

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROSENBERG FAMILY FUND, A CALIFORNIA GENERAL PARTNERSHIP IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 15,16,17,6,5, 4 TO 15, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JULY 7, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1717, PAGE 1555 AND BEING SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED JULY 15, 1994 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1717, PAGE 1552 TO JAMES N. HINSON, JR. & ELLIS L. GUTSHALL, TRUSTEES, SECURING A NOTE TO FIRST VIRGINIA BANK-SOUTHWEST, BENEFICIARY.

THAT CARROLL E. BOWYER AND VELLA H. BOWYER ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1,3,5,6,9 TO 1, INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JULY 1, 1996 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1770, PAGE 810.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNERS HEREBY VACATE THE OLD DEED LINES AS SHOWN HEREON AS REQUIRED BY SECTION 15.2-2275 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER, TRUSTEE & BENEFICIARY.

OWNER
D.B. 1717, PG. 1555

Milton L. Rosenberg 12-7-98
MILTON L. ROSENBERG DATE
GENERAL PARTNER
ROSENBERG FAMILY FUND

TRUSTEE
D.B. 1717, PG. 1552

James N. Hinson, Jr. 12-1-98
JAMES N. HINSON, JR. DATE

BENEFICIARY
D.B. 1717, PG. 1552

Blair J. Hinson 12-1-98
AUTHORIZED AGENT DATE
FIRST VIRGINIA BANK-SOUTHWEST

OWNER
D.B. 1770, PG. 810

Carroll E. Bowyer 12-1-98
CARROLL E. BOWYER DATE

OWNER
D.B. 1770, PG. 810

Vella H. Bowyer 12-1-98
VELLA H. BOWYER DATE

STATE OF ~~VIRGINIA~~ CALIFORNIA
COUNTY OF SAN FRANCISCO

TO WIT:
I, WALDON LOUIE, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, MILTON L. ROSENBERG, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7TH DAY OF DECEMBER, 1998.

MY COMMISSION EXPIRES:

3/3/2000
Com # 1089495

Waldon Louie
NOTARY PUBLIC

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. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE PANEL NO. 51161C0028 D, DATED OCTOBER 15, 1993.
3. NEW LINES SURVEYED ONLY, REMAINING PROPERTY PLATTED FROM EXISTING RECORDS.

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 2:00 O'CLOCK P.M. ON THIS 17 DAY OF December, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Kathryn M. Holladay
DEPUTY CLERK

STATE OF VIRGINIA

City OF Roanoke

TO WIT:
I, Linda T. Miller, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, JAMES N. HINSON, JR., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15th DAY OF December, 1998.

MY COMMISSION EXPIRES:

March 31, 2002

Linda T. Miller
NOTARY PUBLIC

STATE OF VIRGINIA

City OF Roanoke

TO WIT:
I, Linda T. Miller, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, Stanley B. Andrzejewski, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15th DAY OF December, 1998.

MY COMMISSION EXPIRES:

March 31, 2002

Linda T. Miller
NOTARY PUBLIC

STATE OF VIRGINIA

County OF Bathurst

TO WIT:
I, Mary E. English, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, CARROLL E. & VELLA M. BOWYER, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 1st DAY OF December, 1998.

MY COMMISSION EXPIRES:

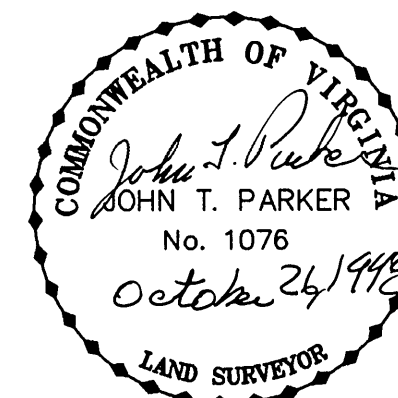
Nov 30, 2002

Mary E. English
NOTARY PUBLIC

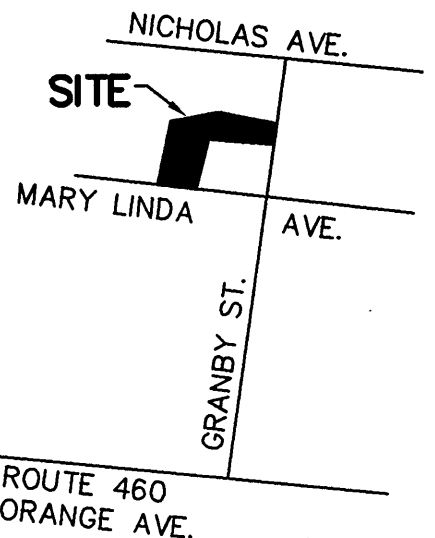
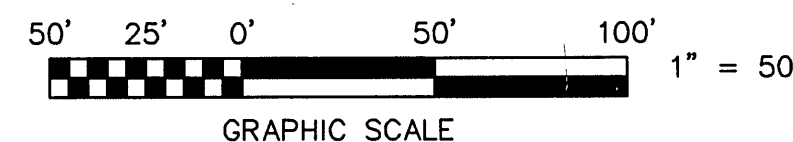
APPROVED:

John Hinson 12-16-98
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Charles M. Buffing 12-16-98
CITY ENGINEER - CITY OF DATE
ROANOKE, VIRGINIA



THIS PLAT IS BASED ON A PARTIAL FIELD SURVEY AND LEGAL DESCRIPTIONS CONTAINED IN D.B. 1717, PG. 1555 & D.B. 1770, PG. 810



VICINITY MAP

PARTIAL SURVEY AND
SUBDIVISION FOR

**THE ROSENBERG FAMILY FUND,
CARROLL E. BOWYER &
VELLA M. BOWYER**

SHOWING THE RESUBDIVISION AND COMBINATION OF
A 3.686 AC. PARCEL, A 0.760 AC. PARCEL, AND PARCEL 9B & 9C,
STATESMAN INDUSTRIAL PARK, P.B. 9, PG. 33
AND CREATING LOT 1 (4.109 AC.) AND LOT 2 (2.336 AC.)
SITUATE ON GRANBY STREET, N.E. & MARY LINDA AVENUE, N.E.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 7180206
7180207
7190204
7190203

DRAWN: DAP
CALC: DAP
N.B.: F-33

SCALE: 1" = 50'
OCTOBER 26, 1998
W.O.: 98-1432

SHEET 1 OF 2
M.B. 1 PG. 1893