

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT CHARLES E. LEX, III AND SARAH F. LEX ARE THE FEE SIMPLE OWNERS OF THE
PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 15 TO 1, INCLUSIVE,
AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS FROM FRANK K. SAUNDERS,
SPECIAL COMMISSIONER BY DEED DATED AUGUST 12, 1986 IN DEED BOOK 1543, PAGE 1110
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AND
BEING SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED OCTOBER 23, 1987 RECORDED
IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1571, PAGE 844 TO D.J. ATKINS, TRUSTEE
SECURING A NOTE TO SOVRAN MORTGAGE CORPORATION, BENEFICIARY.
THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN
HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240
THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE
SUBDIVISION ORDINANCE AS AMENDED TO DATE.
WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS, TRUSTEE, & BENEFICIARY

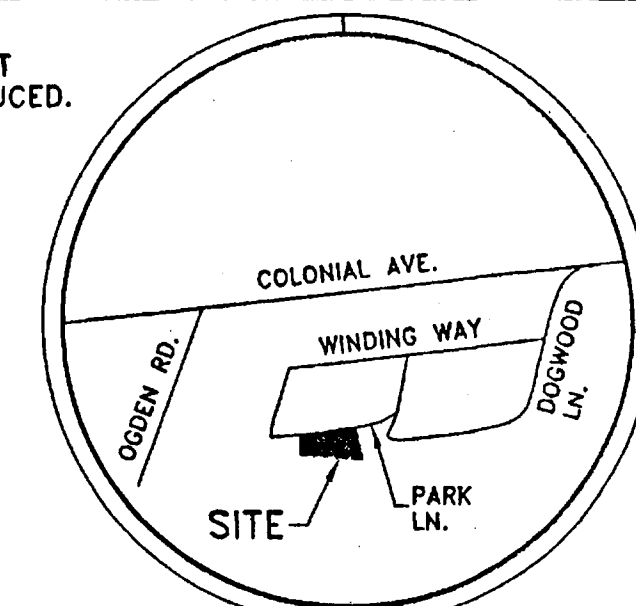
| CURVE | RADIUS | TANGENT | LENGTH | DELTA | CHORD | CH.BEARING |
|-------|----------|---------|---------|-----------|---------|--------------|
| C-1 | 1465.40' | 211.39' | 419.87' | 16°25'00" | 418.44' | S 34°33'36"W |
| C-2 | 1465.40' | 117.69' | 234.87' | 9°10'59" | 234.81' | S 38°10'34"W |
| C-3 | 1465.40' | 92.63' | 185.01' | 7°14'01" | 184.89' | S 29°58'10"W |
| C-4 | 1482.40' | 34.93' | 69.86' | 2°42'00" | 69.85' | S 25°00'05"W |

M.B. 1 PG. 2051

THIS IS AN ORIGINAL PLAT
AND HAS NOT BEEN REDUCED.

LEGEND:

- IP FOUND
- IP SET
- CALCULATED POINT
- ⑤ COORDINATE NUMBER



VICINITY MAP
SCALE: NONE

PROPERTY OF
CITY OF ROANOKE
TAX NO. 140-0214
D.B. 1557, PG. 1251

EXISTING 35' INGRESS/EGRESS
EASEMENT, D.B. 1557, PG. 1251

NOTES:

THIS SURVEY PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL
ENCUMBRANCES UPON THE PROPERTY.

FLOODNOTE:

CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
AREA IS DESIGNATED AS FLOOD ZONE "X". ACCORDING TO FEMA MAP
PANEL #51161C0044D. (DATED OCT. 15, 1993) THIS DETERMINATION IS BASED ON FEMA
FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD
ELEVATIONS.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE
VIRGINIA THIS MAP PRESENTED ON THIS 28 DAY OF DEC 1999 AND
WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED,
ADMITTED TO RECORD 9:55 O'CLOCK A.M.

TESTE: Arthur B. Crouch III

CLERK

By: Patty Taylor D.C.

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE
DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. SEE PLAT FOR CHARLES E. LEX, III & SARAH F. LEX BY T.P.
PARKER & SON DATED JULY 27, 1987.

CITY OF ROANOKE
STATE OF VIRGINIA

I, Cecile Holmes A NOTARY PUBLIC IN AND FOR THE
AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Charles E. Lex, III
WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 11-16-99
1999, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND
ACKNOWLEDGED THE SAME ON THIS 26th DAY OF December 1999.

MY COMMISSION EXPIRES: 12-31-99

NOTARY PUBLIC: Cecile Holmes

CITY OF ROANOKE
STATE OF VIRGINIA

I, Cecile Holmes A NOTARY PUBLIC IN AND FOR THE
AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Sarah F. Lex
WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 11-16-99
1999, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND
ACKNOWLEDGED THE SAME ON THIS 26th DAY OF December 1999.

MY COMMISSION EXPIRES: 12-31-99

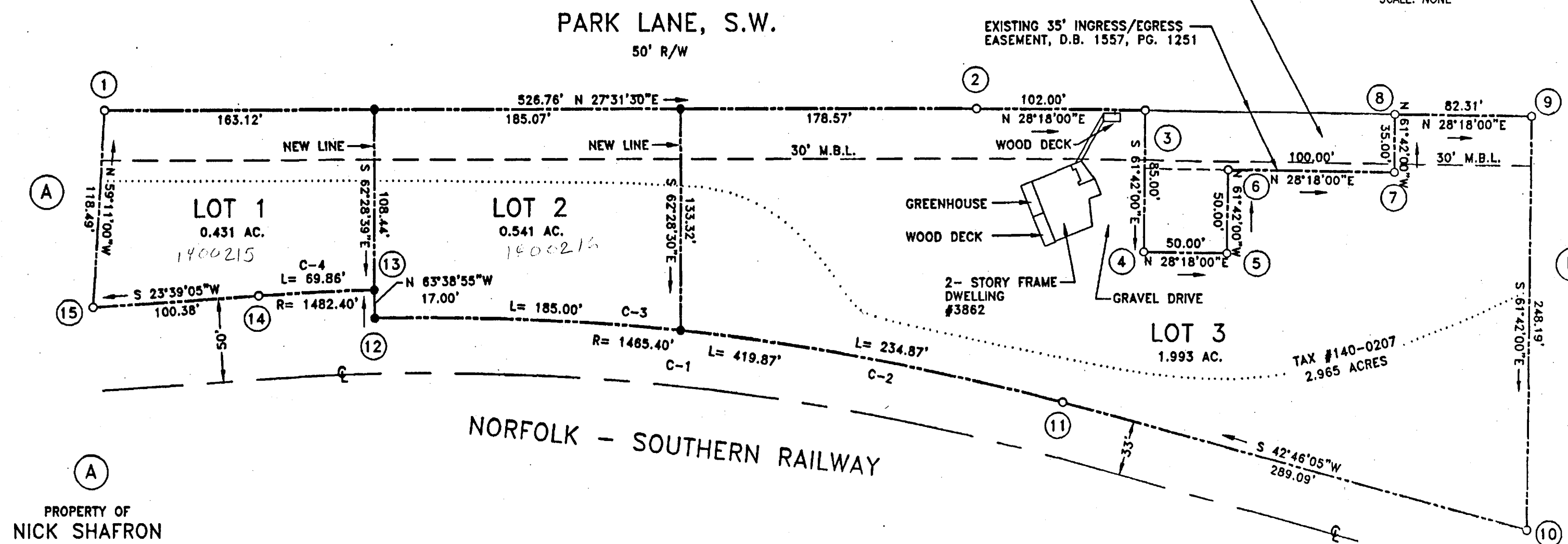
NOTARY PUBLIC: Cecile Holmes

APPROVED:

Charles M. Huffing 12/23/99

AGENT, ROANOKE CITY PLANNING COMMISSION: DATE:

Charles M. Huffing 12-27-99
CITY ENGINEER, ROANOKE, VIRGINIA DATE:

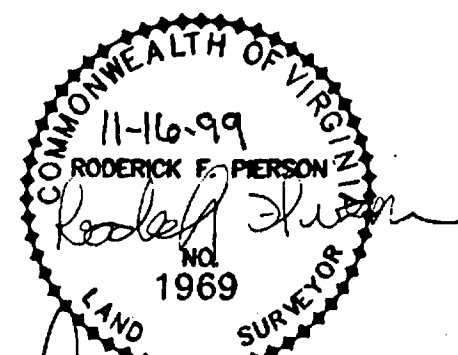


PROPERTY OF
NICK SHAFRON
TAX NO. 140-0213

BOUNDARY COORDINATES

| POINT | NORTHING | EASTING |
|-------|----------|----------|
| 1 | 5000.000 | 5000.000 |
| 2 | 5467.136 | 5243.435 |
| 3 | 5556.944 | 5291.792 |
| 4 | 5516.647 | 5366.632 |
| 5 | 5560.671 | 5390.337 |
| 6 | 5584.375 | 5346.313 |
| 7 | 5672.423 | 5393.721 |
| 8 | 5689.016 | 5362.905 |
| 9 | 5761.488 | 5401.927 |
| 10 | 5643.824 | 5620.453 |
| 11 | 5431.601 | 5424.151 |
| 12 | 5087.002 | 5186.783 |
| 13 | 5094.548 | 5171.550 |
| 14 | 5031.243 | 5142.028 |
| 15 | 4939.294 | 5101.759 |
| 1 | 5000.000 | 5000.000 |

I, hereby certify that this survey to the
best of my knowledge and belief, is correct
and complies with the minimum standards and
procedures established by the Virginia
State Board of Architects, Professional
Engineers, Land Surveyors and Certified
Landscape Architects.



Roderick F. Pierson
RODERICK F. PIERSON, LLS 1969

PROPERTY OF
WINFRED D. PETERS, ET UX
TAX NO. 140-0212
D.B. 1268, PG. 333

SURVEY MADE FOR
THE CHARLES LEX SUBDIVISION

SHOWING THE RESUBDIVISION OF A 2.965 ACRE PARCEL AND CREATING
LOT 1 (0.431 ACRES), LOT 2 (0.541 ACRES) AND LOT 3 (1.993 ACRES) SITUATE
ON PARK LANE, S.W.

CITY OF ROANOKE
SEPTEMBER 13, 1999

SCALE 1" = 60'
SHEET 1 OF 1

