

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT 105 FRANKLIN ASSOCIATES (FORMERLY WOODS, ROGERS, MUSE, WALKER & THORNTON PARTNERSHIP - PARTNERSHIP BOOK 18, PAGE 52) IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID WOODS, ROGERS, MUSE, WALKER & THORNTON PARTNERSHIP BY DEED DATED DECEMBER 19, 1980 AND RECORDED IN THE CLERK'S OFFICE OF CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1461, PAGE 1162 AND A PORTION OF A 10' ALLEY CLOSED BY ORDINANCE NO. 27297-111984 DATED NOVEMBER 19, 1984.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 16 DAY OF June, 2008.

105 FRANKLIN ASSOCIATES

BY: FAISON ROANOKE OFFICE LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: FAISON ENTERPRISES, INC., ITS GENERAL PARTNER

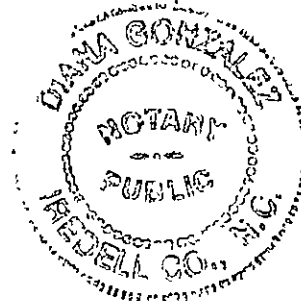
BY: Henry J. Faison
HENRY J. FAISON, CHAIRMAN

STATE OF North Carolina OF _____

I, Diana Gonzalez, NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT Henry J. Faison, _____ OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON June 16, 2008.

MY COMMISSION EXPIRES ON February 2, 2009

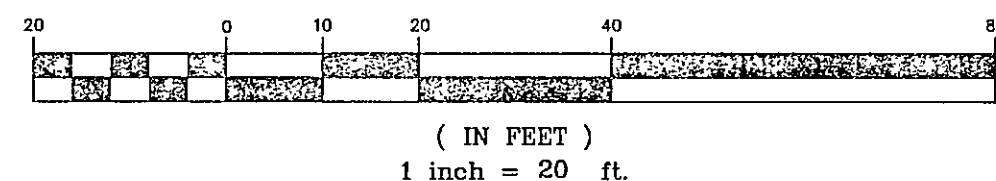
Diana Gonzalez REG # 19990270029
NOTARY PUBLIC

**BOUNDARY COORDINATES**

ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	5091.09554	4987.14091
3	5092.22092	5009.31170
4	5097.16117	5009.06093
5	5106.05509	5184.27645
6	5101.18932	5183.47337
7	5009.21121	5181.46640
1	5000.00000	5000.00000
TOTAL AREA = 18,196 S.F. (0.4177 AC.)		

ABBREVIATIONS

CONC.	CONCRETE
D.B.	DEED BOOK
PG.	PAGE
M.B.	MAP BOOK
R/W	RIGHT-OF-WAY
AC.	ACRES
S.F.	SQUARE FEET

GRAPHIC SCALE**NOTES:**

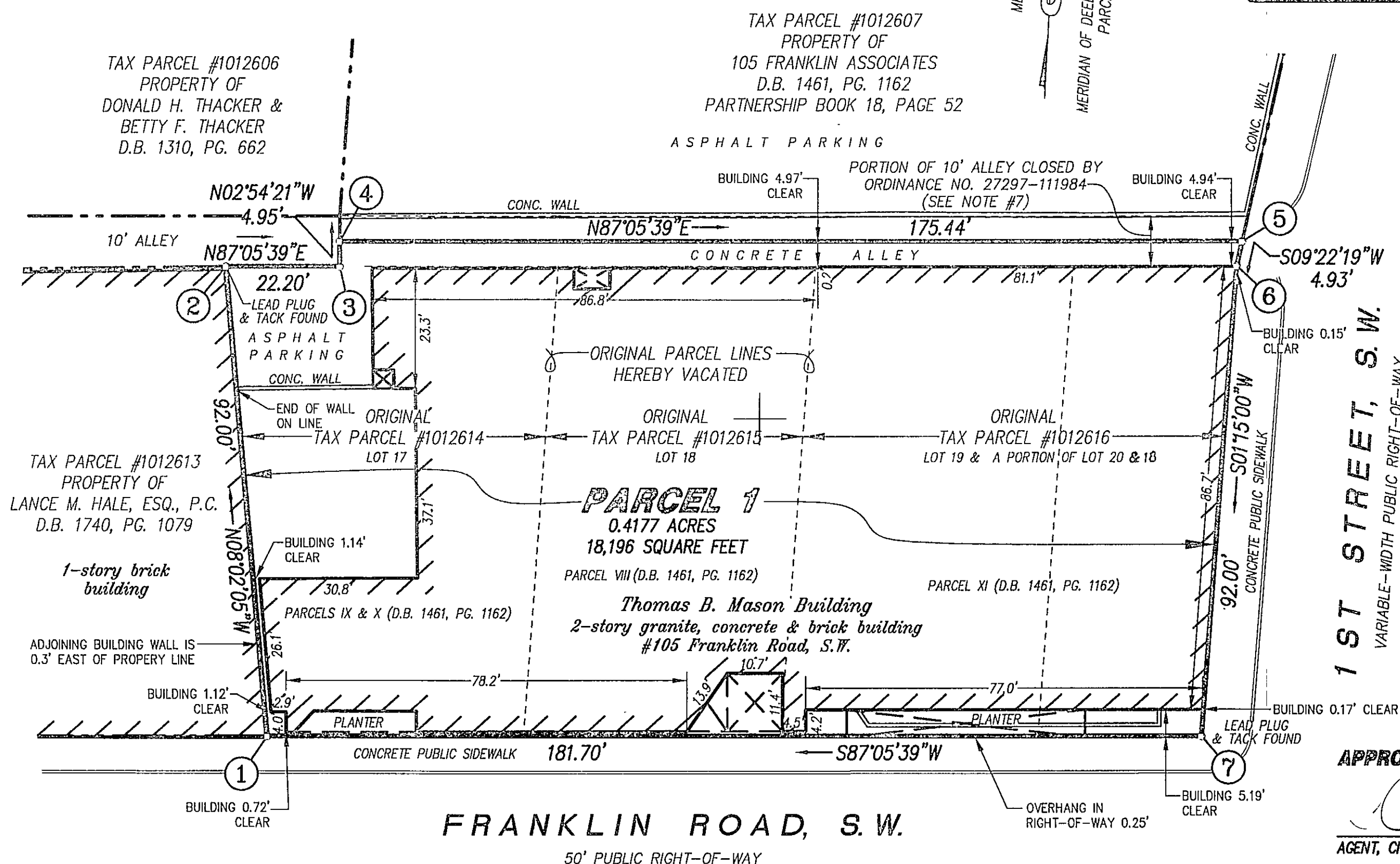
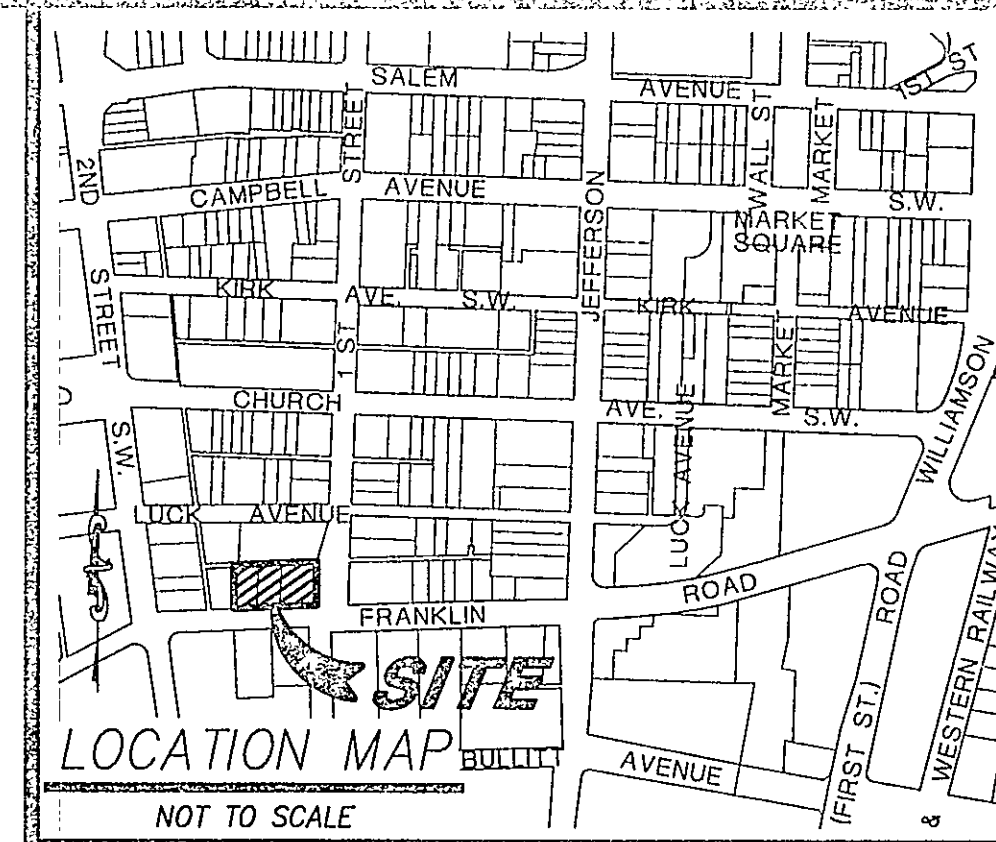
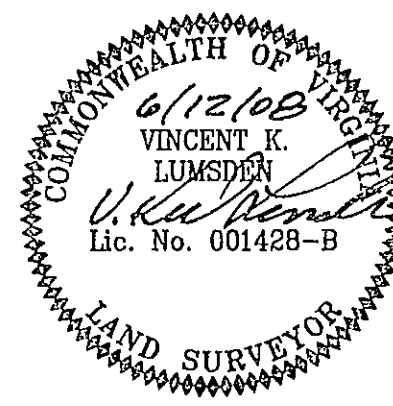
1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0164 G, DATED SEPTEMBER 28, 2007 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
3. P.K. NAILS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. 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 RE-SUBDIVISION.
6. THE INTENT OF THIS PLAT IS TO COMBINE ROANOKE CITY TAX PARCELS 1012614, 1012615 AND 1012616
7. PORTION OF 10' ALLEY CLOSED BY ORDINANCE NO. 27297-111984 DATED NOVEMBER 19, 1984 IS SUBJECT TO RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE OF UTILITY LINES, MAINS OR UTILITIES.
8. LOTS 17 THRU 20 AS SHOWN HEREON ARE SUBJECT TO AIR RIGHTS ORDINANCE ALONG ALLEY AND FRANKLIN ROAD, S.W. SEE ORDINANCE #25551-050481.

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON June 23, 2008, AT 10:31 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

DEPUTY CLERK



APPROVED:

[Signature]

AGENT, CITY OF ROANOKE PLANNING COMMISSION

6/23/08
DATE

PLAT SHOWING
THE COMBINATION OF A PORTION
OF THE PROPERTY OF
105 FRANKLIN ASSOCIATES

LOTS 17, 18, 19 AND
A PORTION OF LOT 20
OFFICIAL CITY SURVEY
SHEET No. 2, S.W.

DEED BOOK 1461, PAGE 1162 AND A PORTION OF
AN ALLEY CLOSED BY ORDINANCE NO. 27297-111984
CREATING HEREON

PARCEL 1 (0.4177 AC.)

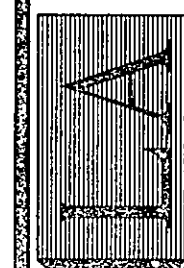
SITUATED AT 105 FRANKLIN ROAD, S.W.

ROANOKE CITY, VIRGINIA

PHONE: (540) 774-4411
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



JUNE 12, 2008

08-090

1" = 20'

DATE

COMM. NO.:

SCALE:

SHEET 1 OF 1