

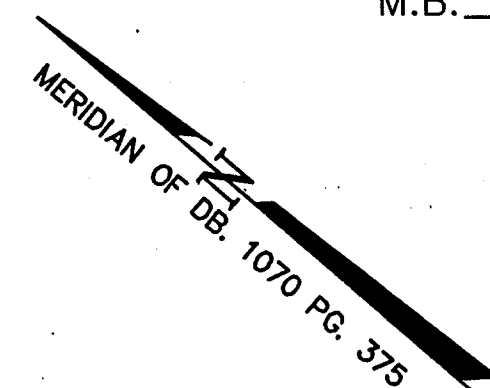
THIS IS AN ORIGINAL SIZED PLAT AND HAS NOT BEEN REDUCED

REFERENCE MAPS:

1. PLAT FROM RECORDS SHOWING SUBDIVISION FOR VIKING LANES ASSOCIATES AND 2743 FRANKLIN ROAD PROPERTIES, INC. PREPARED BY T. P. PARKER AND SON DATED OCTOBER 9, 2000 AND RECORDED IN M.B. 1 PG. 2159.
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 FEBRUARY 16, 1961.

LEGEND

—	PROPERTY LINE
—E—	OVERHEAD ELECTRIC LINE
—	EDGE OF PAVEMENT
—	BACK OF CURB
—x—	FENCE
—	CENTERLINE OF CREEK
—w—	WATERLINE
---	APPROXIMATE LIMITS OF 100-YR FLOODWAY
o	POWER POLE
(24.56")	DENOTES OLD DEED CALLS



FRANKLIN ROAD
80' R/W

PROPERTY OF
TBC ASSOCIATES LLP
TAX NO. 128-0302
INSTR. NO. 980019562

3/4-INCH REBAR FOUND,
N 27°46'21" E, 0.56'
FROM PROPERTY CORNER

3/4-INCH REBAR FOUND,
S 20°09'14" E, 1.06'
FROM PROPERTY CORNER

PROPERTY CORNER,
POINT NOT SET,
TYPICAL

APPROXIMATE
LIMITS OF
100-YR FLOODPLAIN,
FLOOD ZONE "AE".

LEGAL DESCRIPTION OF A 0.33 ACRE EASEMENT WITHIN
PROPERTY OF 2743 FRANKLIN ROAD PROPERTIES, INC.
SITUATE OFF FRANKLIN ROAD, ROANOKE, VIRGINIA

BEGINNING AT A PK NAIL FOUND, DESIGNATED POINT NO. A, SAID POINT BEING N40°20'00"W, 288.00 FEET FROM CORNER NO. 2, CORNER TO THE PROPERTY OF VIKING LANES ASSOCIATES AND THE 2743 FRANKLIN ROAD PROPERTIES, INC.; AND BEING LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD; THENCE LEAVING THE PROPERTY LINE OF VIKING LANES ASSOCIATES AND WITH A LINE THROUGH THE PROPERTY OF 2743 FRANKLIN ROAD PROPERTIES, INC. AND THE EASEMENT HEREIN DESCRIBED, S49°40'00"W, 40.25 FEET TO POINT NO. B, MARKED BY A 1/2 INCH REBAR FOUND; THENCE, CONTINUING WITH THE EASEMENT HEREIN DESCRIBED THROUGH THE PROPERTY OF 2743 FRANKLIN ROAD PROPERTIES, INC., PASSING IRON PINS ON LINE AT 338.21 FEET AND 355.52 FEET, N40°19'00"W, A TOTAL DISTANCE OF 381.88 FEET, TO POINT NO. C, SAID POINT BEING ON THE LINE OF TBC ASSOCIATES LLP; THENCE WITH THE PROPERTY LINE BETWEEN TBC ASSOCIATES, LLP. AND 2743 FRANKLIN ROAD PROPERTIES, INC. S77°25'00"E, A DISTANCE OF 39.74 FEET TO POINT NO. D, A 3/4-INCH REBAR FOUND BEARS S20°09'14"E, 1.06 FEET FROM THE EASEMENT CORNER; THENCE CONTINUING WITH THE LINE BETWEEN TBC ASSOCIATES, LLP AND 2743 FRANKLIN ROAD PROPERTIES, INC., N78°43'00"E, 18.54 FEET, TO POINT NO. 3, A 3/4-INCH REBAR FOUND BEARS N27°46'21"E, 0.56 FEET FROM THE PROPERTY CORNER; THENCE LEAVING THE PROPERTY LINE OF TBC ASSOCIATES LLP AND WITH THE PROPERTY LINE BETWEEN VIKING LANES ASSOCIATES AND 2743 FRANKLIN ROAD PROPERTIES, INC. S40°20'00"E, 341.18 FEET TO THE POINT OF BEGINNING, AND BEING AN EASEMENT CONTAINING 0.33 ACRE.

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 4:10 O'CLOCK P.M. ON THIS DAY OF Jan 23, 2001

TESTE: **ARTHUR B. CRUSH, III**
CLERK

BY: **Ruth S. Kollada**
DEPUTY CLERK

CLOSED BY PJB

PROPERTY OF
WEIDENFELD, SELMA R - TRUSTEE

TAX NO. 128-0604
D.B. 1742 PG. 1632

1/2-INCH REBAR FOUND
S 21°20'09" E, 2.51'
FROM PROPERTY CORNER

OLD TRAILER SHED IS
2.1' OVER PROPERTY LINE

PROPERTY OF
KATZ, SOL S. ET ALS
TAX NO. 128-0615
DB. 1028 PG. 64

1/2-INCH REBAR FOUND,
PROPERTY CORNER

2.124 ACRES
BOUNDED BY CORNERS
1 THRU 5 TO 1

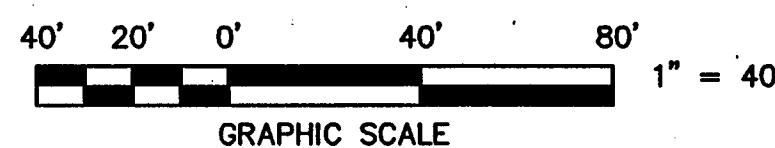
PROPERTY OF
VIKING LANES ASSOCIATES
TAX NO. 128-0616
INSTR. NO. 14860113
DB. 1486 PG. 113
DB. 1786 PG. 1941

PROPERTY OF
2743 FRANKLIN ROAD PROPERTIES, INC.
INSTR. NO. 000013116
0.33 ACRES
BOUNDED BY CORNERS
A, B, C, D, 3, TO A INCLUSIVE

PROPERTY OF
2743 FRANKLIN ROAD PROPERTIES, INC.
TAX NO. 128-0603
D.B. 1687 PG. 1129
3.270 ACRES
(**VALLEY CADILLAC OLDSMOBILE, INC.**)
3.600 ACRES INCLUDING INSTR. NO. 000013116
M.B. 1 PG. 2159

LEGAL DESCRIPTION OF A 2.124 ACRE TRACT
PROPERTY OF VIKING LANES ASSOCIATES
SITUATE ON FRANKLIN ROAD, ROANOKE, VIRGINIA

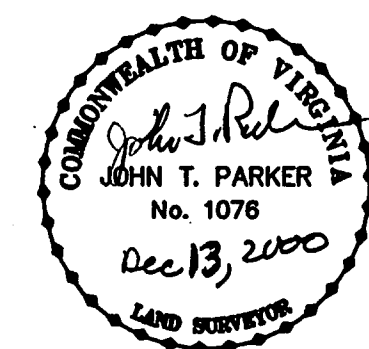
BEGINNING AT A 1/2-INCH REBAR FOUND, DESIGNATED POINT NO. 1, SAID POINT BEING CORNER TO THE PROPERTY OF VIKING LANES ASSOCIATES AND THE SOL S. KATZ ET ALS PROPERTY; AND BEING LOCATED 1030.58 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD WITH BROADWAY, SW; THENCE FOLLOWING THE PRESENT WESTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD WITH A CURVE, CONCAVE RIGHT, AN ARC DISTANCE OF 154.22 FEET, AND A RADIUS OF 11,601 FEET (CHORD BEARING S49°14'40"W, 154.22 FEET) TO POINT NO. 2, CORNER TO THE PROPERTY OF 2743 FRANKLIN ROAD PROPERTIES, INC., MARKED BY A RAILROAD SPIKE FOUND, THENCE LEAVING FRANKLIN ROAD WITH A LINE BETWEEN 2743 FRANKLIN ROAD PROPERTIES, INC. AND THE PROPERTY HEREIN DESCRIBED, PASSING A PK NAIL FOUND ON LINE AT 288.00 FEET, AND A MAG NAIL SET ON LINE AT 601.18 FEET, N40°20'00"W, A TOTAL DISTANCE OF 629.18 FEET, TO POINT NO. 3, A 3/4-INCH REBAR FOUND BEARS N27°46'21"E, 0.56 FEET FROM THE PROPERTY CORNER; SAID POINT BEING ON THE LINE OF TBC ASSOCIATES LLP; THENCE WITH THE LINE BETWEEN TBC ASSOCIATES, LLP. AND THE PROPERTY HEREIN DESCRIBED N78°43'00"E, 79.76 FEET, TO POINT NO. 4, AN IRON PIN SET; THENCE CONTINUING BETWEEN SAID PROPERTIES, S87°15'00"E, 134.70 FEET TO POINT NO. 5, A 1/2-INCH REBAR BEARS S21°20'09"E, 2.51 FEET FROM POINT NO. 5, SAID POINT BEING ON THE LINE OF SELMA R. WEIDENFELD - TRUSTEE PROPERTY; THENCE WITH A LINE BETWEEN THE WEIDENFELD PROPERTY, THEN WITH SOL S. KATZ ET ALS PROPERTY, S38°44'00"E, 497.50 FEET TO THE POINT OF BEGINNING, AND BEING A PARCEL OF LAND CONTAINING 2.124 ACRES.



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NO. 002697. 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. 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. SANITARY SEWER IS LOCATED IN FRANKLIN ROAD. A SANITARY SEWER LATERAL RUNS FROM THE BUILDING TO THE SANITARY SEWER LINE. THIS LATERAL LINE WAS NOT MARKED IN THE FIELD AND IS NOT SHOWN ON THE PLANS. THE WATER MAIN LOCATED WITHIN FRANKLIN ROAD IS A 12-INCH LINE.

THIS BOUNDARY SURVEY IS BASED
ON A CURRENT FIELD SURVEY.
VIKING LANES ASSOCIATES
IS THE OWNER OF RECORD
SEE D.B. 1486, PG. 113,
AND D.B. 1786, PG. 1941.



I HEREBY CERTIFY THAT THE SURVEY OF
THE 2.124 ACRE TRACT WAS MADE UNDER
MY SUPERVISION AND THAT ALL DATA
SHOWN HEREON IS CORRECT TO THE BEST
OF MY KNOWLEDGE. BOUNDARY CLOSURE
IS 1:150,275.

BOUNDARY SURVEY FOR

THE UNITED STATES POSTAL SERVICEOF A
2.124 ACRE TRACT

PROPERTY OF VIKING LANES ASSOCIATES,
A VIRGINIA LIMITED PARTNERSHIP,
SITUATE ON FRANKLIN ROAD, S.W.
ROANOKE, VIRGINIA

TAX # 128-0616
CALC: PJB
DRAWN: 00-0816-PLAT
N.B. JR-195

SCALE: 1" = 40'
REVISED: DEC. 13, 2000
DATE: AUGUST 29, 2000
W.O. 00-0816



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