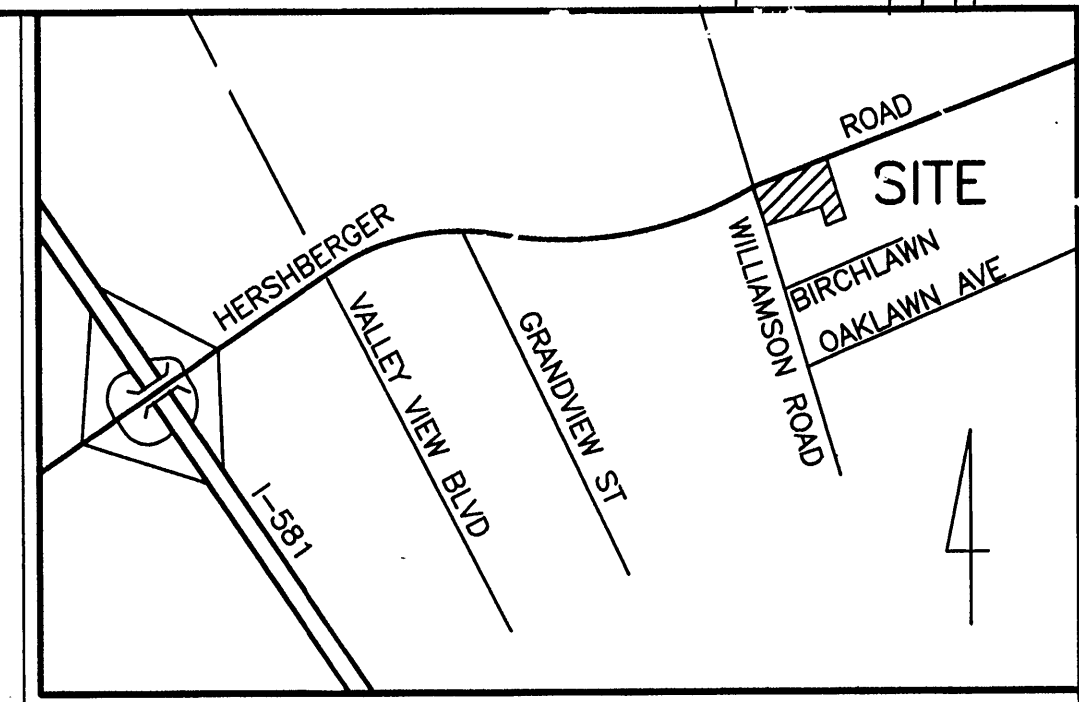


THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.

LEGEND

IPF - IRON PIN FOUND
IPS - IRON PIN SET
R.R. - RAIL ROAD
M.B.L. - MINIMUM BUILDING LINE
R.Y.S. - REAR YARD SETBACK



VICINITY MAP

NO SCALE

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WALGREEN COMPANY IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 12 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENTS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBERS 980019077 AND 990000356.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE 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.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

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

HERSHBERGER DEVELOPMENT COMPANY, L.L.C.

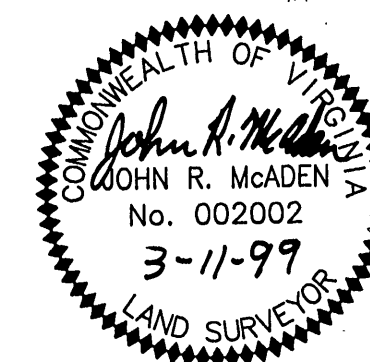
BY: Gordon H. Kolb
GORDON H. KOLB

ITS: MANAGING PARTNER & AGENT FOR
THE WALGREEN COMPANY

NOTARY STATEMENT

STATE OF LOUISIANA, Parish Orleans
I, Jenese M. Caronia, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Gordon H. Kolb WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 12th DAY OF April, 1999.

Jenese M. Caronia at death
NOTARY PUBLIC MY COMMISSION EXPIRES



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

BOUNDARY COORDINATES		
CORNER	NORTH	EAST
01	2231.13618	4261.07210
02	2000.07580	4404.33549
03	1952.07975	4312.19635
04	1968.33499	4300.45941
05	1861.82765	4095.71515
06	1942.06431	4037.84712
07	1999.80719	3999.96520
08	2036.73059	3991.88980
09	2041.99329	4008.05470
10	2049.31409	4010.42280
11	2066.43639	4003.41730
12	2081.64409	4019.96600
01	2231.13618	4261.07210

* COORDINATES ASSUME *

COMBINATION PLAT SHOWING
THE CONSOLIDATION OF

NEW LOT "B"

M.B. 1, PG. 1282

AND A

1.152 ACRE TRACT

PROPERTY OF

WALGREEN COMPANY

CREATING NEW

PARCEL 3

BEING 1.897 ACRES

CITY OF ROANOKE, VIRGINIA

MARCH 11, 1999

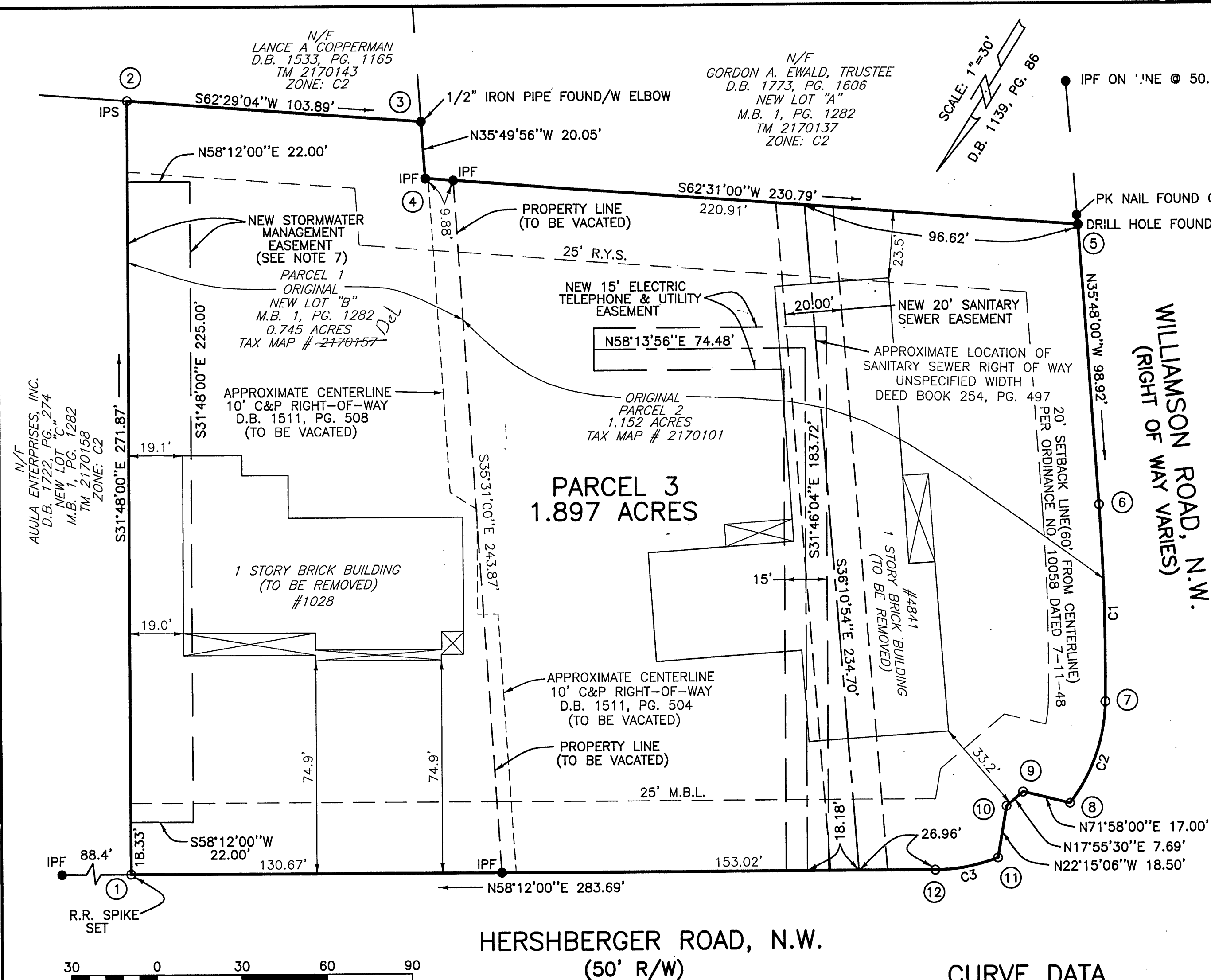
JOB #R98091



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

* PLANNERS * ARCHITECTS
* ENGINEERS * SURVEYORS

SHEET 1 OF 1



CURVE DATA

CURVE	DELTA	ARC	RADIUS	TAN	CHORD	CHORD BEARING
C1	05°05'02"	69.08'	778.57'	34.56'	69.06'	N33°16'00"W
C2	36°43'04"	38.45'	60.00'	19.91'	37.80'	N12°20'12"W
C3	21°35'20"	22.61'	60.00'	11.44'	22.47'	N47°24'29"E

NOTES:

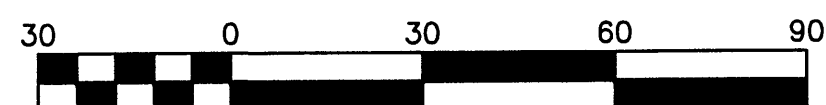
- OWNER OF RECORD: WALGREEN COMPANY
- LEGAL REFERENCE:
INSTRUMENT NO. 980019077 AND 990000356
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. FA98-0365 WITH AN EFFECTIVE DATE OF AUGUST 10, 1998.
- TAX MAP PARCELS 2170101 AND 2170157 CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT).
- THESE PROPERTIES ARE NOT LOCATED IN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0024 D WITH AN EFFECTIVE DATE OF OCTOBER 15, 1993.
- SUBJECT TO MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT AREA.

APPROVED:

John R. McAden 4-16-99
As ENGINEER, CITY OF ROANOKE
John Thomas J. J. J. 04/15/99
AGENT, CITY OF ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:05 O'CLOCK P.M. ON THIS 20 DAY OF April, 1999, IN MAP BOOK 1, PAGE 1941.

TESTE: Arthur B. Crush III
CLERK
Patty Humphrey
DEPUTY CLERK



Scale 1" = 30'