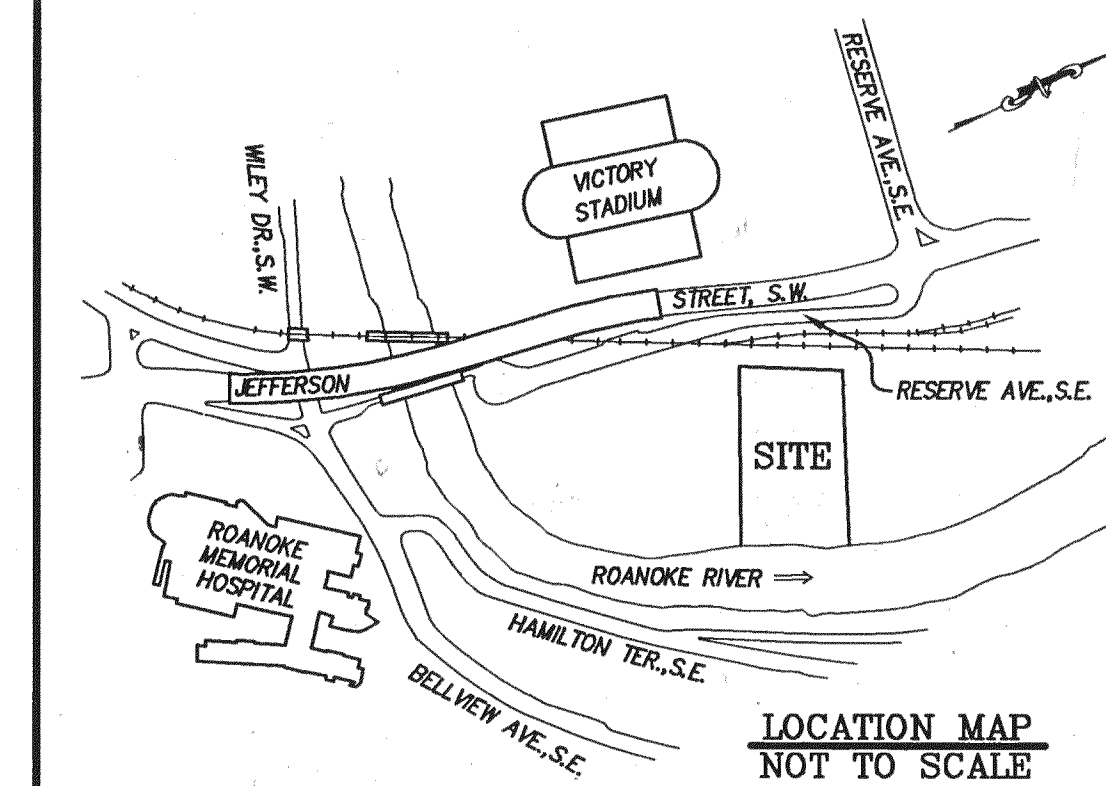


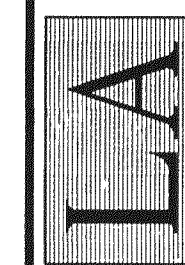
LEGEND	
AC.	ACRES
EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
M.B.	MAP BOOK
INST.	INSTRUMENT
PG.	PAGE
R/W	RIGHT-OF-WAY
W.L.E.	WATER LINE EASEMENT



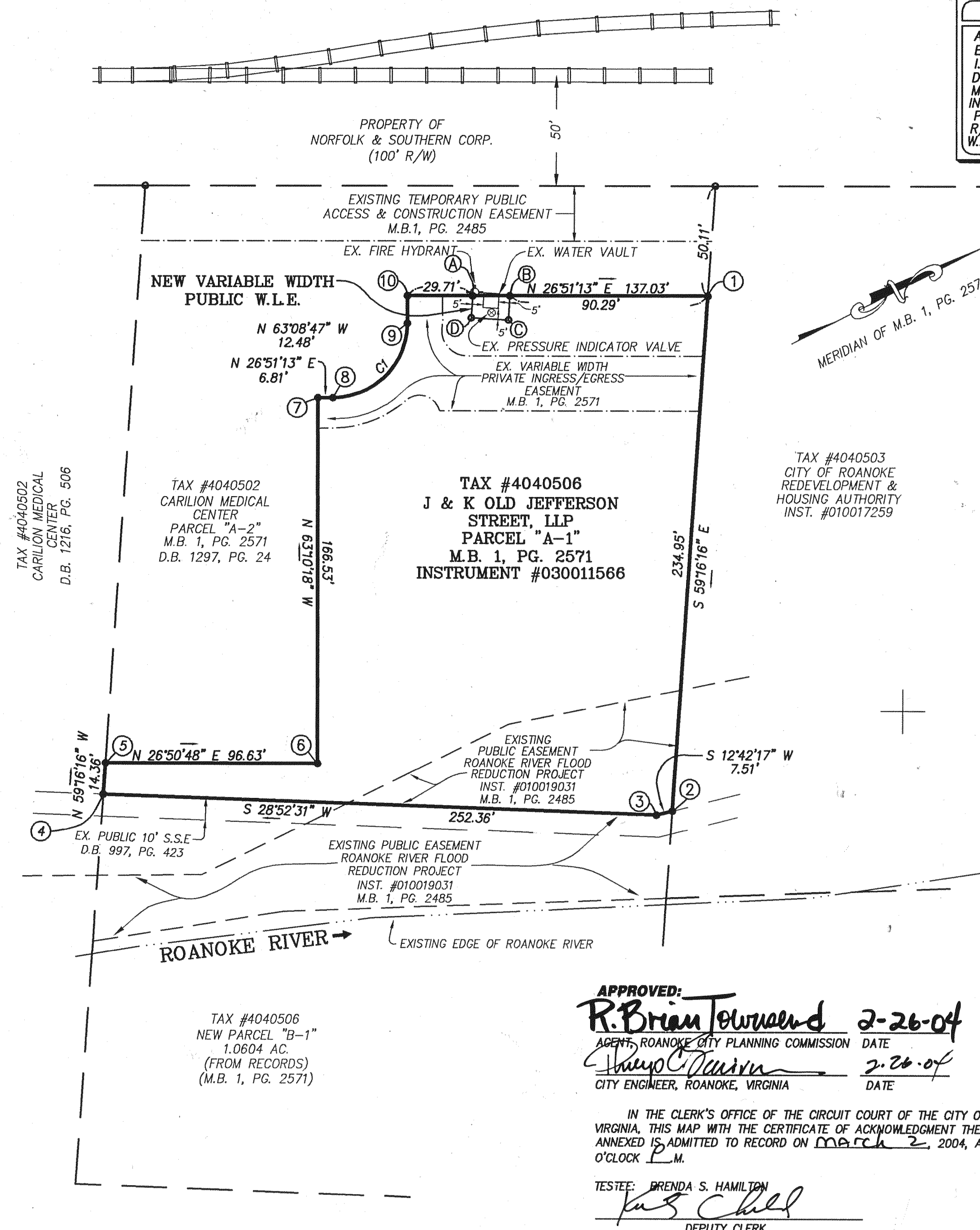
PHONE: (540) 774-4411
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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: FEBRUARY 2, 2004
COMM. NO.: 03-417
CADD FILE: F:\2003\03417\SUR\03417RP01
SHEET 1 OF 1



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT J & K OLD JEFFERSON STREET, LLP IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 10 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 20, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VA. IN INSTRUMENT #030011566, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO JAMES O. BECKNER, II AND CHARLES M. MCGUIRE, TRUSTEES, SECURING NATIONAL BANK OF COMMERCE, BENEFICIARY, DATED SEPTEMBER 11, 2003, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 030017752.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY DEDICATES TO THE CITY OF ROANOKE FOR PUBLIC USE, THE NEW VARIABLE WIDTH PUBLIC WATER LINE EASEMENT SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 24TH DAY OF FEBRUARY, 2004.

J & K OLD JEFFERSON STREET, LLP

NATIONAL BANK OF COMMERCE, BENEFICIARY

BY: James O. Beckner, II OWNER

BY: James O. Beckner, II PRESIDENT
BY: James O. Beckner, II TRUSTEE

STATE OF VIRGINIA

City of Roanoke

I, Judith E. Rendleton A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT John G. McLeod, OWNER OF J & K OLD JEFFERSON STREET, LLP, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED FEBRUARY 2, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Feb. 23, 2004.

MY COMMISSION EXPIRES March 31, 2006

Judith E. Rendleton NOTARY PUBLIC

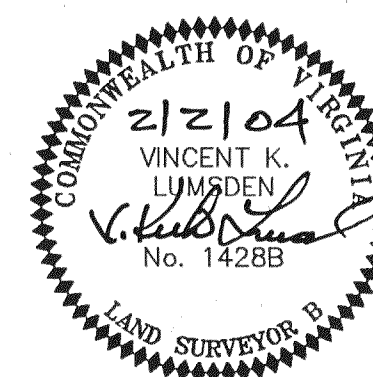
STATE OF VIRGINIA

City of Roanoke

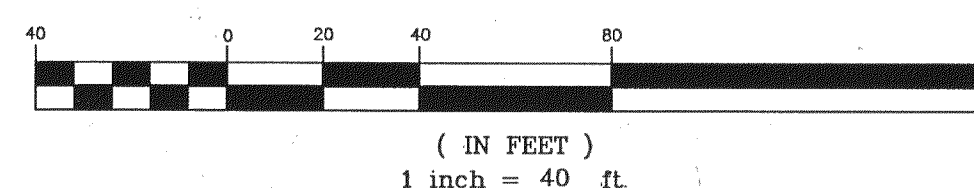
I, Susan G. Larkin A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT JAMES O. BECKNER, II, PRESIDENT FOR NATIONAL BANK OF COMMERCE AND TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED FEBRUARY 2, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON February 24, 2004.

MY COMMISSION EXPIRES 2/29/08

Susan G. Larkin NOTARY PUBLIC



GRAPHIC SCALE



NEW VARIABLE WIDTH W.L.E.						
LINE	BEARING	DISTANCE				
A-B	N26°51'13"E	17.03'				
B-C	S59°48'37"E	10.96'				
C-D	S30°11'23"W	17.00'				
D-A	N59°48'37"W	9.97'				

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	34.00'	53.41'	34.00'	48.08'	N18°08'47"W	90°00'00"

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.
- THE PURPOSE OF THIS IS PLAT IS TO CREATE A NEW PUBLIC WATER LINE EASEMENT LOCATED ON PARCEL "A-1" AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 177 SQUARE FEET WITHIN VARIABLE WIDTH WATER LINE EASEMENT BEING GRANTED TO CITY OF ROANOKE.
- PHYSICAL IMPROVEMENTS LOCATED ON PARCEL A-1 NOT SHOWN.

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED