

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT TREAD CORPORATION IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 10 TO 1 INCLUSIVE, CONTAINING 7.2639 ACRES AND BEING A PORTION OF THE PROPERTY ACQUIRED BY JOHN FRYE, INC., (NOW TREAD CORPORATION PURSUANT TO ARTICLES OF AMENDMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1639, PG. 101) BY DEED OF TREAD CORPORATION, DATED JULY 31, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1566, PG. 1306 AND IS SUBJECT TO A CERTAIN DEED OF TRUST GRANTED TO VALLEY BANK, BENEFICIARY AND J. RANDY WOODSON AND MARY P. HUNDLEY, TRUSTEES, EITHER OF WHICH CAN ACT, BY INSTRUMENT DATED MARCH 3, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT No. 050003211.

THE SAID OWNER DOES HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATED, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNER, BENEFICIARY AND TRUSTEE:

[Signature] 6/29/05  
TREAD CORPORATION - AUTHORIZED AGENT - SIGNATURE DATE  
(D.B. 1566, PG. 1306)

R.T. Watts IV VP  
AUTHORIZED AGENT - PRINT NAME - TITLE

[Signature] 6/28/05  
VALLEY BANK - AUTHORIZED AGENT - BENEFICIARY DATE  
(INSTRUMENT No. 050003211)

[Signature] 6-28-05  
TRUSTEE DATE  
(INSTRUMENT No. 050003211)

**STATE OF VIRGINIA**

City of Roanoke

TO WIT:  
I, Susan G. Larkin, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Edward C. Martin WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
28th DAY OF June, 2005.

MY COMMISSION EXPIRES 2/29/08  
Susan G. Larkin  
NOTARY PUBLIC

**STATE OF VIRGINIA**

City of Roanoke

TO WIT:  
I, Susan G. Larkin, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
J. Randy Woodson WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
28th DAY OF June, 2005.

MY COMMISSION EXPIRES 2/29/08  
Susan G. Larkin  
NOTARY PUBLIC

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 ANNEXED IS ADMITTED TO RECORD ON

June 29 2005, AT 2:34 O'CLOCK  
P.M.

TESTE: BRENDA HAMILTON

[Signature]  
DEPUTY CLERK

**STATE OF VIRGINIA**

City of Roanoke

TO WIT:  
I, J. RONALD BEDWELL, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
R.T. Watts IV WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
29 DAY OF JUNE, 2005.

MY COMMISSION EXPIRES 8/31/05  
J. Ronald Bedwell  
NOTARY PUBLIC

**COORDINATE LIST**  
(ASSUMED DATUM)

1	N 5000.0000	E 5000.0000
2	N 5638.2829	E 5783.7287
3	N 5620.7731	E 5860.4663
4	N 5501.2942	E 5916.8389
5	N 5360.2122	E 5968.9832
6	N 5310.2511	E 5982.6627
7	N 5218.6236	E 5743.9648
8	N 4981.1038	E 5411.2952
9	N 4942.7698	E 5422.2551
10	N 4773.1776	E 5184.7246
1	N 5000.0011	E 4999.9954
11	N 5316.6282	E 5388.7783
12	N 5094.3028	E 5569.8415

**APPROVED:**

R. Brian Townsend  
AGENT, ROANOKE CITY PLANNING COMMISSION

6-29-05  
DATE

[Signature]  
CITY ENGINEER, ROANOKE VIRGINIA

6-29-05  
DATE

**PLAT OF SURVEY**  
FOR**TREAD CORPORATION**

SHOWING RESUBDIVISION LOT 10C (2.374 ACRES), LOT 10A & LOT 10B (2.000 ACRES)  
AND LOT 10 (2.8778 ACRES), D.B. 1566, PG. 1306  
CREATING HEREON

**LOT 10-A-1 - 3.8882 ACRES**

**LOT 10-C-1 - 3.3757 ACRES**

SITUATE INTERSECTION NICHOLAS AVENUE, N.E. & GRANBY STREET, N.E.  
CITY OF ROANOKE, VIRGINIA

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, NW  
P.O. BOX 6260  
ROANOKE, VIRGINIA 24017  
(540) 366-3400 FAX: (540) 366-8702

TAX NO.: 7190205, 7180208, 7180209

DRAWN: JW

CALC.: JW CHK'D.: FBC, III

CLOSED: JW

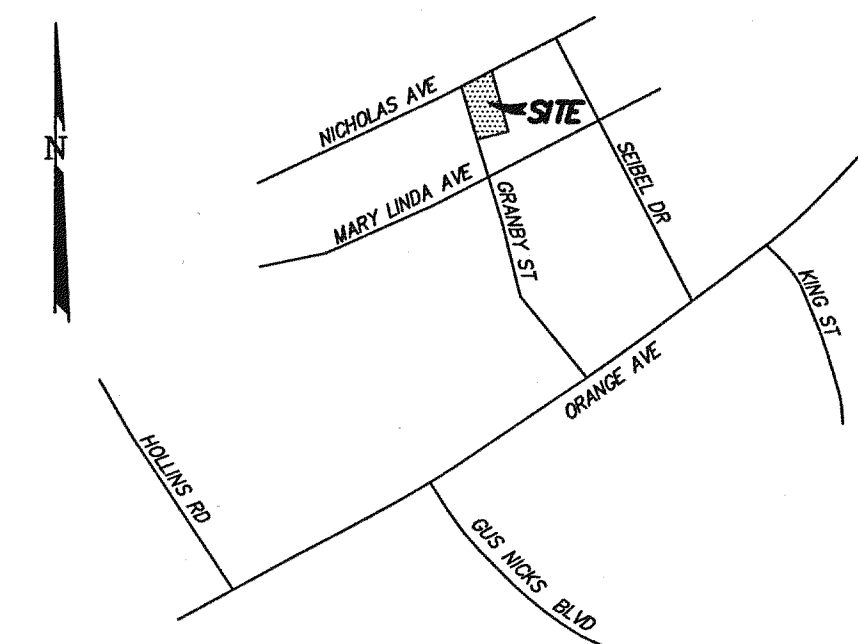
SHEET 1 OF 2

SCALE: 1"= 60'

DATE: JUNE 7, 2005

N.B.: WES-33

W.O.: 05-0039



**VICINITY MAP**  
NO SCALE

**NOTES:**

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY LAWYERS TITLE INSURANCE CORPORATION CASE No. ro00006329 EFFECTIVE DATE APRIL 26, 2005.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0028 D, EFFECTIVE DATE OCTOBER 15, 1993.
3. REFERENCE: MAP OF STATESMAN PARK BY C. E. LACY JR. DATED JUNE 11, 1975 RECORDED IN P.B. 9, PG. 33.
4. REFERENCE: LOAN SURVEY FOR TREAD CORPORATION BY T. P. PARKER & SON DATED OCTOBER 30, 1993 RECORDED IN D.B. 1700, PG. 684.
5. REFERENCE OF PROPERTY CONVEYANCE:  
\* D.B. 1639, PG. 101 BEING TAX PARCELS 7180208, 7180209 AND 7190205 CONVEYED TO TREAD CORPORATION
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, 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.
7. ANY FUTURE DEVELOPMENT OF THE LOTS CREATED HEREON WILL BE REQUIRED TO PROVIDE CURB, GUTTER AND STORM DRAINAGE IMPROVEMENTS ALONG THE NICHOLAS AVENUE FRONTAGE UPON ANY SUBMISSION OF A BASIC OR COMPREHENSIVE SITE PLAN.
8. AT THE DATE OF THIS SURVEY, PROPOSED LOT 10-C-1 DOES NOT HAVE SANITARY SEWER SERVICE. IF LOT 10-C-1 IS DEVELOPED IN THE FUTURE, SANITARY SEWER SERVICE MUST BE EXTENDED, AT THE EXPENSE OF THE OWNER.
9. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

