

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WALTER DARNALL VINYARD (DECEASED) IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 18 TO 1, INCLUSIVE AND IS PART OF THE LAND CONVEYED TO SAID OWNER BY IDEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 975, PAGE 886.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

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

WALTER DARNALL VINYARD (DECEASED)  
BY: Christian Vinyard  
CHRISTIAN VINYARD  
EXECUTOR OF THE ESTATE OF WALTER DARNALL VINYARD

NOTARY STATEMENT  
STATE OF Michigan, COUNTY/CITY OF Wayne  
I, Barbara C. Smith, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Christian Vinyard WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 29th DAY OF August, 2001.  
Barbara C. Smith December 9, 2001  
NOTARY PUBLIC MY COMMISSION EXPIRES

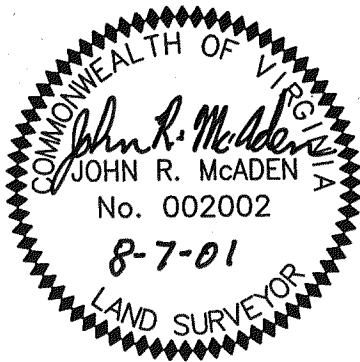
BARBARA C. SMITH  
Notary Public, Washtenaw County, Mich.  
Acting in Wayne County  
My Commission Expires December 9, 2001

COORDINATE LIST		
CORNER	NORTH	EAST
1	4342.2147	6031.6098
2	4541.2360	5867.9023
3	4654.3762	6005.4483
4	5390.0508	6793.8645
5	5892.5204	6295.9297
6	6504.0227	6889.7020
7	6537.7174	6855.0738
8	6475.7275	6446.6360
9	6454.0140	6121.9613
10	6505.3915	6140.8888
11	6525.7236	6444.9084
12	6596.3830	6912.4371
13	6753.0700	7064.5810
14	5957.1022	7764.9092
15	5201.0351	6981.1743
16	5047.0086	6821.5362
17	4945.6669	6712.9409
18	4842.6801	6597.7996
1	4342.2147	6031.6098

APPROVED: John R. McAden 8/30/2001  
ENGINEER, CITY OF ROANOKE DATE  
John R. McAden 8/30/2001  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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 3:35 O'CLOCK P.M. ON THIS 31 DAY OF August, 2001, IN MAP BOOK 1, PAGE 2328

TESTE: Arthur B. Clush III  
CLERK  
Kathleen M. O'Leary  
DEPUTY CLERK



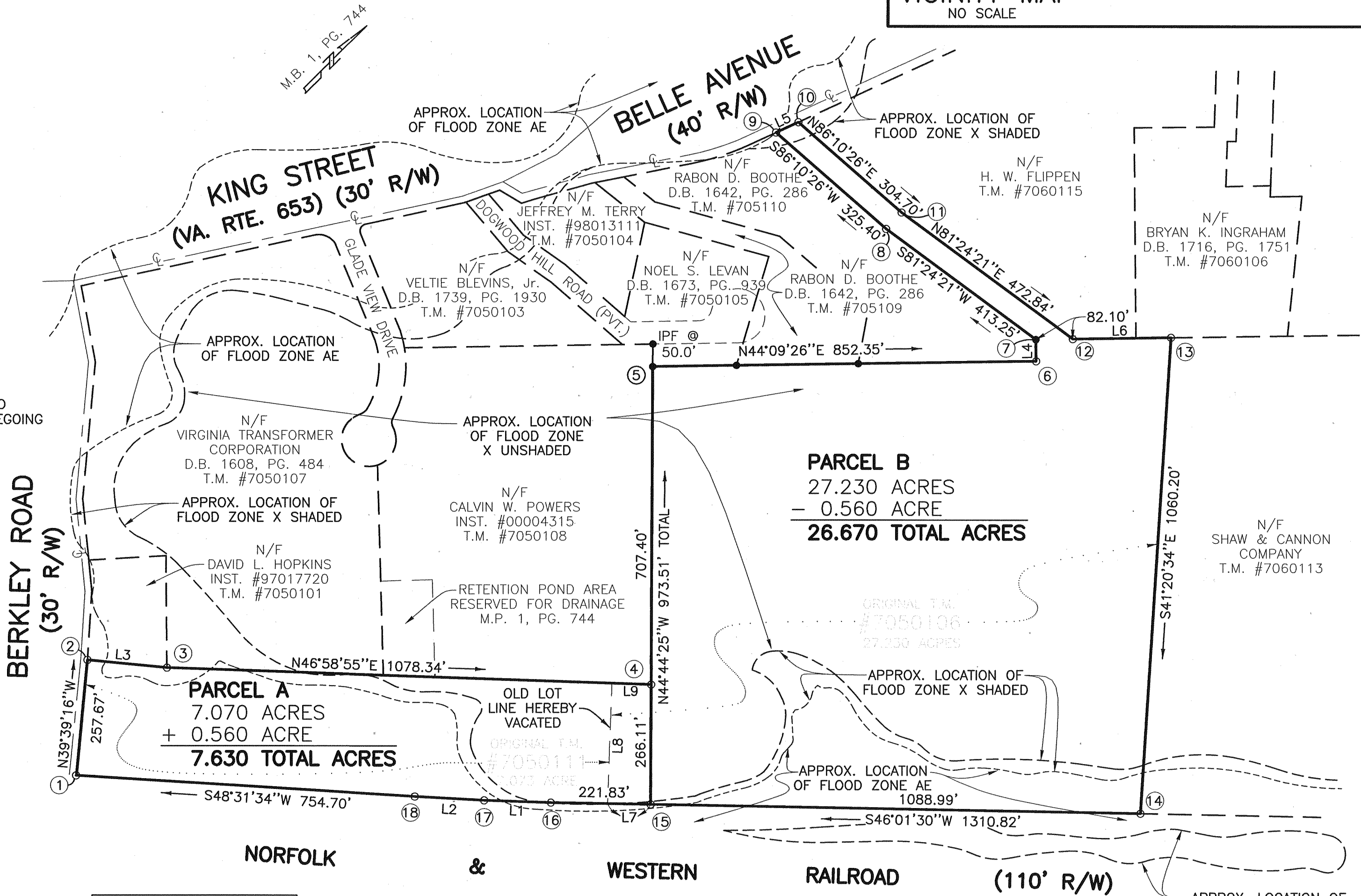
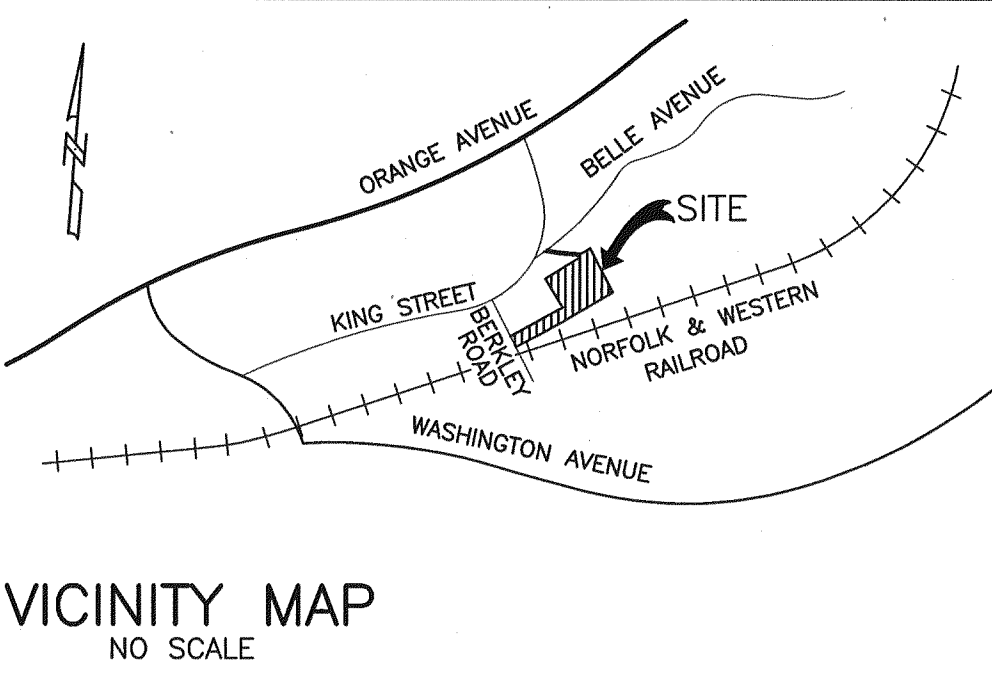
NOTES:

1. OWNER OF RECORD: WALTER DARNALL VINYARD ESTATE
2. LEGAL REFERENCE: DEED BOOK 975, PAGE 886 (RKE.CO.)
3. TAX MAP NUMBERS: 7050111 & 7050106
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. NO TITLE REPORT FURNISHED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS CURRENTLY ZONED: LM
7. UNDERGROUND UTILITY SERVICE LINES

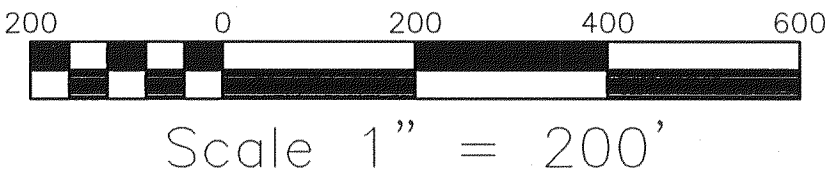
THIS ORIGINAL PLAT  
HAS NOT BEEN REDUCED.

LEGEND

- IRON PIN FOUND
- IRON PIN SET



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°58'44\"W	148.54'
L2	S48°11'21\"W	154.48'
L3	N50°33'38\"E	178.10'
L4	N45°50'34\"W	48.03'
L5	N20°13'26\"E	54.75'
L6	N44°09'26\"E	218.40'
L7	S46°01'30\"W	95.39'
L8	N43°01'05\"W	267.58'
L9	N46°58'55\"E	87.38'

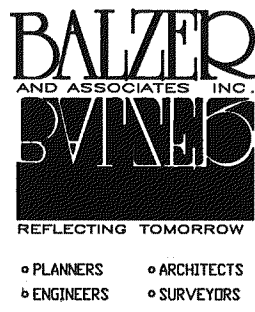


I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
John R. McAden  
JOHN R. MCADEN 002002

A PORTION OF THIS PROPERTY LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONES X UNSHADED, X SHADED, AND AE. SEE MAP #'S 51161C0028 D, 51161C0029 D, 51161C0046 D, AND 51161C0047 D. (EFFECTIVE DATE: OCT. 15, 1993)

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

COMBINATION PLAT FOR  
FRONT STREET INVESTMENTS, L.L.C.  
COMBINING 0.560 ACRE FROM TAX MAP #7050106 WITH TAX MAP #7050111 CREATING HEREON PARCEL "A" (7.630 ACRES) AND PARCEL "B" (26.670 ACRES) CITY OF ROANOKE, VIRGINIA AUGUST 7, 2001 JOB #R0110242.00-A SCALE: 1"=200'



PLANNERS ARCHITECTS ENGINEERS SURVEYORS