

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FWSS ASSOCIATES, L.L.C. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 8, INCLUSIVE, AND CONTAINING 1.6612 ACRES, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 11, 1999 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 990008503.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

Victor F. Foti, Jr. 4/25/2000
OWNER, FWSS ASSOCIATES, L.L.C. DATE
AUTHORIZED AGENT

STATE OF VIRGINIA

County of Roanoke

TO WIT:
I, MARGARET S. CONNER, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

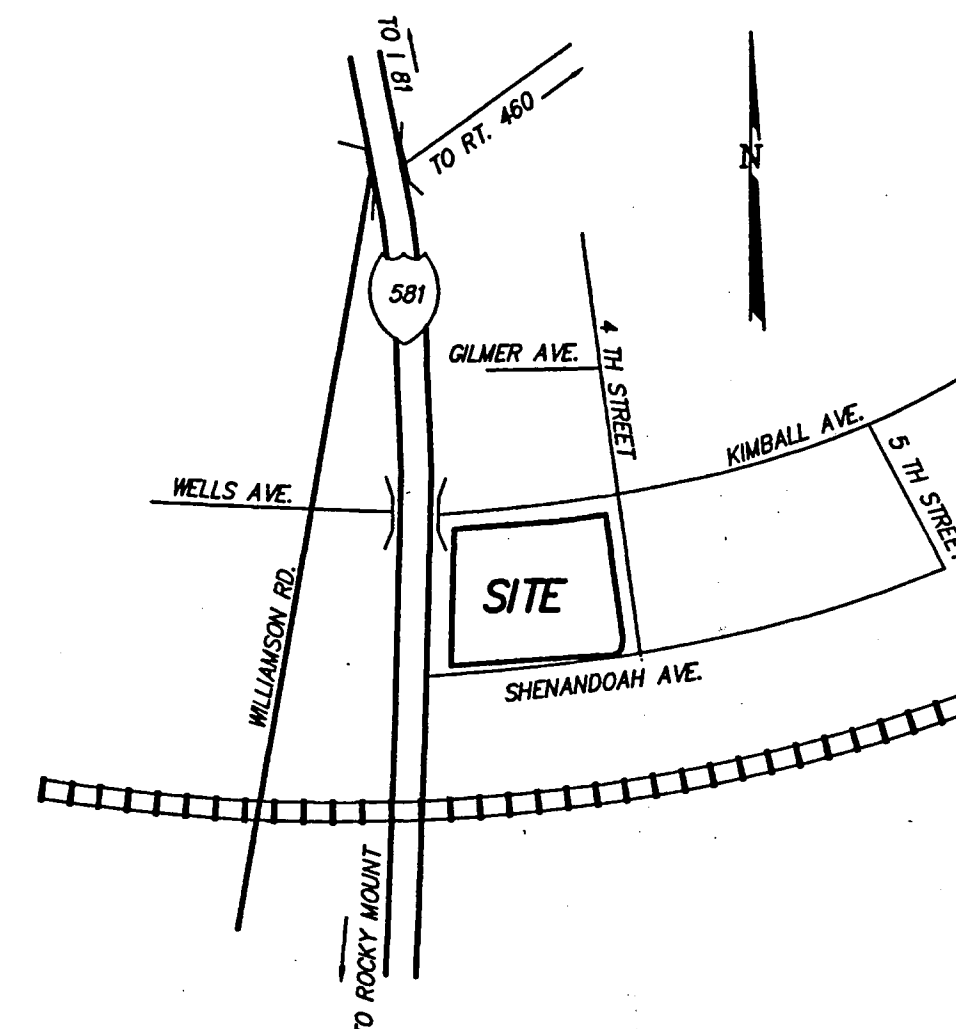
Victor F. Foti, Jr.
OWNER, FWSS ASSOCIATES, L.L.C., WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
25TH DAY OF April, 2000.

MY COMMISSION EXPIRES JUNE 30, 2003

Margaret S. Conner
NOTARY PUBLIC

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 51161C0046 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS ALSO BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THIS MAP IS BASED ON A CURRENT FIELD SURVEY.
4. LEGAL REFERENCES: CITY OF ROANOKE INSTRUMENT NO. 990008503. CITY OF ROANOKE MAP BOOK 1, PAGE 173.
5. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX PARCEL 3014018 INTO "NEW PARCEL 5B-1" AND "NEW PARCEL 5B-2".
6. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEYS AND AVAILABLE RECORDS. ALL UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THEIR EXACT LOCATIONS. SANITARY SEWER, WATER, AND GAS LINES SHOWN HEREON ARE BASED ON PLANS BY FRANTZ AND CHAPPELEAR FOR MOTOR CLUB BUILDING DATED 02/26/68.



VICINITY MAP
NO SCALE

APPROVED:

John H. Smith 5/5/00
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

Paul C. Swimmer 5/5/00
CITY ENGINEER - ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 4:30 O'CLOCK P.M. ON THIS 24TH DAY OF May, 2000.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Jack C. White
DEPUTY CLERK

LEGEND

BLDG.	BUILDING	MON.	MONUMENT
CL	CENTER LINE	O.T.	OVERHEAD TELEPHONE
o c.o.	CLEANOUT	R/W	RIGHT-OF-WAY
CATVMH	CABLE TV MANHOLE	PG.	PAGE
CONC.	CONCRETE	PG.	POWER POLE W/ GUY WIRE
G	GAS	SD	STORM DRAIN
HWY.	HIGHWAY	SS	SANITARY SEWER
IPF	IRON PIN FOUND	STY.	STORY
IPS	IRON PIN SET	UCATV	UNDERGROUND CABLE TV
INV.	INVERT	U.E.	UNDERGROUND ELECTRIC
☆	LIGHT POLE	WMH	WATER MANHOLE
		W	WATER

**RE-SUBDIVISION MAP
FOR****FWSS ASSOCIATES, L.L.C.**

SHOWING THE RE-SUBDIVISION OF "PARCEL 5B"-COMMONWEALTH REDEVELOPMENT PROJECT VA-7-1 (1.6612 ACRES), MAP BOOK 1, PAGE 173, INTO "NEW PARCEL 5B-1" (0.7008 ACRES), AND "NEW PARCEL 5B-2" (0.9604 ACRES), AND THE CREATION OF NEW UNDEFINED PRIVATE CROSS-ACCESS AND PARKING EASEMENTS FOR THE MUTUAL BENEFITS OF "NEW PARCEL 5B-1" AND "NEW PARCEL 5B-2".

SITUATE 317 KIMBALL AVENUE, N.E.
THE WESTERLY SIDE OF FOURTH STREET, N.E., AT ITS
INTERSECTION WITH SHENANDOAH AVENUE, N.E. AND
WELLS AVENUE, N.E.

CITY OF ROANOKE, VIRGINIA

**CALDWELL WHITE ASSOCIATES**

ENGINEERS / SURVEYORS / PLANNERS

1054 OLD COUNTRY CLUB ROAD
P.O. BOX 6340
ROANOKE, VIRGINIA 24017
(540) 342-7094
FAX: (540) 981-0699

Drawn: C.L. White
Date: March 13, 2000
Revised: April 16, 2000
Checked: F.B. Caldwell, III

SHEET 1 OF 2
Scale: 1" = 30'

W.O. 00-0024
Tax Parcel 3014018
N.B. WES-5

THIS IS AN ORIGINAL SIZE PLAT,
AND HAS NOT BEEN REDUCED