

N:\06042\SURVEY\R/W PLAT

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT HOMETOWN BANK IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 9 TO 1, INCLUSIVE, AND IS A PART OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 200614499

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 THROUGH 2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

HOMETOWN BANK

BY: DATE:

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

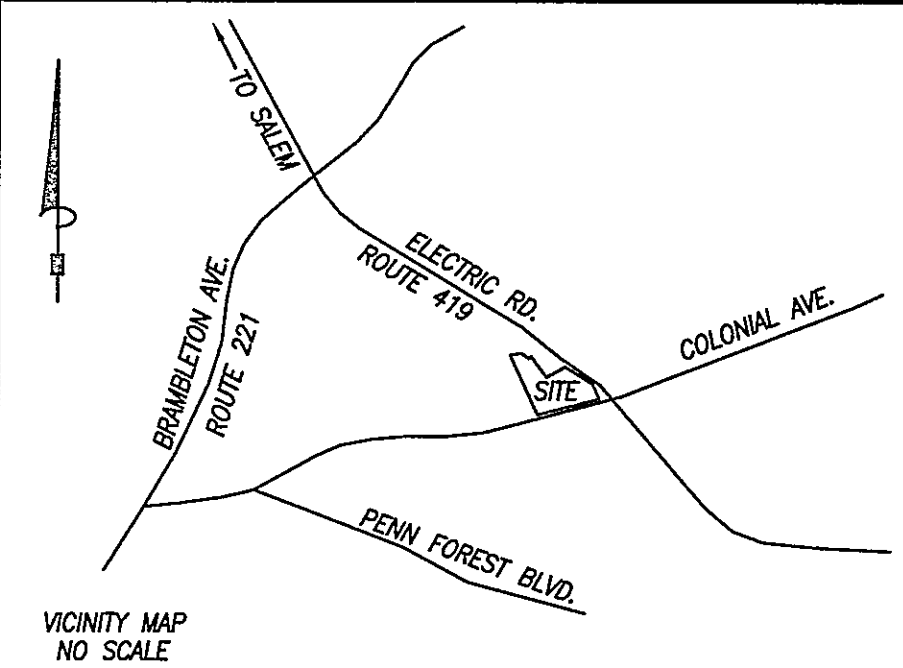
I, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS DAY OF, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES

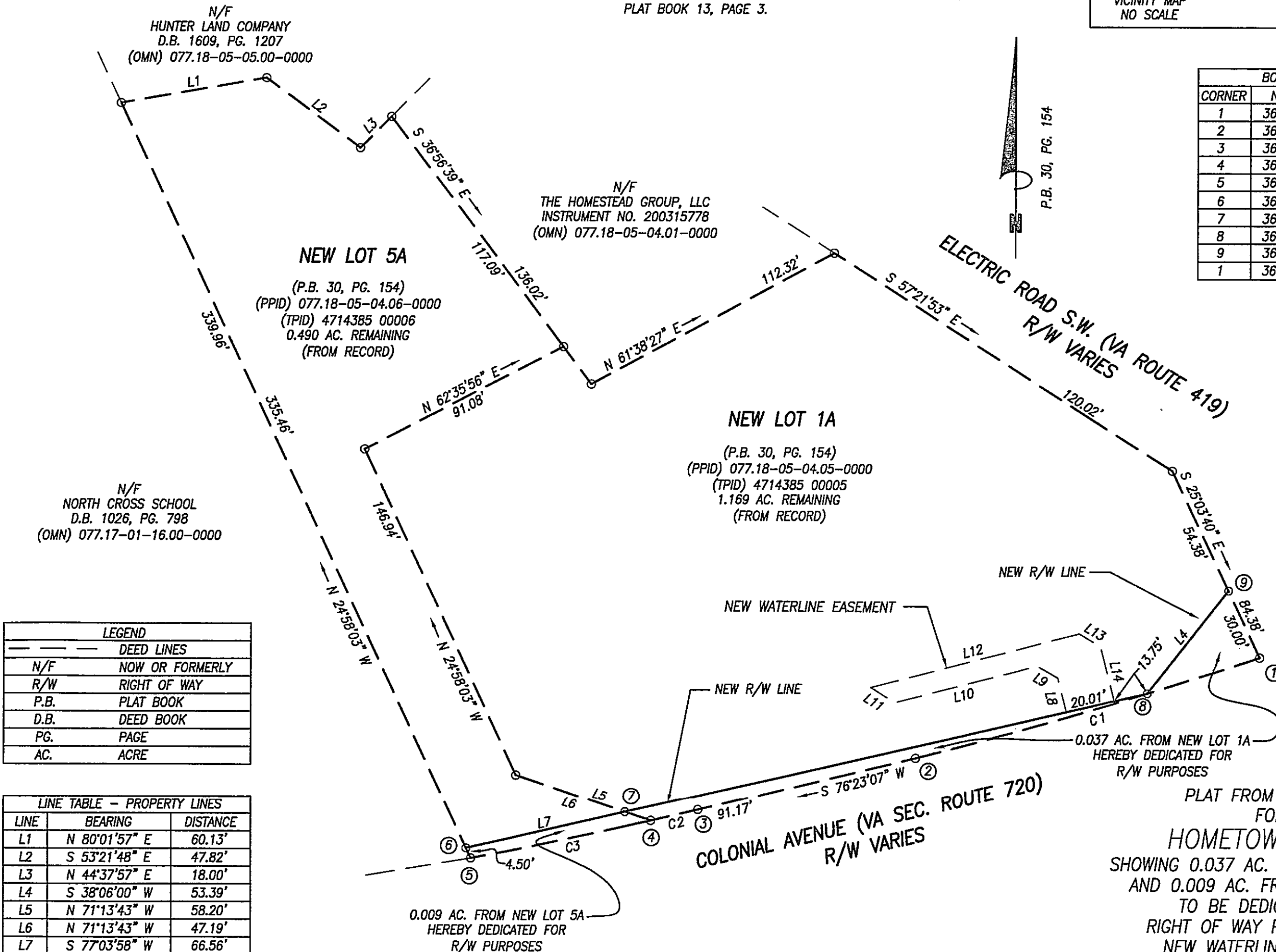
NOTES:

- OWNER OF RECORD: HOMETOWN BANK
- LEGAL REFERENCE: INSTRUMENT NO. 200614499
- TAX MAP NUMBERS: 077.18-05-04.05-0000
077.18-05-04.06-0000
- PLAT REFERENCE: PLAT BOOK 30, PAGE 154
- NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
- THIS PLAT WAS PREPARED FROM RECORD INFORMATION AND DOES NOT REFLECT A CURRENT FIELD SURVEY.
- SEE PLAT BOOK 30, PAGE 154 FOR EXISTING EASEMENTS AND IMPROVEMENTS ON THE SUBJECT PARCELS.

- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, ROANOKE COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 62 OF 80, MAP NUMBER 51161C0062 D, EFFECTIVE DATE OF OCTOBER 15, 1993.
- THERE EXISTS A PERPETUAL NONEXCLUSIVE RIGHT AND EASEMENT FOR USE OF ALL ENTRANCES, EXITS, DRIVEWAYS, PARKING AREAS, SIDEWALKS AND OTHER FACILITIES DESIGNATED FOR PEDESTRIAN AND VEHICULAR USE FOR INGRESS AND EGRESS (D.B. 1160, PG. 137, D.B. 1287, PG. 1973, D.B. 1261, PG. 1452).
- EACH LOT IS SUBJECT TO RESERVATION OF A PERPETUAL NONEXCLUSIVE RIGHT AND EASEMENT FOR THE MAINTENANCE OF ALL UTILITIES, INCLUDING ELECTRICAL, TELEPHONE, WATER, SEWER, GAS, CABLE TELEVISION AND OTHER LINES, INCLUDING RIGHT TO CHANGE OR REARRANGE THE LOCATION ON ANY AND ALL SUCH UTILITIES. SEE PLAT BOOK 13, PAGE 3.



BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	3609784.0991	11046099.3823
2	3609742.8944	11045959.3382
3	3609721.4337	11045870.7300
4	3609716.9015	11045851.5809
5	3609701.4659	11045778.1865
6	3609705.5454	11045776.2870
7	3609720.4436	11045841.1591
8	3609769.2623	11046053.7328
9	3609811.2748	11046086.6747
1	3609784.0991	11046099.3823

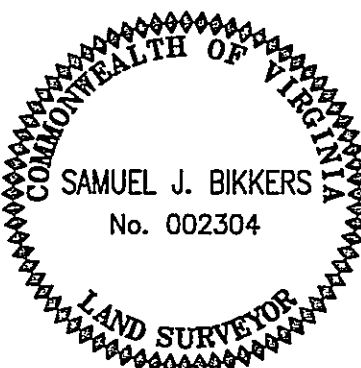


LEGEND		
---	DEED LINES	
N/F	NOW OR FORMERLY	
R/W	RIGHT OF WAY	
P.B.	PLAT BOOK	
D.B.	DEED BOOK	
PG.	PAGE	
AC.	ACRE	

LINE TABLE - PROPERTY LINES		
LINE	BEARING	DISTANCE
L1	N 80°01'57" E	60.13'
L2	S 53°21'48" E	47.82'
L3	N 44°37'57" E	18.00'
L4	S 38°06'00" W	53.39'
L5	N 71°13'43" W	58.20'
L6	N 71°13'43" W	47.19'
L7	S 77°03'58" W	66.56'

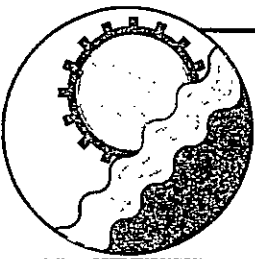
LINE TABLE - NEW WATERLINE EASEMENT		
LINE	BEARING	DISTANCE
L8	N 14°23'43" W	14.23'
L9	N 59°23'43" W	9.72'
L10	S 75°36'17" W	59.99'
L11	N 57°15'06" W	11.58'
L12	N 75°36'17" E	87.66'
L13	S 59°23'43" E	10.01'
L14	S 14°23'43" E	23.03'

CURVE TABLE						
CURVE	DELTA	RAD°	TAN°	ARC°	CHORD'	BEARING
C1	04°48'50"	1737.95	73.05	146.02	145.98	S 73°36'17" W
C2	00°35'53"	1884.86	9.84	19.68	19.68	S 76°41'03" W
C3	02°16'48"	1884.86	37.51	75.00	75.00	S 78°07'24" W



PLAT FROM RECORDS
FOR
HOMETOWN BANK
SHOWING 0.037 AC. FROM NEW LOT 1A
AND 0.009 AC. FROM NEW LOT 5A
TO BE DEDICATED FOR
RIGHT OF WAY PURPOSES AND
NEW WATERLINE EASEMENT
SITUATED AT THE INTERSECTION
OF VIRGINIA ROUTE 419 (ELECTRIC ROAD)
AND VA. SEC. ROUTE 720 (COLONIAL AVENUE)
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
NOVEMBER 8, 2006
E.C.I. PROJECT# 06042

REFERENCE PLAT
COMBINATION PLAT FROM PARTIAL FIELD SURVEY AND FROM
RECORDS FOR HOMETOWN BANK SHOWING THE COMBINATION
OF LOTS 1, 2, 3, AND A PORTION OF LOT 5, COLONIAL GREEN
OFFICE PARK, PREPARED BY ENGINEERING CONCEPTS, INC.,
RECORDED IN PLAT BOOK 30, PAGE 154.



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	SUB	40	0	40	80	120	1"=40'
Designed		Scale: 1" = 40'					11-08-06
Checked	JDE/SUB						PROJECT: 06042
Approved	SUB						1 of 1