

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MACK INVESTMENTS, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 9 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 040010859.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

MACK INVESTMENTS, INC.

BY: Leon T. McGhee ITS: President

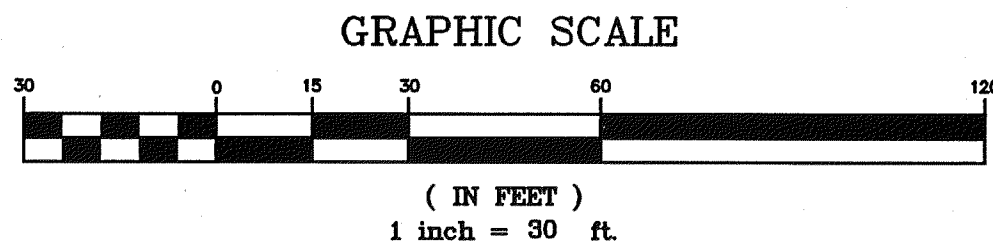
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, BJ Pramen, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Leon T. McGhee, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF September, 2004.

BY Pramen - Commissioned as BJ Vaughn
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31 2005

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°22'54"E	16.21
L2	S59°47'36"E	42.68
L3	N39°13'00"W	6.44



THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

APPROVED: [Signature]
CITY ENGINEER, CITY OF ROANOKE
R. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION

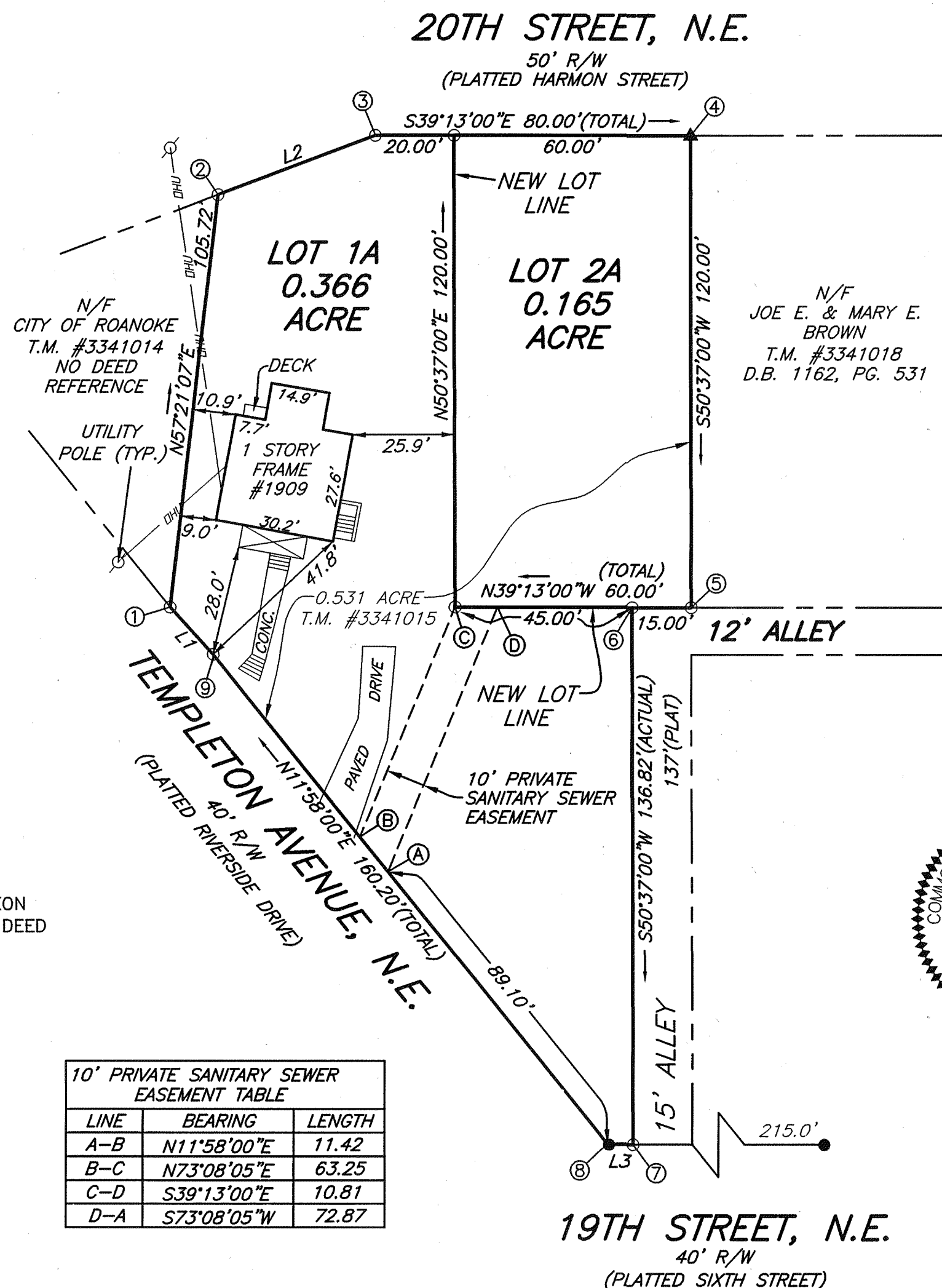
DATE 9-27-04
DATE 9-27-04

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:39 O'CLOCK A.M. ON THIS 29th DAY OF September, 2004, IN MAP BOOK 1, PAGE 2805

TESTE: BRENDA S. HAMILTON
CLERK
[Signature]
DEPUTY CLERK

NOTES:

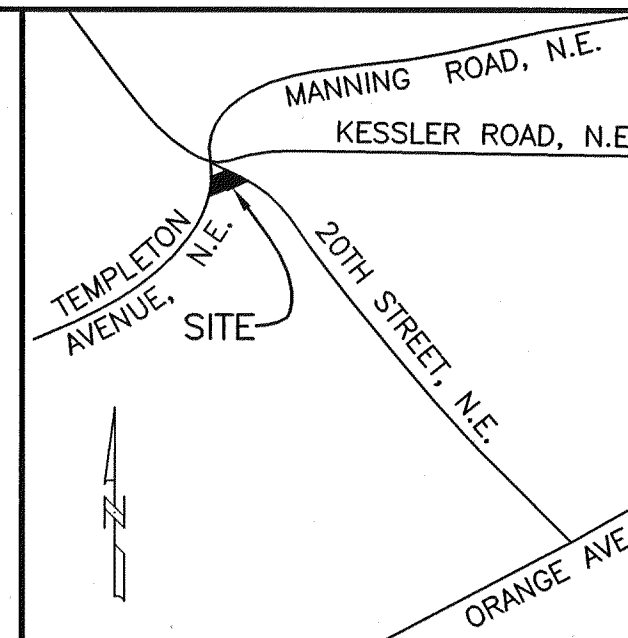
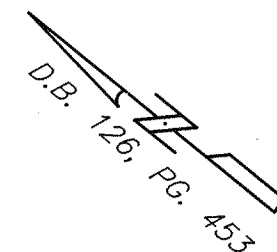
1. OWNER OF RECORD: MACK INVESTMENTS, INC.
2. LEGAL REFERENCE: INSTRUMENT #040010859
3. ORIGINAL TAX MAP #3341015
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS CURRENTLY ZONED: RM-2
6. UNDERGROUND UTILITY SERVICE LINES.



10' PRIVATE SANITARY SEWER EASEMENT TABLE		
LINE	BEARING	LENGTH
A-B	N11°58'00"E	11.42
B-C	N73°08'05"E	63.25
C-D	S39°13'00"E	10.81
D-A	S73°08'05"W	72.87

19TH STREET, N.E.
40' R/W
(PLATTED SIXTH STREET)

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0046 D (EFFECTIVE DATE: OCT. 15, 1993)



VICINITY MAP
NO SCALE

LEGEND

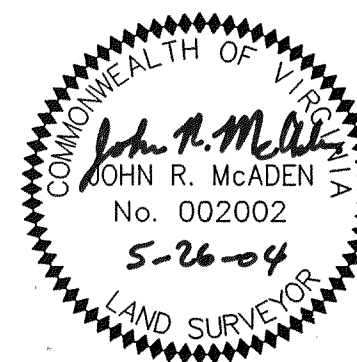
- - IRON PIN FOUND
- - IRON PIN SET
- ▲ - P.K. NAIL FOUND
- - UTILITY POLE

COORDINATE LIST

CORNER	NORTHING	EASTING
1	5498.0344	3894.4301
2	5555.0680	3983.4464
3	5533.5952	4020.3304
4	5471.6143	4070.9107
5	5395.4736	3978.1605
6	5407.0951	3968.6768
7	5320.2812	3862.9251
8	5325.2744	3858.8503
9	5481.9930	3892.0666
1	5498.0344	3894.4301

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

John R. McAden
JOHN R. MCADEN 002002



RESUBDIVISION PLAT FOR
MACK INVESTMENTS, INC.

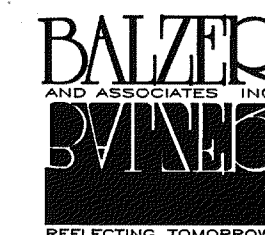
BEING THE DIVISION OF 0.531 ACRES
BEING ALL OF LOTS 15, 16, 17
AND PART OF LOTS 2 & 14
TOGETHER WITH A PORTION OF A CLOSED 12' ALLEY
BLOCK 8

EASTGATE ADDITION
DEED BOOK 126, PAGE 453

CREATING HEREON
LOT 1A (0.366 ACRE),
LOT 2A (0.165 ACRE) &
A 10' PRIVATE SANITARY SEWER EASEMENT

SITUATED ON TEMPLETON AVENUE, N.E.
& 20TH STREET, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED MAY 26, 2004
JOB #R0410324.00
SCALE: 1" = 30'
SHEET 1 OF 1

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS