

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT ONE ROANOKE, L.L.C. IS THE FEE SIMPLE OWNER OF THE PARCEL THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 TO 10 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, INSTRUMENT NO. 980010376, PAGE 41.

SAID PARCEL IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST, DATED JUNE 29, 1998, TO BANK UNITED, BENEFICIARY OF RECORD, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NO. 980010377.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AS REQUIRED BY SECTIONS 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA(1950), AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

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

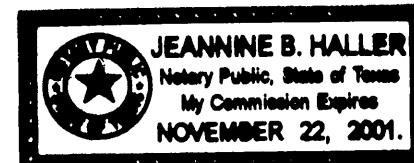
ONE ROANOKE, L.L.C., OWNER BANK UNITED, BENEFICIARY
BY: [Signature] ITS VICE PRESIDENT

BANK UNITED, BENEFICIARY ONE ROANOKE, L.L.C., OWNER
BY: [Signature] ITS [Signature]

[Signature] TRUSTEE
AMY S. OWEN

STATE OF Texas, COUNTY OR CITY OF Dallas

I, Jeannine B. Haller, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Cathy Moore, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON December 2, 1998.

MY COMMISSION EXPIRES 11/22/01

NOTARY PUBLIC

STATE OF Virginia, COUNTY OR CITY OF Sanitary

I, Marjorie S. Card, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Amy S. Owen, Trustee, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON February 12, 1999.

MY COMMISSION EXPIRES 12/31/2000

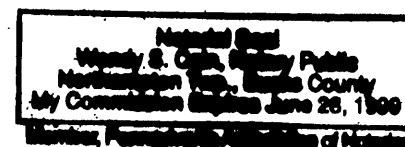
[Signature]
NOTARY PUBLIC

STATE OF Pennsylvania, COUNTY OR CITY OF Northampton

I, Wendy S. Chin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Carol R. Hefner, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON March 3, 1998.

MY COMMISSION EXPIRES June 28, 1999

[Signature]
NOTARY PUBLIC



IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:55 O'CLOCK A.M. ON THIS 23 DAY OF March, 1999, IN MAP BOOK 1, PAGE 1932.

BY: Arthur B. Crush III
CLERK

[Signature]
DEPUTY CLERK

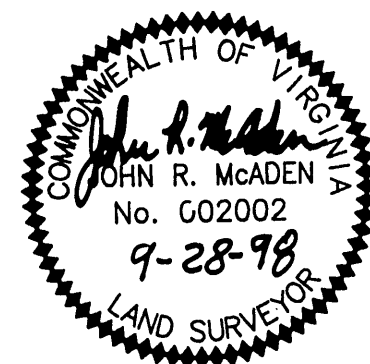
GENERAL NOTES

- 1) PROPERTY LOCATED ON CITY OF ROANOKE TAX MAPS #5200117 AND #5200106 AND IS CURRENTLY ZONED C-1.
- 2) THE PROPERTY IS IN F.E.M.A. DEFINED FLOOD HAZARD ZONE "X" UNSHADED AS PER F.E.M.A. MAP #51161C0043D. WITH AN EFFECTIVE DATE OF OCTOBER 15, 1993.
- 3) OWNERS OF RECORD: ONE ROANOKE, L.L.C. INSTRUMENT NO. 980010376.
- 4) NO TITLE REPORT FURNISHED.

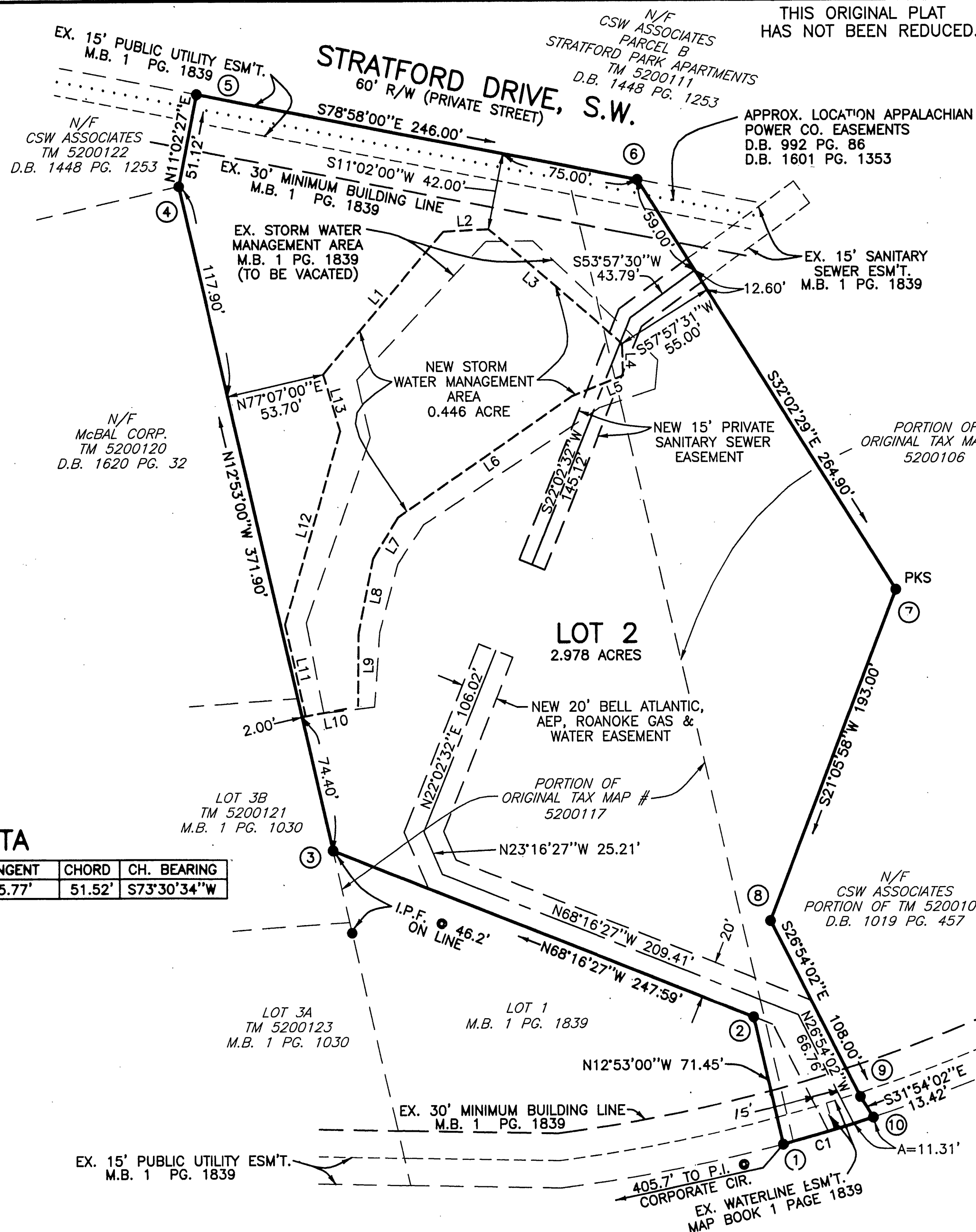
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
JOHN R. McADEN

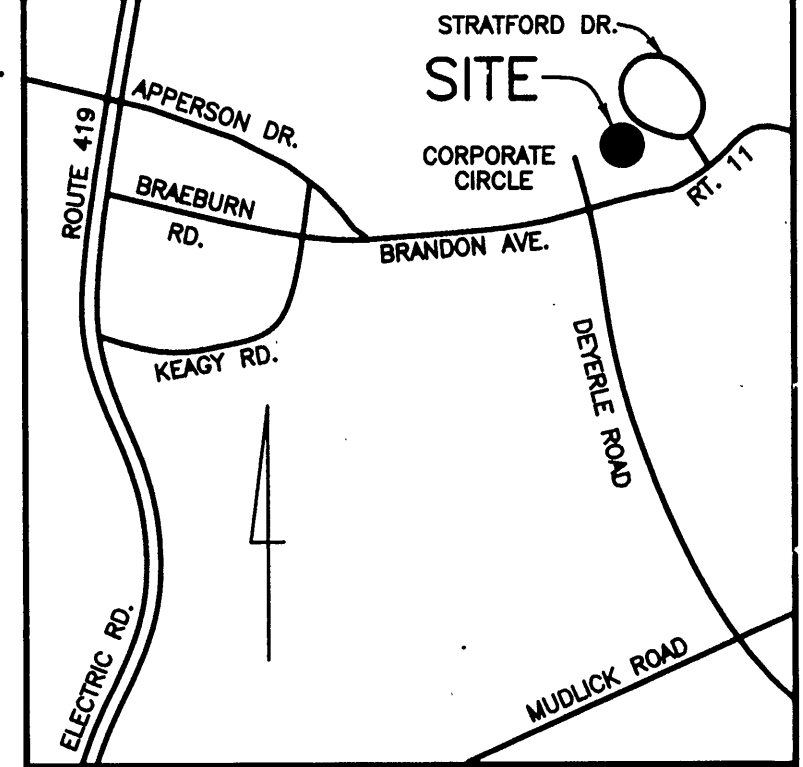
002002



MAP BOOK 1 PAGE 1839



THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

VICINITY MAP
NO SCALE

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
SCALE: 1"=50'	

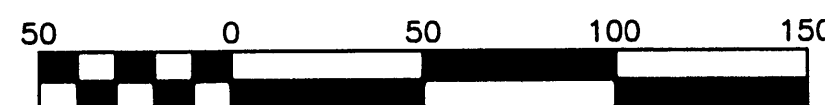
LINE TABLE NEW STORM WATER MANAGEMENT AREA		
NUMBER	DIRECTION	DISTANCE
L1	N40°23'02"E	102.25'
L2	N86°59'53"E	24.74'
L3	S49°12'39"E	96.44'
L4	S01°28'31"E	17.30'
L5	S68°27'00"W	30.20'
L6	S55°28'26"W	116.05'
L7	S31°21'10"W	26.52'
L8	S11°09'46"W	41.72'
L9	S06°39'46"W	39.70'
L10	S79°28'12"W	29.22'
L11	N12°09'26"W	51.20'
L12	N16°04'49"E	1.07'
L13	N16°37'35"W	32.17'

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	1043.7718	5197.8860
2	1118.4250	5181.9546
3	1210.0750	4951.9507
4	1572.6129	4869.0294
5	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
1	1048.7718	5197.8860

BRANDON AVENUE, S.W. - ROUTE 11
VARIABLE WIDTH R/W

APPROVED:

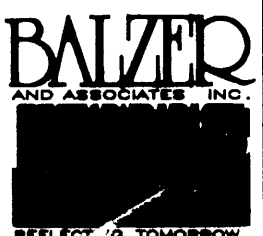
[Signature] 3-22-99
ENGINEER, CITY OF ROANOKE, VA.
[Signature] 3/22/99
AGENT, CITY OF ROANOKE PLANNING COMMISSION



Scale 1" = 50'

PLAT SHOWING THE EXISTING STORM WATER MANAGEMENT AREA TO BE VACATED AND CREATING A NEW STORM WATER MANAGEMENT AREA, A NEW 20' BELL ATLANTIC, AEP, ROANOKE GAS AND WATER EASEMENT, AND A NEW 15' PRIVATE SANITARY SEWER EASEMENT ON THE PROPERTY OF

ONE ROANOKE, L.L.C.
INSTRUMENT NO. 980010376
CITY OF ROANOKE, VIRGINIA
SEPTEMBER 28, 1998
JOB #R96227-2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018