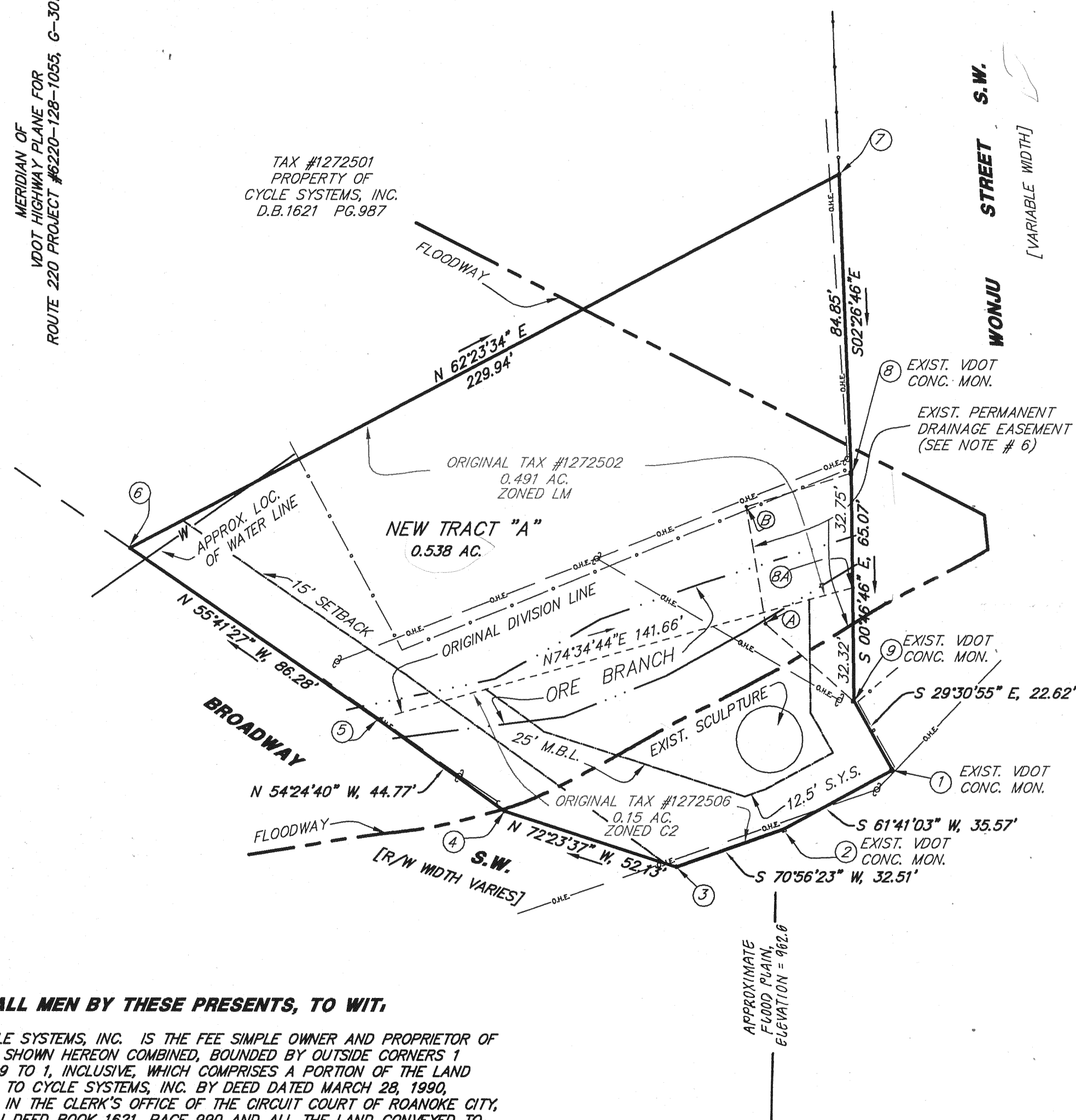


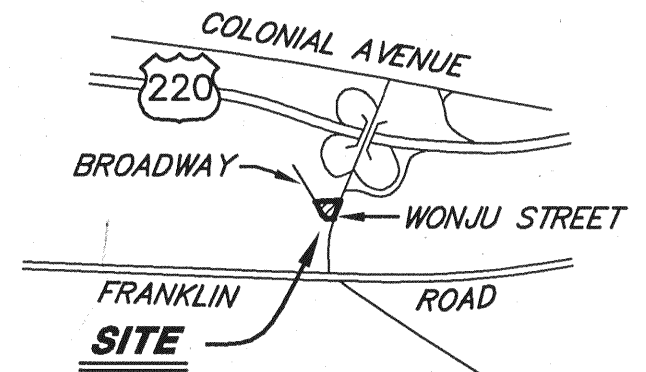
MERIDIAN OF
VDOT HIGHWAY PLANE FOR
ROUTE 220 PROJECT #6220-128-1055, G-301

TAX #1272501
PROPERTY OF
CYCLE SYSTEMS, INC.
D.B.1621 PG.987



BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMMED		
COR.	NORTHING	EASTING
1	1762.9832	1922.3210
2	1746.1094	1891.0037
3	1735.4938	1860.2788
4	1751.2621	1810.5901
5	1777.3169	1774.1821
6	1825.9499	1702.9134
7	1932.5048	1906.6715
8	1847.7321	1910.2929
9	1782.6660	1911.1781
1	1762.9815	1922.3219
TOTAL AREA=23,420 S.F.=0.538 AC.		

LIMITS OF DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
8-9	S00°46'46\"E	65.07'
9-A	N43°37'56\"W	37.62'
A-B	N08°01'30\"W	31.19'
B-8	N76°43'17\"E	30.24'
AREA=1,302 S.F.		



LOCATION MAP
NOT TO SCALE

LEGEND	
O.H.E.	OVERHEAD ELECTRIC
EXIST.	EXISTING
□	EXISTING HIGHWAY CONCRETE MONUMENT
⊙	UTILITY POLE
—○—	CHAIN LINK FENCE
---	FLOODWAY BOUNDARY

APPROVED:

John H. Russell
AGENT, ROANOKE CITY PLANNING COMMISSION

8/26/99
DATE

Charles M. Huddle
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

8-26-99
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA,
THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF
ACKNOWLEDGMENT THEREON, IS ADMITTED TO RECORD ON
September 23, 1999 AT 11:35 O'CLOCK A M.

TESTEE: ARTHUR B. CRUSH, III

Ruth S. Holladay
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS, TO WIT,

THAT CYCLE SYSTEMS, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO CYCLE SYSTEMS, INC. BY DEED DATED MARCH 28, 1990, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN DEED BOOK 1621, PAGE 990 AND ALL THE LAND CONVEYED TO CYCLE SYSTEMS, INC. BY DEED DATED 18 FEBRUARY 1993 OF RECORD IN DEED BOOK 1678 PAGE 319 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2264, 15.2-2240 & 15.2-2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED), TO DATE, AND IN COMPLIANCE WITH THE ROANOKE CITY SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 23rd DAY OF August, 1999.

CYCLE SYSTEMS, INC.

BY: *Bruce Brenner*
BRUCE BRENNER, PRESIDENT

STATE OF VIRGINIA

County of Roanoke

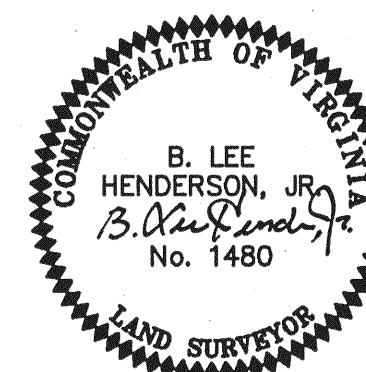
I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT BRUCE BRENNER, PRESIDENT WITH CYCLE SYSTEMS, INC., OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 23, 1999.

MY COMMISSION EXPIRES FEBRUARY 28, 2002

Judith M. Ross
NOTARY PUBLIC

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON WHICH MAY AFFECT THIS PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY AS SHOWN FALLS WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #510130 0044D FOR ROANOKE CITY, VIRGINIA, DATED OCTOBER 15, 1993.
5. THE INTENT OF THIS PLAT IS TO COMBINE ROANOKE CITY TAX PARCELS #1272502 AND #1272506.
6. PERMANENT DRAINAGE EASEMENT AS SHOWN ON VDOT HIGHWAY PLANS FOR ROUTE 220, PROJECT #6220-128-105, G-301, SHEET 10C. REFERENCE: DEED BOOK 1376 PAGE 413.
7. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.



PLAT SHOWING
THE COMBINATION OF
PROPERTIES OF
CYCLE SYSTEMS, INC.

(D.B. 1621 PAGE 990 & D.B. 1678 PAGE 319)

CREATING HEREON

NEW TRACT "A" (0.538 AC.)

BEING ALL OF TAX #1272502 AND TAX #1272506

CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: 17 JUNE 1999

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

COMM. # 98-260