

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN AND WALDRON, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM FW PROPERTIES, L.L.C. DATED JANUARY 13, 2003, RECORDED IN THE CLERK'S OFFICE OF THE COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #030001166.

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

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE, ALL OF THE EASEMENTS WITHIN THE BOUNDARY FOR PUBLIC USE.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 4th DAY OF February 2003.

FRALIN AND WALDRON, INC.

BY: Andrew C. Kelderhouse
ANDREW C. KELDERHOUSE, PRESIDENT

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, PRESIDENT OF FRALIN AND WALDRON, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED FEBRUARY 3 2003 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 4, 2003.

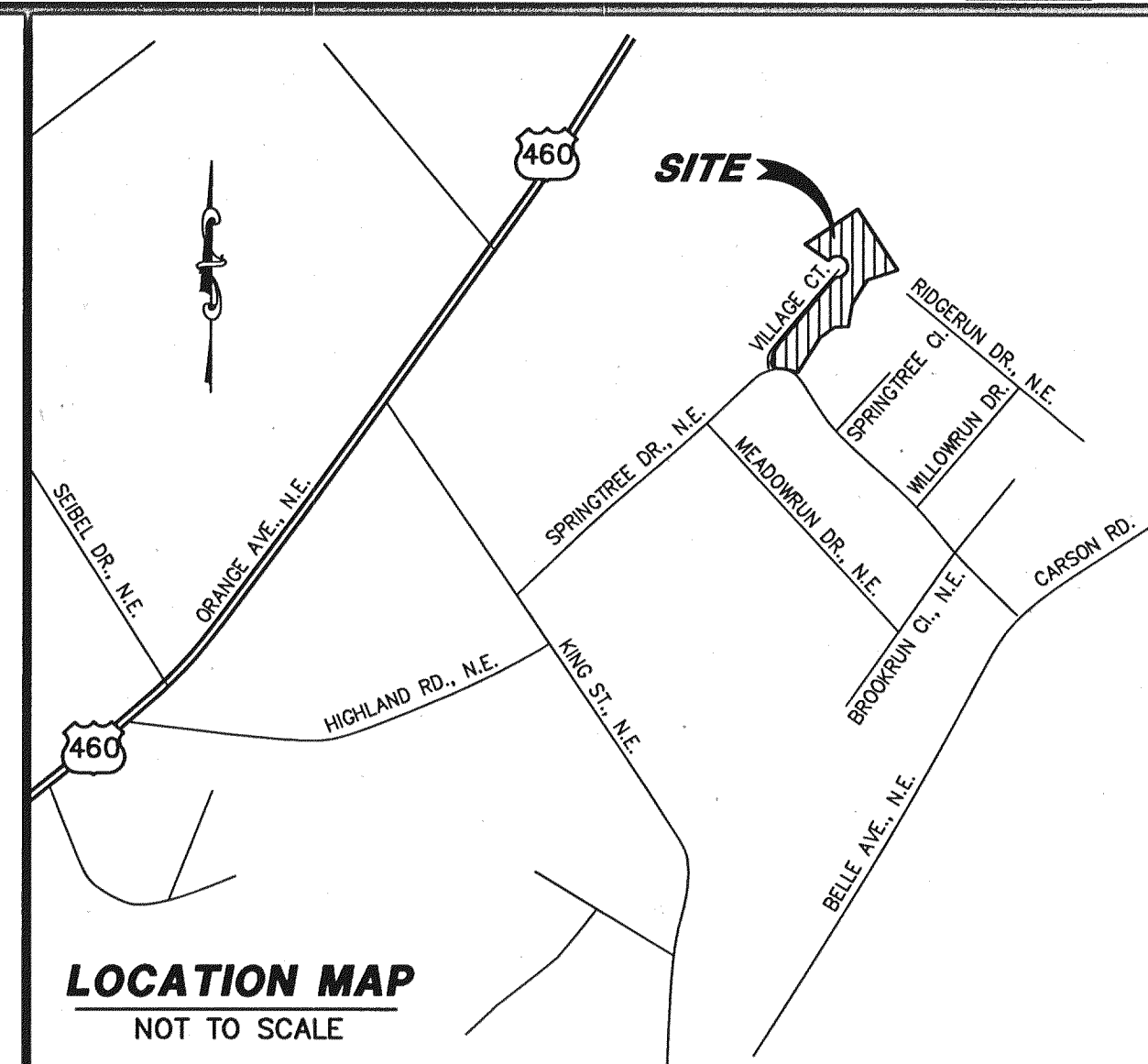
MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington
NOTARY PUBLIC
(Commissioned as Arlene M. Thomas)

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	9430.00564	14817.03369
2	9450.07191	14718.29457
3	9475.91759	14693.95704
4	9564.31356	14727.92153
5	9871.83706	14986.67149
6	9880.73014	15005.04484
7	9959.28311	14962.50315
8	10036.15423	14852.13096
9	10202.69740	15100.18630
10	9913.82787	15289.66959
11	9867.17839	15146.99220
12	9752.86172	15074.95670
13	9646.42167	15056.66695
14	9644.81468	14991.68682
15	9594.25474	14923.35899
1	9430.00564	14817.03369

AREA = 151,180 S.F. (3.471 AC.)

**APPROVED,**

Arthur B. Crush
AGENT, CITY OF ROANOKE PLANNING COMMISSION

02/06/2003
DATE

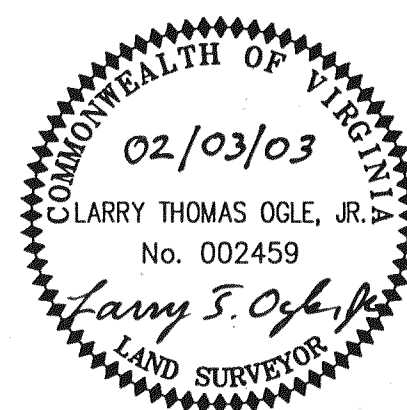
Philip C. Savin
CITY ENGINEER

2/07/03
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:10 O'CLOCK ON THIS 1st DAY OF February, 2003.

TESTEE: ARTHUR B. CRUSH, CLERK

Lauren Bonser
DEPUTY CLERK



PLAT SHOWING
"VILLAGE COURT"
PROPERTY OF
FRALIN AND WALDRON, INC.
(INSTRUMENT #030001166)
BEING A SUBDIVISION OF
TRACT 2 (3.471 AC.)
(M.B. 1, PG. 1487-88)
SITUATED ALONG VILLAGE COURT, N.E.
& SPRINGTREE DRIVE, N.E.
ROANOKE, VIRGINIA

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. 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.
- 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 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0028 D, MAP NUMBER 51161C0028 D, DATED OCTOBER 15, 1993. UNSHADED ZONE X.
- THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- "VILLAGE COURT" IS A RESUBDIVISION OF TRACT 2 (M.B. 1, PG. 1487-1488) BEING ROANOKE CITY TAX #7100713.
- LEGAL REFERENCE - INSTRUMENT #030001166.
- ALL EASEMENTS AS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.

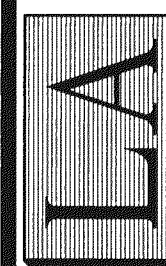
LEGEND

EX.	EXISTING
I.P.F.	IRON PIN FOUND
AC.	ACRES
S.F.	SQUARE FEET
M.B.	MAP BOOK
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
INST.	INSTRUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATERLINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T. & E. E.	TELEPHONE AND ELECTRIC EASEMENT
M.B.L.	MINIMUM BUILDING LINE
R/W	RIGHT-OF-WAY

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FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: FEBRUARY 3, 2003
SCALE: 1" = 50'
COMM. NO.: 02-005
CADD FILE: F:\2002\02005\SUR\02005R.DWG
SHEET 1 OF 2