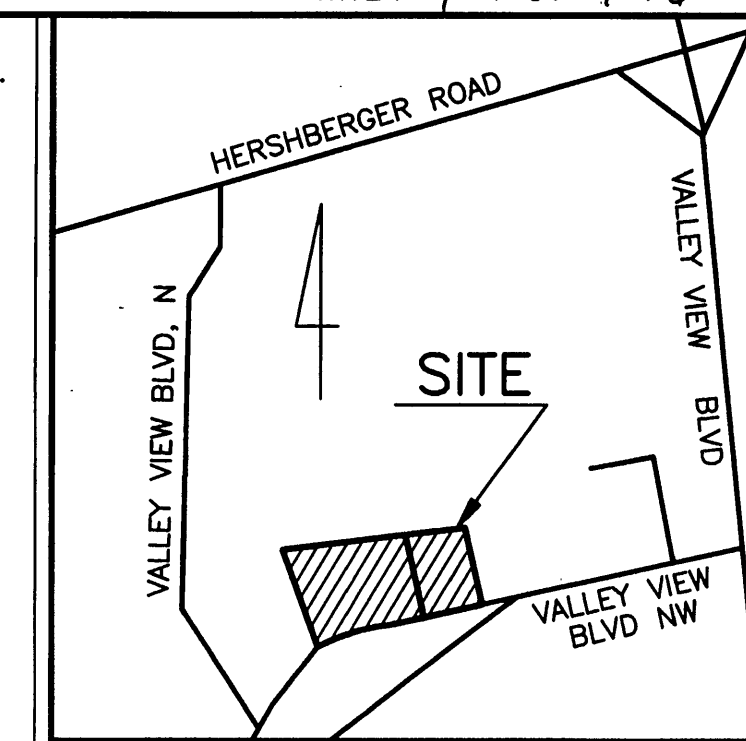
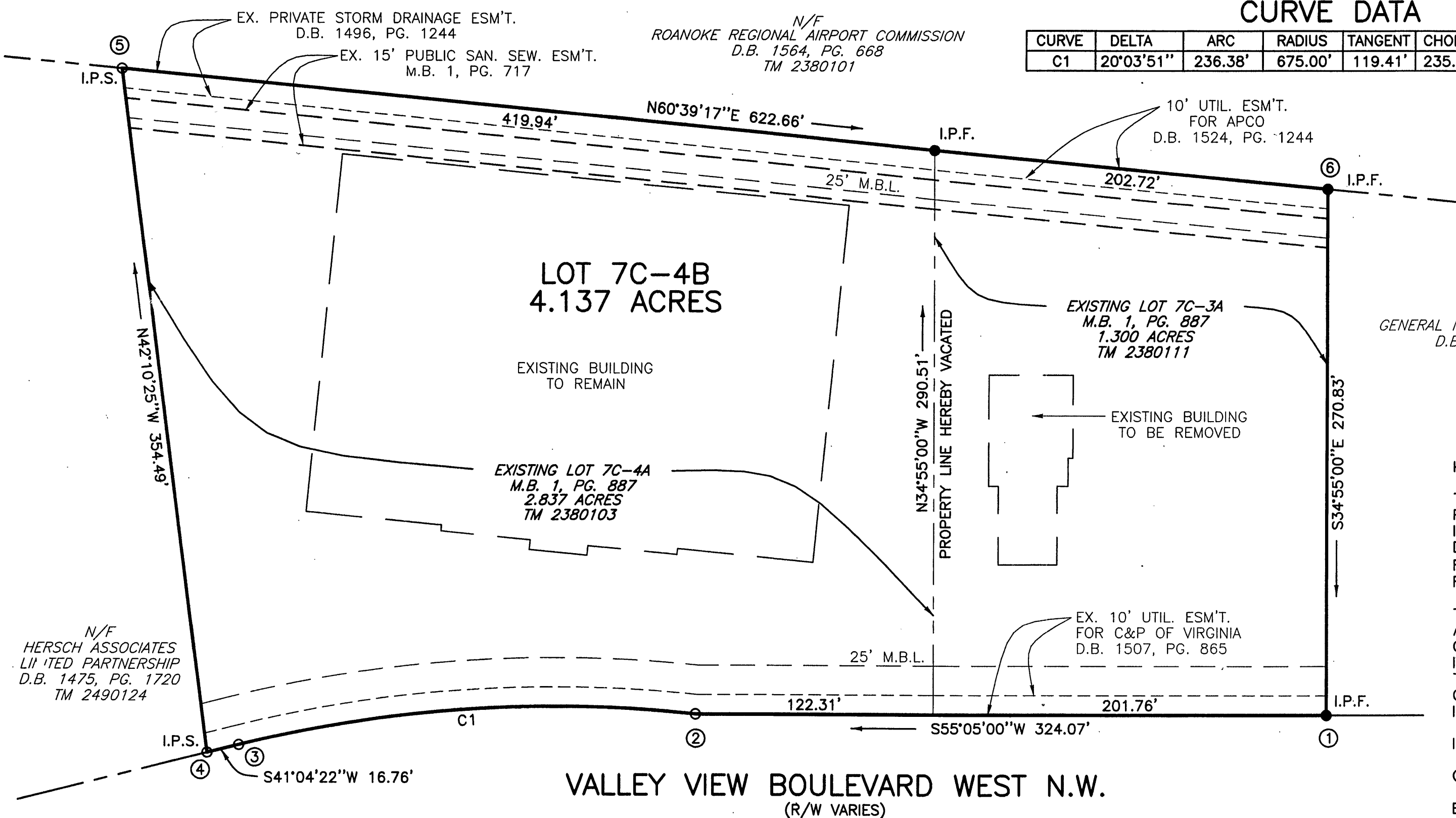


CURVE DATA

CURVE	DELTA	ARC	RADIUS	TANGENT	CHORD	CH. BEARING
C1	20°03'51"	236.38'	675.00'	119.41'	235.17'	S51°06'17"W

THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.SCALE: 1"=50'
M.B. 1, PG. 887VICINITY MAP
NO SCALELOT 7C-3B
N/F
GENERAL MILLS RESTAURANTS, INC.
D.B. 1640, PG. 1717
TM 2380108

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GRAND PROPERTY OF VIRGINIA, L.C. IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED BOOK 1717, PAGE 75 AND INSTRUMENT NUMBER 980006596 BOTH RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTIONS 15.2-2240 AND 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, 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.

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

GRAND PROPERTY OF VIRGINIA, L.C.

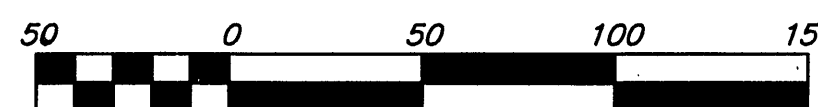
BY: George B. Cartledge, Jr. ITS: President

NOTARY STATEMENT

STATE OF VA, COUNTY/CITY OF Roanoke
I, Linda S. Bright, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE,
DO HEREBY CERTIFY THAT George B. Cartledge, Jr. WHOSE NAME IS SIGNED TO THE
FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED
THE SAME ON THIS 24th DAY OF May, 1999.
Linda S. Bright 1-31-02
NOTARY PUBLIC MY COMMISSION EXPIRES

BOUNDARY COORDINATES		
CORNER	NORTH	EAST
1	1115.48460	5165.44290
2	929.99064	4899.70830
3	782.32843	4716.67675
4	769.69348	4705.66514
5	1032.41459	4467.66458
6	1337.56125	5010.42403
1	1115.48460	5165.44290

* COORDINATES ASSUMED *



Scale 1" = 50'

APPROVED: Charles M. Huffline 6-2-99
ENGINEER, CITY OF ROANOKE DATE
John R. McAden 5/20/99
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THEREON ANNEXED IS ADMITTED TO RECORD AT 12:30 O'CLOCK
P.M. ON THIS 4th DAY OF June, 1999, IN
MAP BOOK , PAGE .

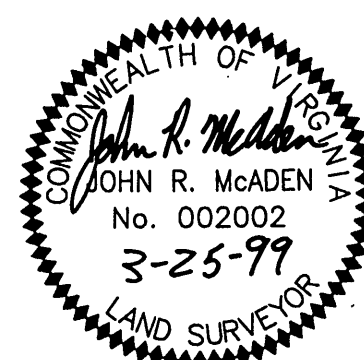
TESTE: ARMOR D. CRUSH, II, CLERK
CLERK
Lois Chiles
DEPUTY CLERK

LEGEND

IPF - IRON PIN FOUND
IPS - IRON PIN SET
N/F - NOW OR FORMALLY

NOTES:

- OWNER OF RECORD: GRAND PROPERTY OF VIRGINIA, L.C.
- LEGAL REFERENCE:
DEED BOOK 1717, PAGE 75 AND INSTRUMENT NO. 980006596.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- NO TITLE REPORT FURNISHED.
- TAX MAP PARCELS 2380103 AND 2380111 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.



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

COMBINATION PLAT SHOWING
THE CONSOLIDATION OF
LOTS 7C-3A & 7C-4A
M.B. 1, PG. 887
HERSCH ASSOCIATES LIMITED PARTNERSHIP
PROPERTY OF
GRAND PROPERTY OF VIRGINIA, L.C.
CREATING
LOT 7C-4B
BEING 4.137 ACRES
CITY OF ROANOKE, VIRGINIA
MARCH 25, 1999
JOB #R97067



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

REFLECTING TOMORROW
• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS