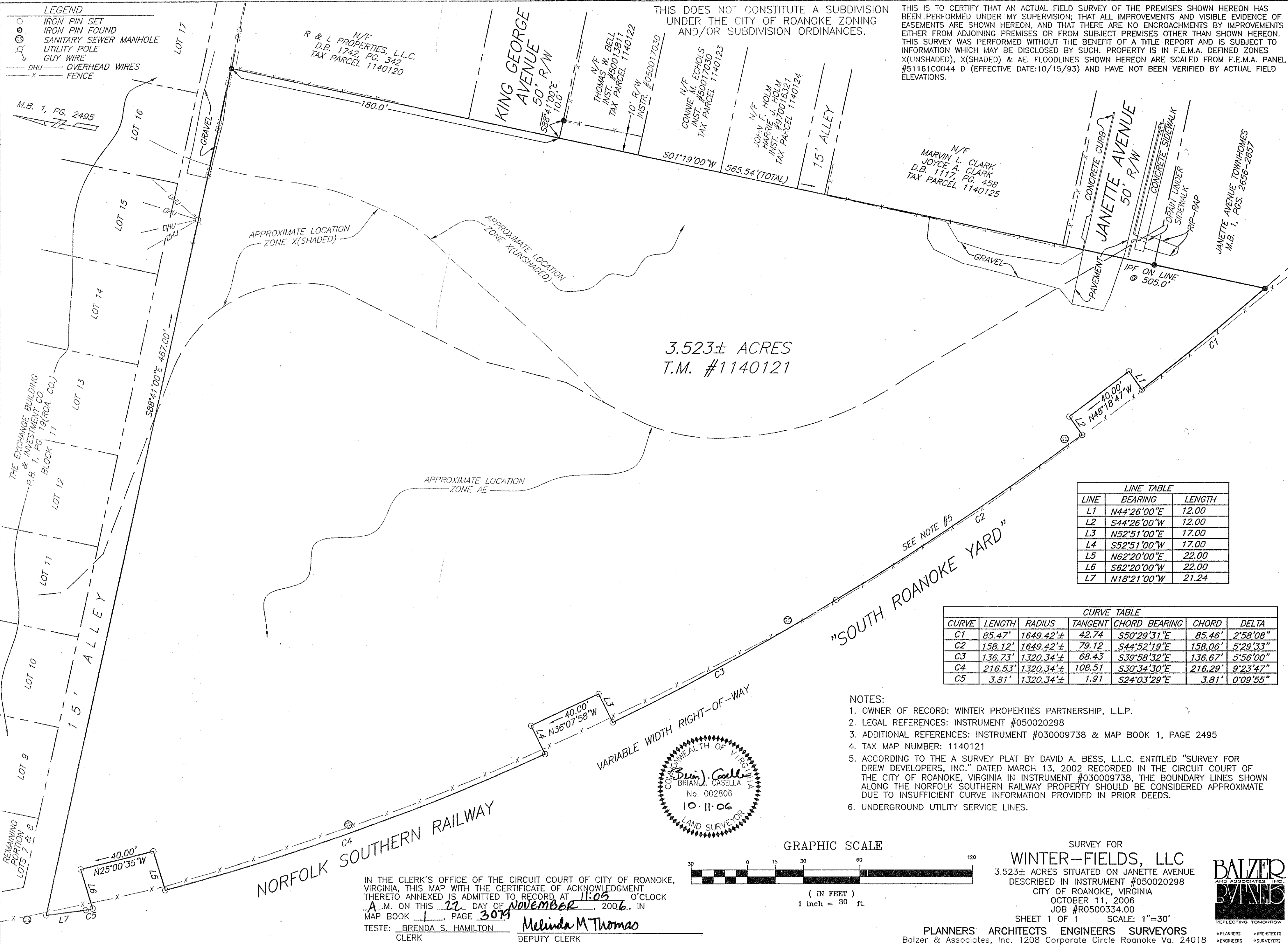




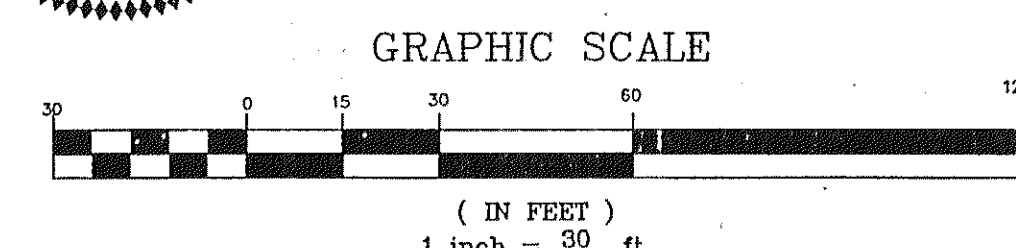
THIS DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE ZONING AND/OR SUBDIVISION ORDINANCES.

THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON HAS BEEN PERFORMED UNDER MY SUPERVISION; THAT ALL IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES OTHER THAN SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. PROPERTY IS IN F.E.M.A. DEFINED ZONES X(UNSHADED), X(SHADED) & AE. FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0044 D (EFFECTIVE DATE:10/15/93) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°26'00"E	12.00
L2	S44°26'00"W	12.00
L3	N52°51'00"E	17.00
L4	S52°51'00"W	17.00
L5	N62°20'00"E	22.00
L6	S62°20'00"W	22.00
L7	N18°21'00"W	21.24

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	85.47'	1649.42'±	42.74	S50°29'31"E	85.46'	2°58'08"
C2	158.12'	1649.42'±	79.12	S44°52'19"E	158.06'	5°29'33"
C3	136.73'	1320.34'±	68.43	S39°58'32"E	136.67'	5°56'00"
C4	216.53'	1320.34'±	108.51	S30°34'30"E	216.29'	9°23'47"
C5	3.81'	1320.34'±	1.91	S24°03'29"E	3.81'	0°09'55"

- NOTES:
- OWNER OF RECORD: WINTER PROPERTIES PARTNERSHIP, L.L.P.
 - LEGAL REFERENCES: INSTRUMENT #050020298
 - ADDITIONAL REFERENCES: INSTRUMENT #030009738 & MAP BOOK 1, PAGE 2495
 - TAX MAP NUMBER: 1140121
 - ACCORDING TO THE A SURVEY PLAT BY DAVID A. BESS, L.L.C. ENTITLED "SURVEY FOR DREW DEVELOPERS, INC." DATED MARCH 13, 2002 RECORDED IN THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #030009738, THE BOUNDARY LINES SHOWN ALONG THE NORFOLK SOUTHERN RAILWAY PROPERTY SHOULD BE CONSIDERED APPROXIMATE DUE TO INSUFFICIENT CURVE INFORMATION PROVIDED IN PRIOR DEEDS.
 - UNDERGROUND UTILITY SERVICE LINES.



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 11:05 O'CLOCK A.M. ON THIS 22 DAY OF November, 2006, IN MAP BOOK 1, PAGE 3079
 Melinda M Thomas
 DEPUTY CLERK

SURVEY FOR
WINTER-FIELDS, LLC
 3.523± ACRES SITUATED ON JANETTE AVENUE
 DESCRIBED IN INSTRUMENT #050020298
 CITY OF ROANOKE, VIRGINIA
 OCTOBER 11, 2006
 JOB #R0500334.00
 SHEET 1 OF 1 SCALE: 1"=30'
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
 Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

