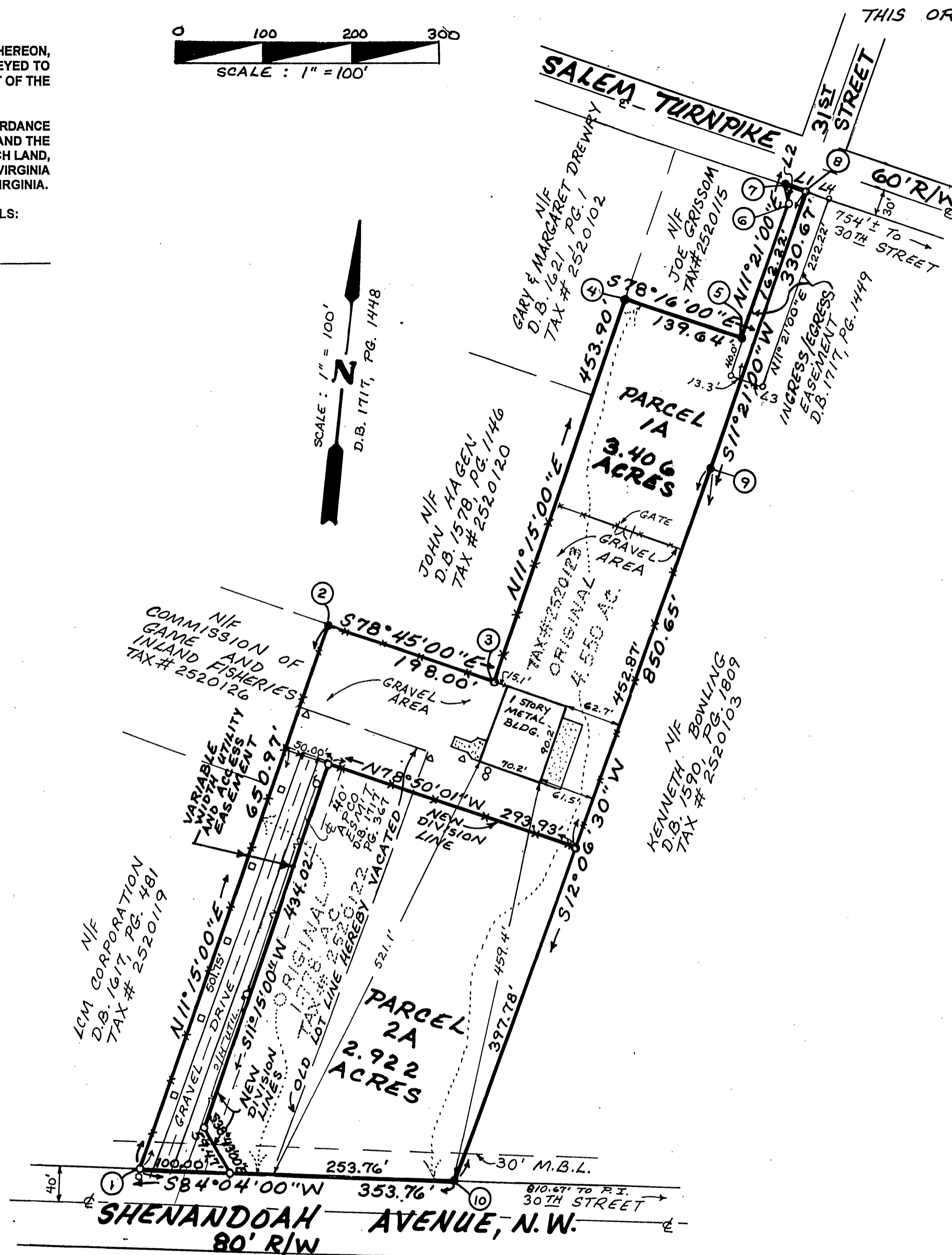


I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. MCADEN 002002

BALZER AND ASSOCIATES, INC., 1200 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



COORDINATE LIST		
CORNER	NORTHING	EASTING
1	4963.43140	9648.13515
2	5601.89333	9775.13312
3	5563.26334	9969.33924
4	6008.44177	10057.89070
5	5980.04501	10194.61290
6	6139.09252	10226.53810
7	6161.18543	10218.73620
8	6155.92623	10243.51420
9	5831.72305	10178.43780
10	5000.00057	10000.00540
1	4963.43140	9648.13515

NOTES:

- OWNER OF RECORD: J.M. TURNER & COMPANY, INC.
- LEGAL REFERENCE: DEED BOOK 1717, PAGE 1448
- TAX MAP NUMBERS: 2520122 (PARCEL 2) AND 2520123 (PARCEL 1)
- NO TITLE REPORT FURNISHED
- PROPERTY IS CURRENTLY ZONED: LM (LIGHT MANUFACTURING)

LINE	BEARING	DISTANCE
L1	S 78°01'00" W	25.33'
L2	N 19°27'00" W	23.43'
L3	N 78°01'00" W	26.67'
L4	S 78°01'00" E	26.67'

RESUBDIVISION PLAT
FOR
J. M. TURNER & COMPANY, INC.
SHOWING NEW DIVISION OF
PARCELS 1 AND 2
AS DESCRIBED IN
DEED BOOK 1717, PAGE 1448
CREATING HEREON
PARCEL 1A (3.406 ACRES) AND
PARCEL 2A (2.922 ACRES)
SITUATED ON SHENANDOAH AVENUE, N.W.
CITY OF ROANOKE, VIRGINIA
JULY 7, 1998
JOB #R9810042

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. SEE MAP #51161C0042D. PROPERTY IS IN ZONE X UNSHADED (EFFECTIVE DATE OCTOBER 15, 1993)

