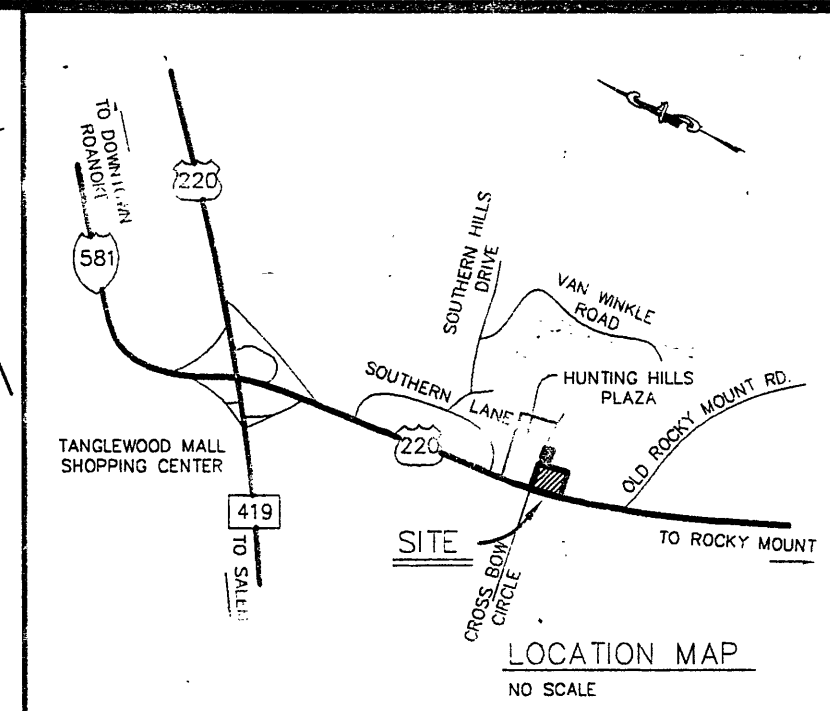


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	2791.79'	181.73'	90.90'	181.69'	N18°26'50"W	03°43'46"
C-2	25.00'	35.95'	21.88'	32.93'	N24°36'47"E	82°23'27"
C-3	3778.72'	63.24'	31.62'	63.24'	N66°17'16"E	00°57'32"
C-4 (DEED)	122.81'	46.74'	23.65'	46.45'	S55°18'44"E	21°48'17"
C-4 (ACTUAL)	119.39'	46.75'	23.68'	46.45'	S55°18'43"E	22°26'05"
C-5	542.82'	5.98'	2.99'	5.98'	S44°24'35"E	00°37'51"
C-6	125.00'	59.67'	30.42'	59.11'	S31°02'56"E	27°21'07"
C-7	3778.72'	55.20'	27.60'	55.20'	N68°11'42"E	00°50'13"
C-8	3794.72'	22.00'	11.00'	22.00'	N69°34'02"E	00°19'56"
C-9	30.00'	24.84'	13.18'	24.13'	S45°08'23"E	47°26'03"
C-10	162.00'	33.79'	16.96'	33.73'	N34°07'38"W	11°57'00"
C-11	100.00'	15.58'	7.81'	15.56'	N44°53'57"W	08°55'37"
C-12	23.01'	14.52'	7.51'	14.28'	N30°56'53"W	36°09'45"
C-13	24.27'	17.19'	8.97'	16.84'	N07°25'21"E	40°34'42"

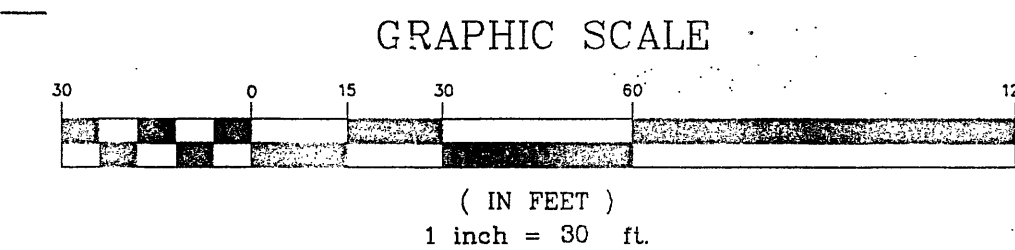
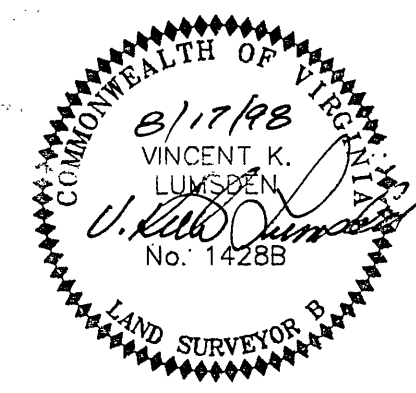


LEGEND	
	PARKING SPACES
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	WATER VALVE
	FIRE HYDRANT
	HANDICAP PARKING SPACE
	PIPE FLOW DIRECTION
	UTILITY POLE
	GUY WIRE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC & TELEPHONE
	GAS LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE
	LAMP POST
	TRAFFIC DIRECTION
	SANITARY SEWER CLEAN OUT
	STORM DRAIN INLETS
	SANITARY SEWER MANHOLE
	WATER MANHOLE
	STORM DRAIN MANHOLE
	IRON PIN
	M.B.L. MINIMUM BUILDING LINE
	RD. ROOF DRAIN
	CONC. CONCRETE
	D.H. DRILL HOLE
	P.K. NAIL MASONRY NAIL
	CONCRETE

- NOTES
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - THE PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL #51161C0062 D, DATED OCTOBER 15, 1993, ZONE X.
 - STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES AND ALL SURFACE UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS WERE OBTAINED FROM THE RESPECTIVE UTILITY COMPANY MARKINGS OR PLANS ON FILE WITH ROANOKE CITY AND SHOULD BE FIELD VERIFIED BEFORE THE START OF ANY CONSTRUCTION OR RECONSTRUCTION.
 - LEGAL REFERENCES:
M.B. 1, PG. 1147
D.B. 1663, PG. 597
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION, BUT A RESURVEY OF EXISTING PARCELS.

PLAT SHOWING PROPERTY
OF
J & K, L.L.P.
BEING
PARCEL NO. 1 & PARCEL NO. 2
(M.B. 1, PG. 1147)
ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: 17 AUGUST 1998
LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA
COMM. # 93-266



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT, HERETO ANNEXED IS ADMITTED TO RECORD ON Sept 2 1998, AT 1:22 O' CLOCK
TESTEE: ARTHUR B. CRUSH, III, CLERK
Arthur B. Crush, III
DEPUTY CLERK

PARCEL 4
PROPERTY OF
FOOD LION, INC.
M.B. 1, PG. 1147
D.B. 1663, PG. 272
ZONED C-2
TAX #5470127

PHEASANT RIDGE ROAD, S.W.
(R/W VARIES)

FRANKLIN ROAD, S.W.
(R/W VARIES)

MERIDIAN OF M.B. 1, PG. 1147