

↑ THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT VIKING LANES ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, IS THE OWNER OF A PARCEL OF LAND BOUNDED BY OUTSIDE CORNERS 1, 2, A, B, C, D, 2, 3, 4, 5 TO 1 INCLUSIVE CONTAINING A TOTAL OF 2.45 ACRES AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY VIKING LANES, INCORPORATED, A VIRGINIA CORPORATION BY DEED DATED APRIL 1, 1983 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1486, PAGE 113, LESS A 0.33 ACRE PARCEL BOUNDED BY CORNERS A, B, C, D, 3 TO A INCLUSIVE CONVEYED TO VALLEY CADILLAC OLDSMOBILE, INCORPORATED, A VIRGINIA CORPORATION BY DEED DATED DECEMBER 31, 1996 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1786, PAGE 1941.

THAT 2743 FRANKLIN ROAD PROPERTIES, INC., IS THE OWNER OF A PARCEL OF LAND BOUNDED BY OUTSIDE CORNERS 2, 6, 7, 8, 9, 10, C, B, A TO 2 INCLUSIVE CONTAINING A TOTAL OF 3.270 ACRES CONVEYED TO SAID OWNER BY ROBERT L. MASON BY DEED DATED JULY 1, 1993 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1687, PAGE 1129 AND A SECOND TRACT CONTAINING 0.33 ACRE BOUNDED BY OUTSIDE CORNERS A, B, C, D, 3 TO A INCLUSIVE BY VALLEY CADILLAC OLDSMOBILE, INC. DATED SEPTEMBER 29, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBER 000013116.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE AND VACATE LINES A-B-C SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

Victor F. Foti, Jr. 10/23/2000
VICTOR F. FOTI, JR., TREASURER
VIKING LANES ASSOCIATES DATE
D.B. 1483, PG. 113

Pamela M. Collins 10/10/2000
PAMELA M. COLLINS, SECRETARY/TREASURER
2743 FRANKLIN ROAD PROPERTIES, INC. DATE
D.B. 1687, PG. 1129
INSTR. NO. 000013116

STATE OF VIRGINIA
City OF Salem
TO WIT:

I, Anna S. Gill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT VICTOR F. FOTI, JR., TREASURER OF VIKING LANES ASSOCIATES WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF October, 2000.

MY COMMISSION EXPIRES:
3-31-01 Anna S. Gill
NOTARY PUBLIC

STATE OF VIRGINIA
City OF Salem
TO WIT:

I, Anna S. Gill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PAMELA M. COLLINS, SECRETARY/TREASURER OF 2743 FRANKLIN ROAD PROPERTIES, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10th DAY OF October, 2000.

MY COMMISSION EXPIRES:
3-31-01 Anna S. Gill
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA. THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED. ADMITTED TO RECORD AT 4:05 O'CLOCK P.M. ON THIS DAY OF Oct. 25, 2000.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Kathryn D. Galloway
DEPUTY CLERK

CLOSED BY PJB/LRD

GENERAL NOTES:

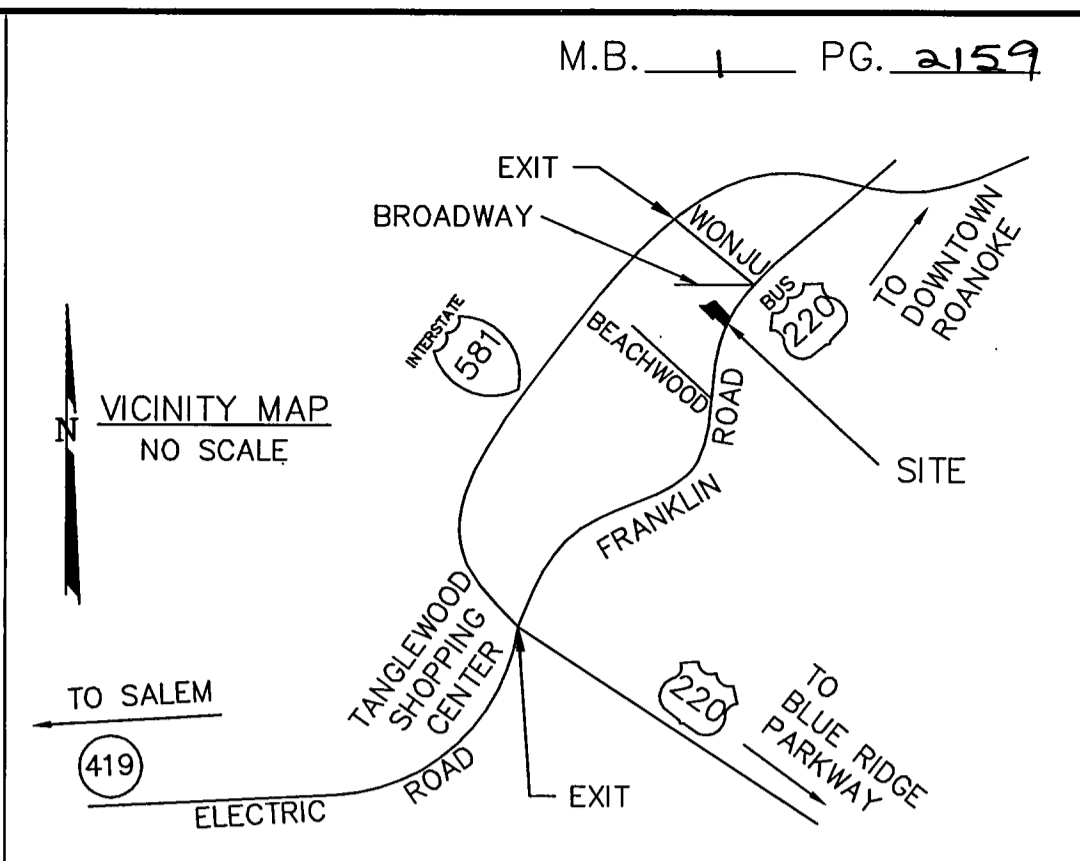
1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NO. 002697 FOR VIKING LANES ASSOCIATES. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AND ZONE "AE" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 51161C0044D, EFFECTIVE DATE OCTOBER 15, 1995. THE APPROXIMATE LIMITS OF FLOODWAY ARE SHOWN HEREON.
3. LOCATION OF UNDERGROUND UTILITIES IS BASED UPON FIELD SURVEYS AND AS LOCATED BY THE UNDERGROUND LOCATOR SERVICE AND SHOULD BE CONSIDERED APPROXIMATE.
4. BUILDINGS SHOWN WITHIN PROPERTIES, INC. BOUNDARY WERE TAKEN FROM PLAT OF SURVEY SHOWING PROPERTY OF VALLEY CADILLAC OLDSMOBILE, INC. PREPARED BY RAYMOND C. WEEKS, L.S. DATED APRIL 18, 1980.

BOUNDARY NOTE:

THIS PLAT IS TO CORRECT AN ILLEGAL SUBDIVISION, AND COMBINES A 0.33 ACRE PORTION OF TAX PARCEL NO. 128-0616 WITH TAX PARCEL NO. 128-0603 AND CREATES HEREON A 2.124 ACRE TRACT AND A 3.600 ACRE TRACT.

REFERENCE MAPS:

1. PLAT OF SURVEY SHOWING PROPERTY OF VALLEY CADILLAC OLDSMOBILE, INC. BY RAYMOND C. WEEKS, C.L.S. DATED APRIL 18, 1980.
2. LOAN SURVEY FOR VIKING LANES ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP BY RAYMOND C. WEEKS, C.L.S. DATED DECEMBER 18, 1992.
3. PLAT SHOWING PROPERTY TO BE CONVEYED TO VIKING LANES, INC. BY DAVID DICK & HARRY A. WALL C.E. & S. DATED FEB. 16, 1961.



NOTE:

THE CITY OF ROANOKE TAX MAPS DO NOT REFLECT CONVEYANCE OF 0.33 ACRE TRACT TO "VALLEY CADILLAC OLDSMOBILE, INC" BY DEED RECORDED IN D.B.. 1786, PG. 1941. THIS MAP IS DESIGNED TO CORRECT THE ILLEGAL SUBDIVISION OF THE 0.33 ACRE TRACT.

PLAT FROM RECORDS SHOWING SUBDIVISION FOR

VIKING LANES ASSOCIATES

AND

2743 FRANKLIN ROAD PROPERTIES, INC.

SHOWING THE COMBINATION OF 0.330 ACRE TRACT FORMERLY PROPERTY OF VIKING LANES ASSOCIATES WITH A 3.270 ACRE TRACT PROPERTY OF 2743 FRANKLIN ROAD PROPERTIES, INC. CREATING HEREON A 2.124 ACRE TRACT AND A 3.600 ACRE TRACT SITUATE ON FRANKLIN ROAD, S.W. ROANOKE, VIRGINIA

TAX # 128-0616, 128-0603
CALC: PJB/LRD
DRAWN: Z/LRD/6
N.B. JR-195

SCALE: 1" = 40'
DATE: OCTOBER 9, 2000
W.O. 00-0949



TPP&S
ENGINEERS
SURVEYORS
PLANNERS

T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153

SHEET 1 OF 2

M.B. 1 PG. 2159

APPROVED:

John Thomas J. J. J. 10/24/00
AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

Philip C. Schumann 10/24/00
CITY ENGINEER - CITY OF
ROANOKE DATE

