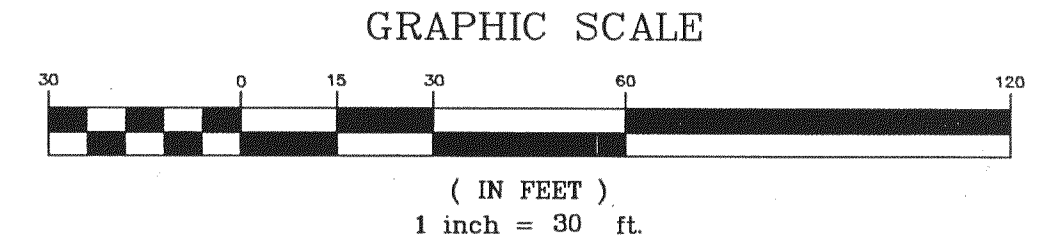
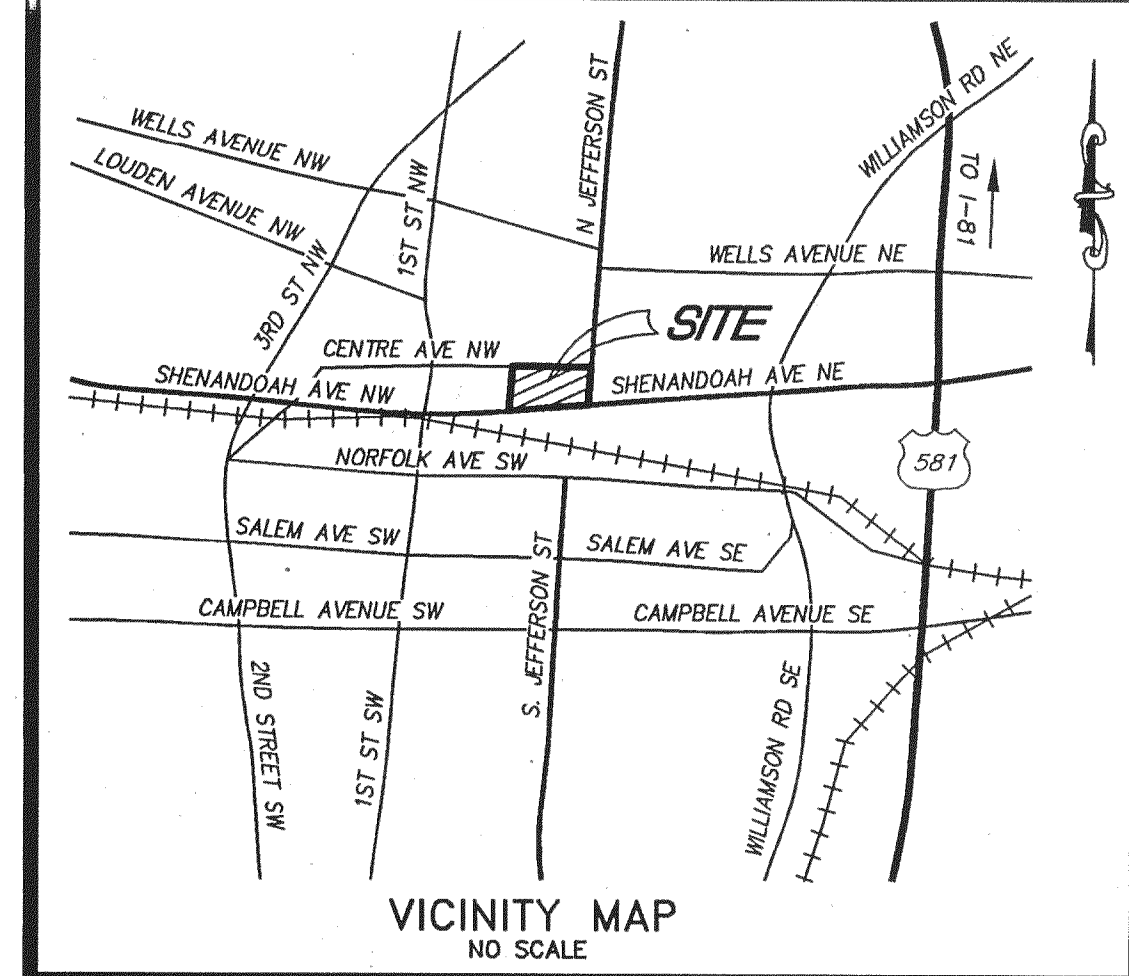


BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9775.69294	10480.29203
2	9780.28086	10256.07563
3	9811.80156	10256.72061
4	9811.51515	10270.71768
5	9968.34605	10273.92675
6	9963.56471	10484.08249
1	9775.69294	10480.29203
AREA = 0.918 AC.		

LEGEND	
EX.	EXISTING
I.N.	INSTRUMENT NUMBER
M.B.	MAP BOOK
PG.	PAGE
AC.	ACRES
P.	PROPERTY LINE



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SHENANDOAH CROSSINGS, L.P. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MARCH 8, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBER 010003150 AND COMPRISES ALL OF THAT CERTAIN 15' WIDE ALLEY WHICH WAS PERMANENTLY VACATED BY THE CITY OF ROANOKE ORDINANCE NUMBER 35432-070201 DATED JULY 2, 2001.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 31st DAY OF October, 2001.

SHENANDOAH CROSSINGS, L.P.

BY: John P. Baker

JOHN P. BAKER, PRESIDENT

STATE OF VIRGINIA

City of Roanoke

I, Carol C. Towes, A NOTARY PUBLIC IN AND FOR THE AFORESAID

AND STATE DO HEREBY CERTIFY THAT JOHN P. BAKER, PRESIDENT OF SHENANDOAH CROSSINGS, L.P., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED October 30, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID

City of Roanoke AND STATE AND ACKNOWLEDGED THE SAME ON October 31, 2001.

MY COMMISSION EXPIRES 12-31-04

Carol C. Towes

NOTARY PUBLIC

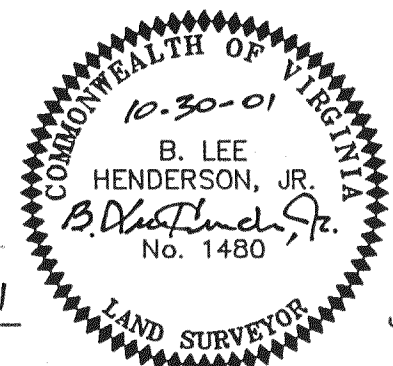
- NOTES:
- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - 3) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.
 - 4) APPROVAL HEREOF BY THE CITY OF ROANOKE PLANNING COMMISSION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
 - 5) THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS. SEE COMMUNITY PANEL NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. "ZONE X"
 - 6) LEGAL REFERENCE: INSTRUMENT NUMBER 010003150.
 - 7) THIS PLAT IS A SUBDIVISION OF THE CITY OF ROANOKE TAX MAP NUMBER 2013606.
 - 8) TRACT B-1 AS SHOWN HEREON IS THE SAME MEETS AND BOUNDS AS TRACT B SHOWN ON PLAT ENTITLED "PLAT SHOWING THE RESUBDIVISION OF PROPERTY OF ROANOKE FOUNDATION FOR DOWNTOWN, INC., I.N. 970024714, CREATING HEREON NEW TRACT A (0.468 AC.) AND NEW TRACT B (0.918 AC.) BEING ORIGINAL LOTS 9, 10 & 11, BLOCK 12, SHEET No. 1, NW, CITY OF ROANOKE OFFICIAL SURVEY" DATED JULY 19, 2000 AND RECORDED IN M.B. 1, PG. 2122. THE CITY OF ROANOKE ORDINANCE No. 35432-070201 DATED JULY 2, 2001 VACATING THE 15' WIDE ALLEY, AS SHOWN HEREON, REQUIRES THAT A SUBDIVISION PLAT BE RECORDED COMBINING ALL PROPERTIES WHICH WOULD OTHERWISE BE LANDLOCKED BY THE CLOSURE OF THE ALLEY. THE PREVIOUSLY RECORDED PLAT (M.B. 1, PG. 2122) DOES NOT FULFILL THIS REQUIREMENT AS IT WAS RECORDED BEFORE THE ORDINANCE VACATING THE ALLEY. THIS PLAT IS INTENDED TO FULFILL THAT REQUIREMENT.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B. Lee Henderson, Jr.

B. LEE HENDERSON, JR. LS #1480

DATE 10-30-01



APPROVED:

John H. Russell 11/1/01

AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Phyllis C. Scrimm 11/05/01

CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON November 7, 2001, AT 2:45 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Kathy S. Holladay

DEPUTY CLERK

PLAT SHOWING
THE COMBINATION OF
PROPERTY OF
SHENANDOAH CROSSINGS, L.P.
I.N. 010003150
AND
A 15' WIDE ALLEY, VACATED BY
CITY OF ROANOKE ORDINANCE No. 35432-070201
CREATING HEREON
TRACT B-1 (0.918 AC.)
(SEE NOTE #8)
BEING ALL OF ORIGINAL LOTS 10 & 11 AND
A PORTION OF ORIGINAL LOT 9
BLOCK 12, SHEET No. 1, NW
CITY OF ROANOKE OFFICIAL SURVEY
SITUATED AT THE INTERSECTION OF
JEFFERSON STREET, NW AND SHENANDOAH AVENUE, NW
CITY OF ROANOKE, VIRGINIA