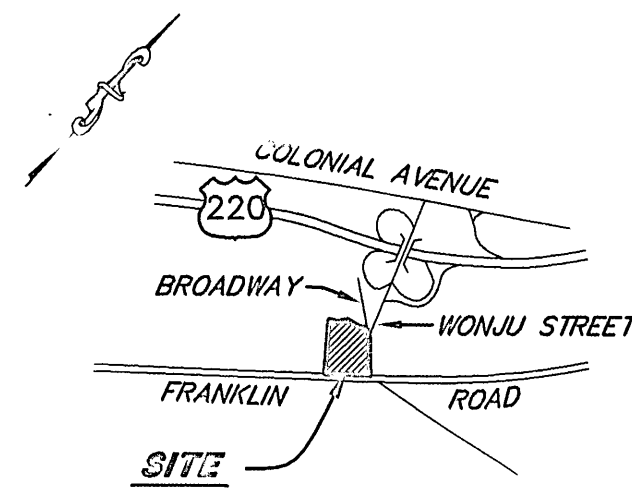


TAX #1280302
PROPERTY OF CYCLE SYSTEMS, INC.
D.B. 1380, PG. 5
18.08 ACRES (DEED)
13.09 ACRES (CALCULATED)

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	12.00'	20.89'	14.24'	18.35'	S01°38'45"E	99°45'43"



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON WHICH MAY AFFECT THIS PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S, UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY AS SHOWN FALLS 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 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FLOOD INSURANCE RATE MAP #5101300044D FOR ROANOKE CITY, VIRGINIA, DATED OCTOBER 15, 1993.
5. PARCEL "A-1" AREA (4,451 SQ. FT.) BOUNDED BY CORNERS 3 TO 4 TO 5 TO 3, INCLUSIVE TO BE CONVEYED TO CYCLE SYSTEMS, INC. FROM GEORGE H. FULTON AND COMBINED WITH AND BECOME PART OF ORIGINAL TAX #1280302.
6. PARCEL "B-1" AREA (1,193 SQ. FT.) BOUNDED BY CORNERS 6 TO 7 TO 5 TO 6, INCLUSIVE TO BE CONVEYED TO GEORGE H. FULTON BY CYCLE SYSTEMS, INC. AND COMBINED WITH AND BECOME A PART OF ORIGINAL TAX #1280607 AND TAX #1280613 TO CREATE NEW TRACT "A".
7. THE INTENT OF THIS PLAT IS TO COMBINE ROANOKE CITY TAX PARCEL #1280607 TO #1280613 AND TRADE LAND AS STATED IN NOTES 5 & 6 ABOVE.

APPROVED:

John H. Russell 11/19/98
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
Theresa C. O'Brien 11/19/98
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD ON 11-20-98 AT 9:40 O'CLOCK A.M.

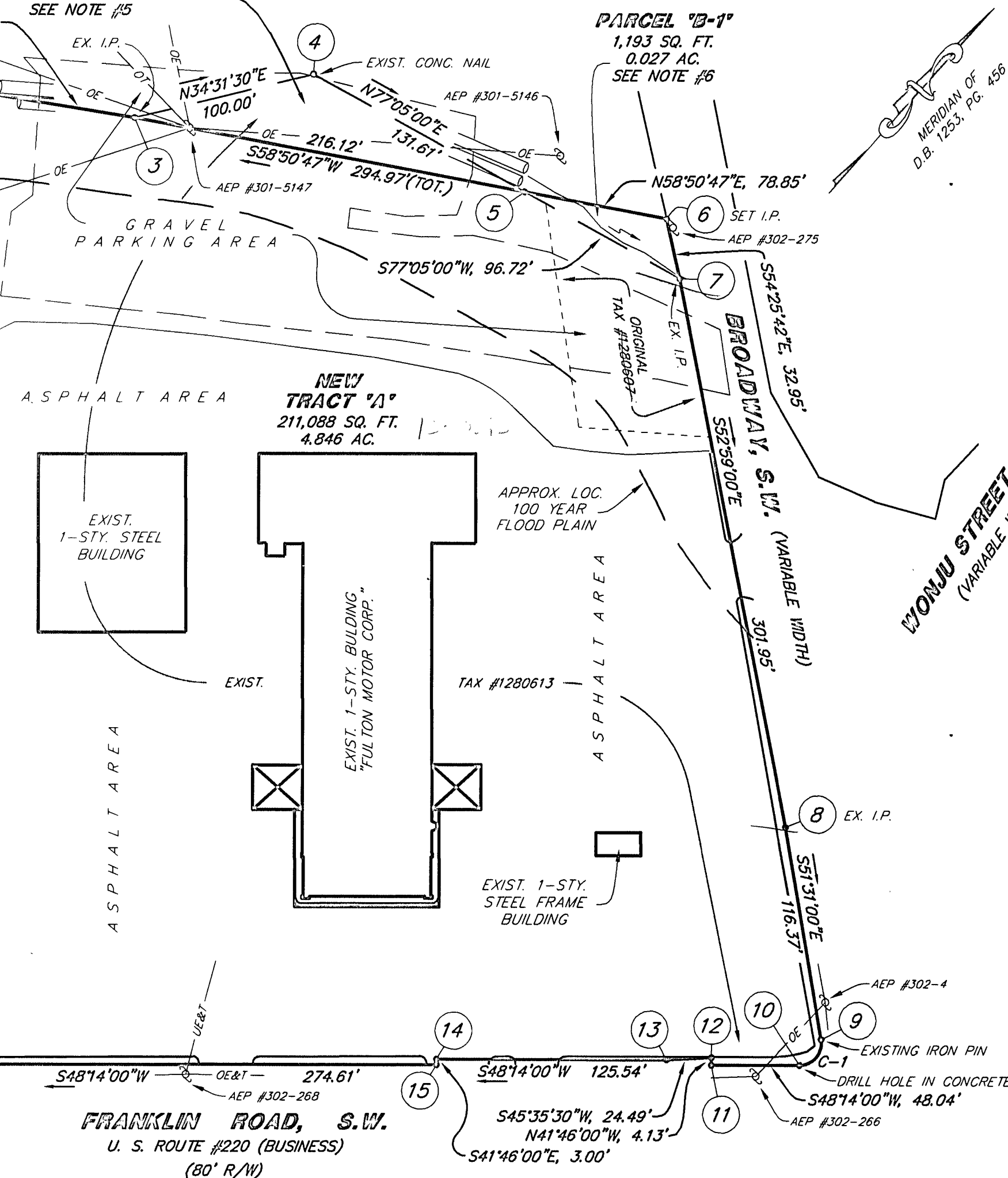
TESTEE: ARTHUR B. BRUSH, III
Patty Humphrey
DEPUTY CLERK

PLAT SHOWING
THE COMBINATION AND RESUBDIVISION
PROPERTY OF
GEORGE H. FULTON
(D.B. 1286, PG. 213 et seq
AND D.B. 1292, PG. 526)
AND
CYCLE SYSTEMS, INC.
(D.B. 1380, PG. 5)
CREATING HEREON

NEW
TRACT "A" (4.846 AC.)
BEING ALL OF TAX #1280613, #1280607 LESS PARCEL "A-1"
AND PLUS PARCEL "B-1" (PORTION OF TAX #1280302)
AND
PROPERTY OF
CYCLE SYSTEMS, INC.
BEING ALL OF TAX #1280302 LESS PARCEL "B-1"
AND PLUS PARCEL "A-1" (PORTION OF TAX #1280613)

CITY OF ROANOKE, VIRGINIA
SCALE: 1" = 60' DATE: 18 OCTOBER 1998
LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

COMM. #98-185



BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	4999.92695	5002.04995
2	5407.61007	4669.94649
3	5453.88180	4742.64855
4	5536.26970	4799.32512
5	5565.68808	4927.60107
6	5606.47762	4995.07806
7	5587.30927	5021.87812
8	5405.52142	5262.97280
9	5333.10864	5354.06249
10	5314.76323	5354.58964
11	5282.76079	5318.75494
12	5285.84121	5316.00395
13	5268.70392	5298.50900
14	5185.08189	5204.87328
15	5182.84430	5206.87158
1	4999.92695	5002.04995
TOTAL AREA = 4.948 ACRES		

LEGEND

EX. I.P.	EXISTING IRON PIN
EX.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
SQ. FT.	SQUARE FEET
OE	OVERHEAD ELECTRIC LINE
OT	OVERHEAD TELEPHONE LINE
OE&T	OVERHEAD ELECTRIC & TELEPHONE
UE&T	UNDERGROUND ELECTRIC & TELEPHONE

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT CYCLE SYSTEMS, INC. AND GEORGE H. FULTON ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON, SUBDIVIDED AND COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO CYCLE SYSTEMS, INC. BY DEED DATED MAY 21, 1976, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1380, PAGE 5 AND ALL OF THE LAND CONVEYED TO GEORGE H. FULTON BY DEED DATED DECEMBER 28, 1970 IN DEED BOOK 1286, PAGE 213 et seq AND BY DEED DATED MAY 6, 1971, IN DEED BOOK 1292, PAGE 526, RECORDED IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2264 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED), TO DATE, AND WITH SECTION 17-101(J) OF THE ROANOKE CITY SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 18th DAY OF November, 1998.

CYCLE SYSTEMS, INC.

BY: *Bruce Brenner*
BRUCE BRENNER, PRESIDENT

BY: *George H. Fulton*
GEORGE H. FULTON, OWNER

STATE OF VIRGINIA
County of Roanoke

I, *Judith M. Ross*, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT BRUCE BRENNER, PRESIDENT WITH CYCLE SYSTEMS, INC., OWNER AND GEORGE H. FULTON, OWNER, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON November 18, 1998.

MY COMMISSION EXPIRES February 23, 2002. NOTARY PUBLIC *Judith M. Ross*

