

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FIRST CHOICE HOMES, LLC IS THE OWNER OF A 0.919 ACRE TRACT, BEING ALL OF LOT 7, FIRST CHOICE HOMES, LLC SUBDIVISION AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGE 2250, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE AND BEING A PORTION OF THE PROPERTY OF CONVEYED TO SAID OWNER BY KATHLEEN W. RICHARDSON BY DEED DATED JANUARY 24, 2001 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBER 010002706.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES LOT LINES SHOWN DOTTED HEREON. THE SAID OWNER HEREBY DEDICATES TO THE CITY OF ROANOKE, VIRGINIA THE PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENTS SHOWN HEREON. EACH UNIT SHALL HAVE EQUAL INGRESS/EGRESS RIGHTS ACROSS UNIT 11 WITHIN THE PRIVATE INGRESS/EGRESS EASEMENT. WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Glen J. Schumeyer 6-13-03
GLEN J. SCHUMEYER DATE
FIRST CHOICE HOMES, LLC

BLOCK 12
LOT 20
PROPERTY OF
J & K BELLE AVENUE LLP
TAX # 3410307
INSTR. NO. 990003209

STATE OF VIRGINIA
County OF Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT GLEN J. SCHUMEYER, FIRST CHOICE HOMES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13th DAY OF JUNE, 2003.

MY COMMISSION EXPIRES:
9-30-2006

Rose Lee Nichols
NOTARY PUBLIC

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0046 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.
4. THE STORMWATER MANAGEMENT LOT IS A NON-BUILDABLE LOT, DEDICATED FOR THE SOLE USE OF STORMWATER MANAGEMENT. UNITS 11 & 12 ARE TO BE MAINTAINED BY THE TOWNHOUSE ASSOCIATION TO BE CREATED.
5. FRONTAGES FOR TOWNHOUSES AS ALLOWED BY CITY OF ROANOKE SECTION 36.1-407.

COORDINATES

| CORNER | NORTHING | EASTING |
|--------|----------|---------|
| 1 | 3081.33 | 2704.69 |
| 2 | 2945.04 | 2774.98 |
| 3 | 2979.69 | 2836.35 |
| 4 | 2919.58 | 2871.96 |
| 5 | 2799.70 | 2681.11 |
| 6 | 3012.58 | 2571.37 |
| 1 | 3081.33 | 2704.69 |

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

REFERENCE MAP:

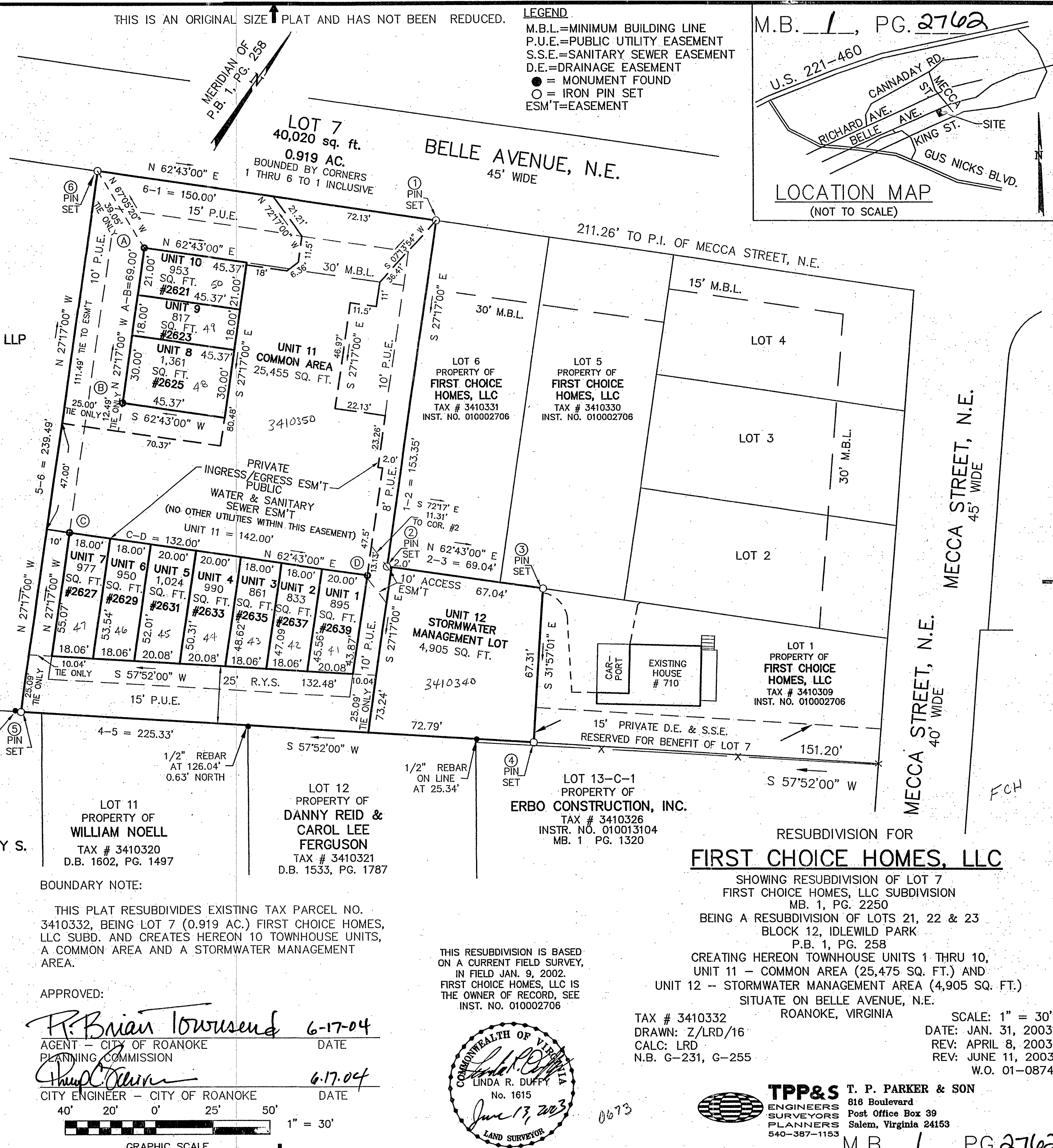
1. RESUBDIVISION FOR FIRST CHOICE HOMES, LLC BY T. P. PARKER & SON DATED JANUARY 25, 2001 AND RECORDED IN M.B. 1, PG. 2250.

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 ATTACHED ADMITTED TO RECORD AT 3:55 O'CLOCK P.M. ON THIS 16th DAY OF JULY, 2004.

TESTE: BRENDA S. HAMILTON
CLERK
BY: D. Deedue
DEPUTY CLERK

CLOSED BY JJB 6/05/03

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

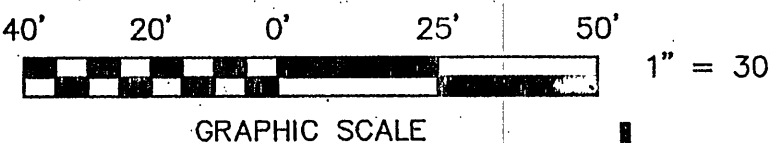


BOUNDARY NOTE:

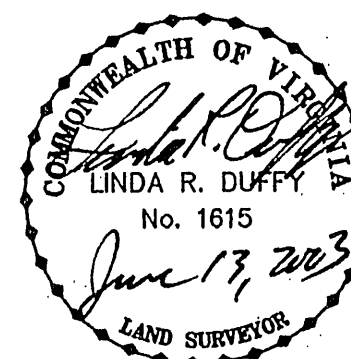
THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 3410332, BEING LOT 7 (0.919 AC.) FIRST CHOICE HOMES, LLC SUBD. AND CREATES HEREON 10 TOWNHOUSE UNITS, A COMMON AREA AND A STORMWATER MANAGEMENT AREA.

APPROVED:

R. Brian Townsend 6-17-04
AGENT - CITY OF ROANOKE
PLANNING COMMISSION
David Allen 6-17-04
CITY ENGINEER - CITY OF ROANOKE
DATE



THIS RESUBDIVISION IS BASED
ON A CURRENT FIELD SURVEY,
IN FIELD JAN. 9, 2002.
FIRST CHOICE HOMES, LLC IS
THE OWNER OF RECORD, SEE
INST. NO. 010002706

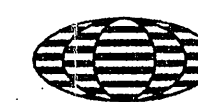


TAX # 3410332
DRAWN: Z/LRD/16
CALC: LRD
N.B. G-231, G-255

RESUBDIVISION FOR FIRST CHOICE HOMES, LLC

SHOWING RESUBDIVISION OF LOT 7
FIRST CHOICE HOMES, LLC SUBDIVISION
MB. 1, PG. 2250
BEING A RESUBDIVISION OF LOTS 21, 22 & 23
BLOCK 12, IDLEWILD PARK
P.B. 1, PG. 258
CREATING HEREON TOWNHOUSE UNITS 1 THRU 10,
UNIT 11 - COMMON AREA (25,475 SQ. FT.) AND
UNIT 12 - STORMWATER MANAGEMENT AREA (4,905 SQ. FT.)
SITUATE ON BELLE AVENUE, N.E.
ROANOKE, VIRGINIA

SCALE: 1" = 30'
DATE: JAN. 31, 2003
REV: APRIL 8, 2003
REV: JUNE 11, 2003
W.O. 01-0874



TPP&S
ENGINEERS
SURVEYORS
PLANNERS
540-387-1153

T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153

M.B. 1, PG. 2762