

KNOW ALL YE MEN THESE PRESENTS TO WIT:

That, United Restaurant Group L.P., is the Fee Simple owner of the land shown hereon, and is the same land conveyed to Said owner by Deed recorded in the Clerk's office of the Circuit Court of the City of Roanoke, Virginia in Instrument # 000013693.

The Platting and Dedication of the land shown hereon is with the free will and consent and in accord with the desire of the undersigned owner as required by Sections 15.2-2240 through 15.2-2276 of the Code of Virginia (1950) as amended to date, and the Subdivision Ordinance of the City of Roanoke, Virginia.

In witness whereof is hereby placed the Signature of the said owner on this the 1st Day of December, 2000.

*William H. Vaughan*  
Authorized Agent  
United Restaurant Group, L.P.

12/1/2000  
DATE

City of Dover  
State of Delaware

I, William H. Vaughan, a Notary Public in and for the Kent County, and State, do hereby Certify that William H. Vaughan, whose name is signed to the foregoing writing dated 1st Day of December, 2000, Has personally appeared before me in my City and State, and has acknowledged the same on this the 1st Day of December, 2000.

My Commission Expires: 12-12-03

Notary Public: *Janet L. Lloyd*

Janet L. Lloyd  
Notary Public  
State of Delaware  
My Commission Expires 12-02-03

10' Powerline Easement  
Appalachian Power Company  
D.B. 1524, Pg. 1244.

Hersh Associates  
D.B. 1496, Pg. 1764  
Tax # 249-01-05

10' Waterline Easement  
City of Roanoke  
D.B. 1154, Pg. 32

FLOODNOTE:  
CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. AREA DESIGNATED AS FLOOD ZONE "X" REFERENCED BY FEMA MAP # 24 OF 90, PANEL # 51161C0024D. DATED OCT. 15, 1993.

NOTE:  
THIS PLAT IS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO INFORMATION CONTAINED THEREIN.

APPROVED: *John J. Russell* 12/6/00  
AGENT FOR CITY OF ROANOKE  
PLANNING COMMISSION

*John J. Russell* 12/7/00  
CITY ENGINEER  
ROANOKE, VA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA THIS MAP PRESENTED ON THIS 7th DAY OF Dec 2000 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD 1:45 O'CLOCK P.M.

ARTHUR B. CRUSH, JR. IN CHARGE

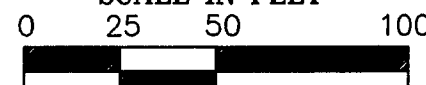
Teste:

By: *Kas Chubb*

COR.	NORTHING	EASTING
1	11658.01	8677.39
2	11904.66	8344.14
3	12005.25	8288.38
4	12135.96	8475.15
5	11858.56	8805.04
6	11689.51	8730.87
1	11658.01	8677.39

BOUNDARY COORDINATES SHOWN  
HEREON BASED ON ASSUMED DATUM

SCALE IN FEET



Hersh Associates  
Parcel 7C-5A  
Map Book 1, Pg. 1555  
Tax # 249-01-24

LOT 7B-2B  
3.068 AC.  
TAX # 249-01-23  
Map Book 1, Pg. 1555

LOT 7B-2B-2  
1.321 ACRES  
57,527 Sq. Ft.

LOT 7B-2B-1  
1.747 ACRES  
76,100 Sq. Ft.

NEW CROSS ACCESS  
EASEMENT

N55°57'34"E  
38.02'

VALLEY  
VIEW

VIEW

"C" (TOTAL)  
BLVD.

NORTH

VALLEY VIEW BLVD. EAST

CURVE "D":  
Radius = 660.00'  
Central Angle = 16°04'44"  
Tangent = 93.22'  
Arc = 185.22'  
Chord Bearing = S23°41'24"W 184.61'

10' Telephone Easement  
Chesapeake & Potomac Telephone  
Company of Virginia  
D.B. 1507, Pg. 865.

LEGEND:  
● - IRON PIN FOUND  
⊙ - IRON PIN SET  
MBL - MINIMUM BUILDING LINE  
☆ - LIGHT POLE

CURVE "E":  
Radius = 462.00'  
Central Angle = 13°18'47"  
Tangent = 53.92'  
Arc = 107.35'  
Chord Bearing = N42°46'24"W 107.11'

CURVE "A":  
Radius = 500.00'  
Central Angle = 21°59'56"  
Tangent = 97.18'  
Arc = 191.98'  
Chord Bearing = N39°59'58"W 190.80'

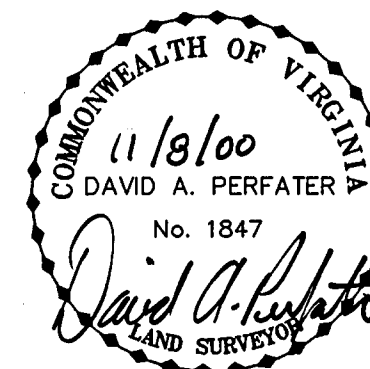
(70' R/W)

CURVE "C" (TOTAL):  
Radius = 500.00'  
Central Angle = 48°59'18"  
Tangent = 227.80'  
Arc = 427.50'  
Chord Bearing = N53°29'37"W 414.60'

CURVE "B":  
Radius = 500.00'  
Central Angle = 26°59'22"  
Tangent = 119.99'  
Arc = 235.52'  
Chord Bearing = N64°29'36"W 233.36'

# CURRENT OWNER

UNITED RESTAURANT GROUP, L.P.  
Instrument # 000013693  
Parcel 7B-2B  
Map Book 1, Page 1555  
Tax # 249-01-23



I, DAVID A. PERFATER, a duly Certified Surveyor in the State of Virginia, do hereby certify that the property shown hereon was carefully surveyed, and is correct to the best of my knowledge and belief.

*David A. Perfater*  
DAVID A. PERFATER, L.S. 1847

SUBDIVISION PLAT  
FOR

UNITED RESTAURANT GROUP, L.P.  
SHOWING THE SUBDIVISION OF LOT 7B-2B (3.068 Ac.),  
HERSCH ASSOCIATES LIMITED PARTNERSHIP SUBDIVISION,  
MAP BOOK 1, PG 1555 AND CREATING NEW LOT 7B-2B-1  
(1.747 Ac.), AND NEW LOT-7B-2B-2 (1.321 Ac.),

THE CITY OF ROANOKE, VIRGINIA  
SCALE: 1" = 50' DATE: NOVEMBER 8, 2000

**Mattern & Craig, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
(840) 845-9842  
(840) 845-7891 FAX

