

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT SHENANDOAH, L.P. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 9 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF CIRCUIT OF THE CITY OF ROANOKE, VIRGINIA, BY INSTRUMENT NUMBER 970022522.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE ALL THE EASEMENTS SHOWN HEREON.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 23RD DAY OF September, 1998.

Thomas J. McMullen, Jr. 9-23-98
THOMAS J. McMULLEN, JR. DATE
VICE-PRESIDENT

David C. Hellscher 9/22/98
DAVID C. HELLSCHER DATE
TRUSTEE

Alton B. Prillaman 9-22-98
ALTON B. PRILLAMAN DATE
TRUSTEE

STATE OF ~~VIRGINIA~~ FLORIDA
COUNTY OF ~~HILLSBOROUGH~~

I, *Tenika D. Buckner* A NOTARY PUBLIC
IN AND FOR THE AFORESAID County AND STATE DO HEREBY
CERTIFY THAT Shenandoah, L.P. OWNER, WHOSE
NAME IS SIGNED TO THE FOREGOING WRITING DATED 9-23
1998, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID
County AND STATE AND ACKNOWLEDGED THE SAME ON
9-23, 1998.

MY COMMISSION EXPIRES
Tenika D. Buckner
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 28TH
DAY OF September, 1998 AND WITH THE CERTIFICATES
OF DEDICATION AND ACKNOWLEDGES THERETO ATTACHED IS ADMITTED
TO RECORD AT 2:50 O'CLOCK P.M.

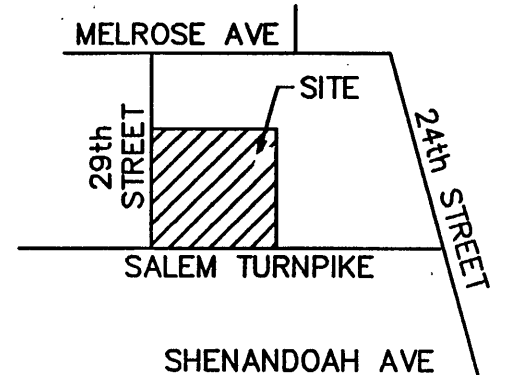
TESTE: *Kathy Chalk* 9-28-98
CLERK DATE

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
- THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
- THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
- FEMA FLOOD ZONE: 'X'
- ZONING: RM-2
- LEGAL REFERENCE: INSTRUMENT NO. 970022522
INSTRUMENT NO. 970022523
MB 1 PG 1363
- THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.
- THE PROPERTY OWNER NEW LOT 3-A2 SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES LOCATED THEREON.

LMW P.C.
ENGINEERING • ARCHITECTURE • SURVEYING
(540) 345-0875 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4458 ROANOKE, VIRGINIA 24013

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.77'	25.51'	35.71'	N 35°19'37" W	91°08'46"
C2	25.00'	42.43'	28.38'	37.52'	S 58°52'21" W	97°14'33"
C3	1009.70'	173.75'	87.09'	173.54'	S 77°26'26" E	09°51'34"
C4	25.00'	37.46'	23.25'	34.05'	N 39°26'37" W	85°51'07"

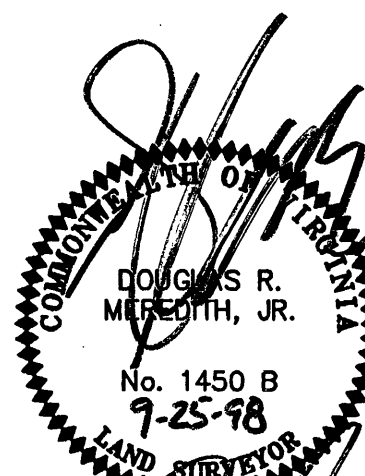
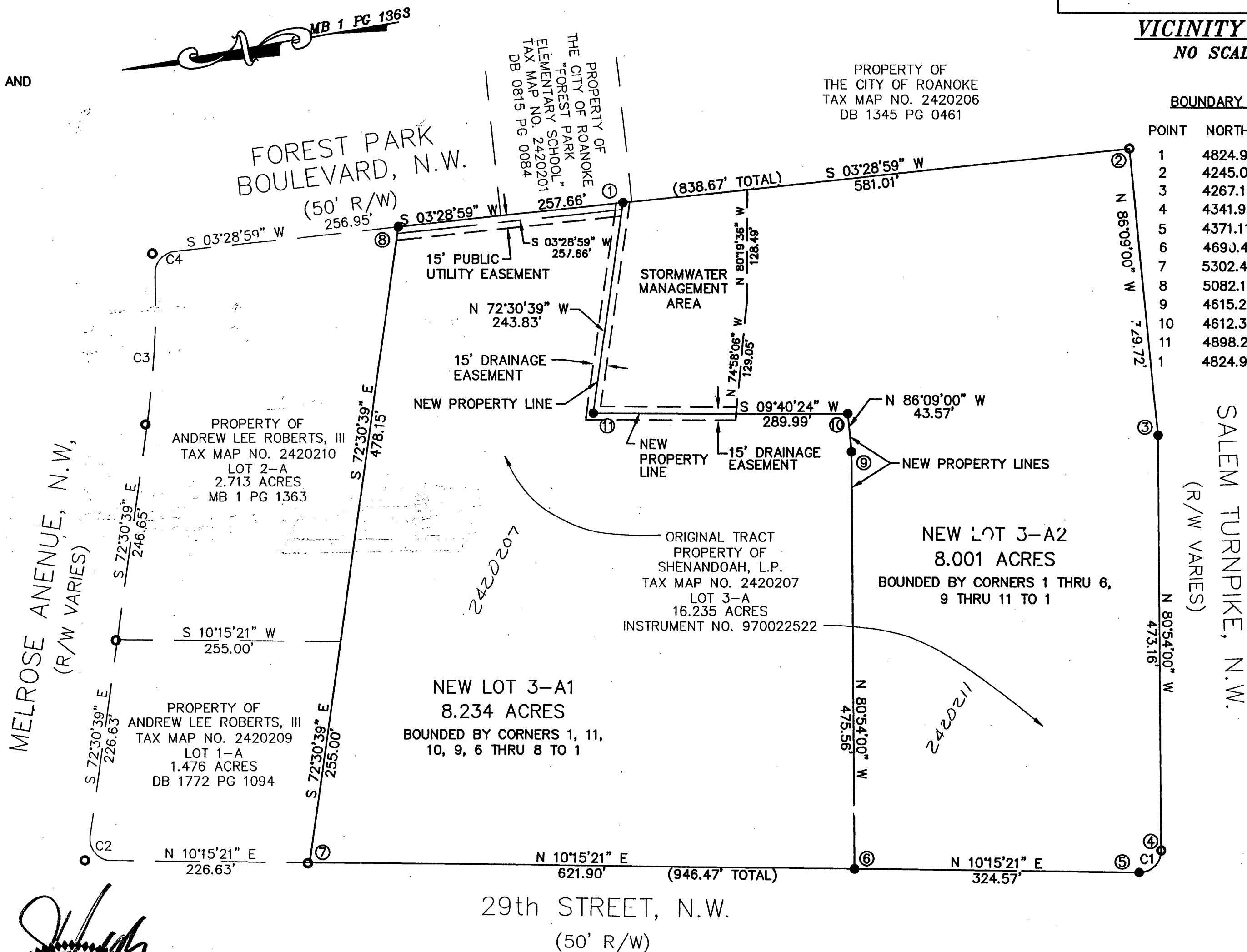


VICINITY MAP

NO SCALE

BOUNDARY COORDINATES

POINT	NORTHING	EASTING
1	4824.9467	2487.2364
2	4245.0107	2451.9381
3	4267.1497	2122.9617
4	4341.9838	1655.7569
5	4371.1160	1635.1096
6	4690.4963	1692.8965
7	5302.4639	1803.6226
8	5082.1310	2502.8901
9	4615.2824	2312.4725
10	4612.3566	2205.9488
11	4898.2243	2254.6762
1	4824.9467	2487.2364



APPROVED:

Charles M. Huffer 9/28/98
AGENT CITY OF ROANOKE PLANNING COMMISSION DATE
Charles M. Huffer 9/28/98
CITY OF ROANOKE - CITY ENGINEER DATE

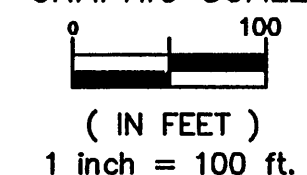
DATE: 9-25-98

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF

LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- SET REBAR
- EXISTING IRON FOUND

GRAPHIC SCALE



PLAT OF SURVEY SHOWING

THE SUBDIVISION OF 16.235 ACRES CREATING
NEW LOT 3-A1 (8.234 ACRES) AND NEW LOT
3-A2 (8.001 ACRES) FOR SHENANDOAH, L.P.
SITUATED BETWEEN MELROSE AVENUE, N.W.,
SALEM TURNPIKE, N.W. AND ADJACENT TO
29th STREET, N.W. LOCATED IN
THE CITY OF ROANOKE, VIRGINIA

COMM. 1389 SURVEYED: 9/30/94