

REFERENCE MAPS:

1. SURVEY FOR EDMUND GOODWIN BY C. B. MALCOLM, S.C.E., DATED DECEMBER 8, 1934.
2. SURVEY FOR JOHN W. & HELEN G. MILLS BY T. P. PARKER & SON DATED SEPTEMBER 18, 1984.
3. PLAT SHOWING PROPERTY OF L & M PROPERTIES BY BUFORD T. LUMSDEN & ASSOCIATES, P.C. DATED MAY 29, 1986 AND RECORDED IN D.B. 1538, PG. 1368.
4. SURVEY FOR JOEL R. & ANN CLAIRE SHEPHERD BY JACK G. BESS, LAND SURVEYOR, DATED APRIL 17, 1998 AND RECORDED IN INST. NO. 980006296.

LEGEND:

OHW - OVERHEAD WIRE

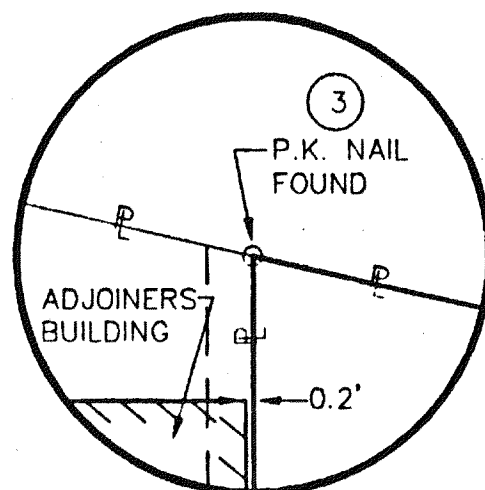
GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT FROM LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 020034; EFFECTIVE DATE: JANUARY 2, 2002 AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

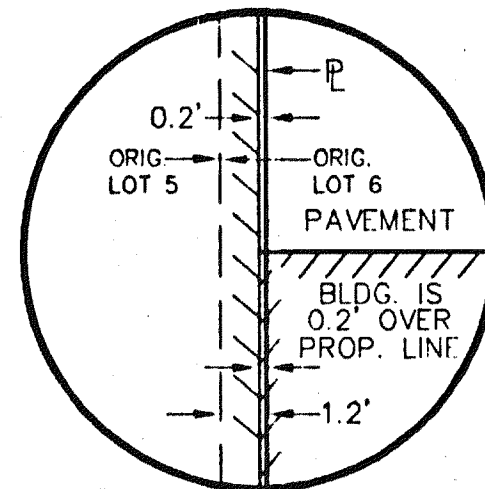
MERIDIAN OF KEYSTONE PLACE
P.B. 1, PG. 145

M.B. L PG. 238

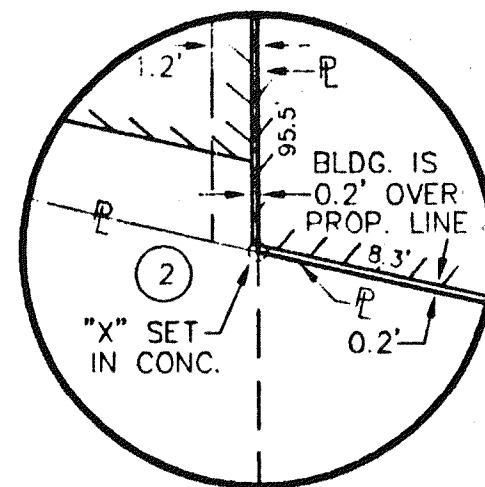
DETAIL CORNER "3"
SCALE: 1"=5'



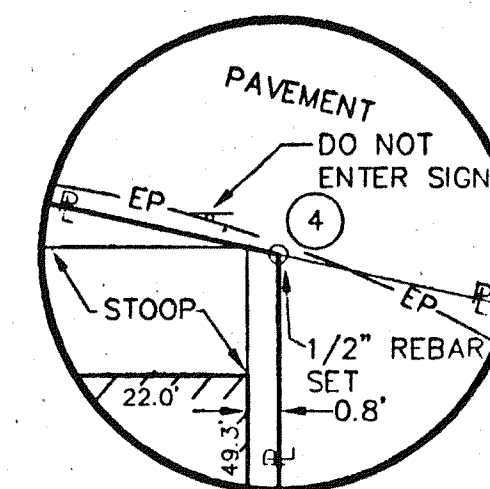
DETAIL "6"
SCALE: 1"=5'



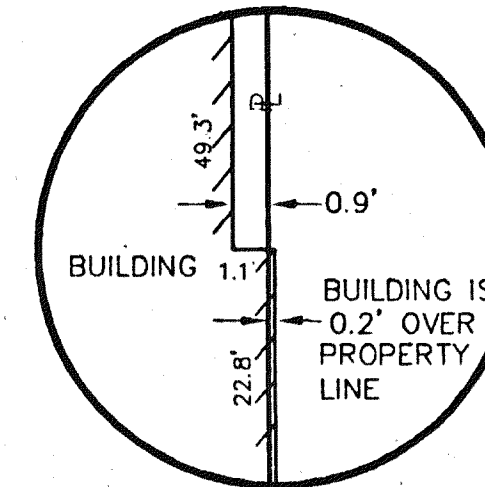
DETAIL CORNER "2"
SCALE: 1"=5'



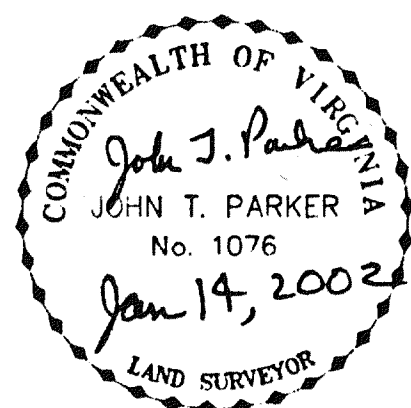
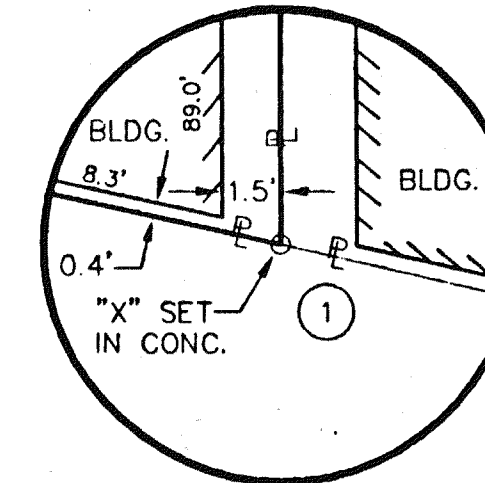
DETAIL CORNER "4"
SCALE: 1"=5'



DETAIL "5"
SCALE: 1"=5'



DETAIL CORNER "1"
SCALE: 1"=5'



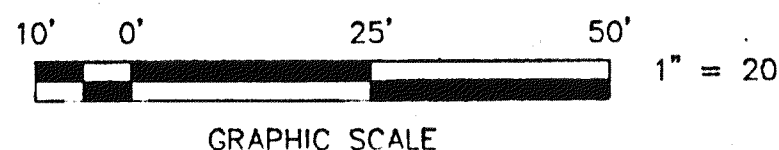
THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. L & M PROPERTIES IS THE CURRENT OWNER OF RECORD. SEE D.B. 1538, PG. 1365.

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 10:50 O'CLOCK A.M. ON THIS 17 DAY OF January, 2002.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Patty Taylor
DEPUTY CLERK

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AT POINTS "A" AND "3". ALL OTHER MONUMENTATION CALLED FOR IN PRIOR DEEDS AND SURVEY APPEARED TO BE DESTROYED AND WAS NOT FOUND.
2. BUILDING LOCATION AND WALLS ARE BASED ON ACCESS TO VISIBLE POINTS ON EXTERIOR OF BUILDING. LOCATION OF INTERIOR WALLS WERE NOT SURVEYED.



BOUNDARY SURVEY FOR WELTON AVENUE PARTNERS, L.L.C.

OF 0.199 AC. (8,653 SQ. FT.)
PART OF LOT 6, BLOCK 1
MAP OF KEYSTONE PLACE (P.B. 1, PG. 145)
SITUATE ON GRANDIN ROAD, S.W.
ROANOKE, VIRGINIA

TAX NO.: 133-0507
DRAWN: JTP, JR.
CALC: JTP, JR.
N.B. G-254
SCALE: 1" = 20'
DATE: JANUARY 14, 2002
CHECKED: JTP, SR.
W.O.: 02-0006

TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153
PH: 540-387-1153

M.B. 1 PG. 238