

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PINECREST DEVELOPMENT COMPANY, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 19 TO 1, INCLUSIVE AND DESIGNATED HEREON AS ROANOKE CITY TAX #7390127 & #7390128, TO BE COMBINED HEREON AND CREATING TRACT "A", WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 29, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #100010195, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO MICHAEL K. SMELTZER, TRUSTEE, SECURING RANDOLPH BANK & TRUST COMPANY, BENEFICIARY, DATED OCTOBER 26, 2010 AND RECORDED IN THE AFORESAID CLERKS OFFICE IN INSTRUMENT #100010196.

THE SAID OWNER (PINECREST DEVELOPMENT COMPANY, LLC) CERTIFIES THAT IT HAS COMBINED THIS LAND, AS DESIGNATED HEREON AS ROANOKE CITY TAX #7390127 & #7390128, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID PINECREST DEVELOPMENT COMPANY, LLC, MARY ELIZABETH HINMAN, WALTER M. SPANGLER, SUE E. SPANGLER AND THE TRUST COMPANY OF VIRGINIA, SUCCESSOR TRUSTEE UNDER THE WILL OF MILDRED P. HINMAN, OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL SANITARY SEWER RIGHTS AND EASEMENTS AND ALL WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER AND/OR WATER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE SAID MARY ELIZABETH HINMAN, WALTER M. SPANGLER, SUE E. SPANGLER AND THE TRUST COMPANY OF VIRGINIA, SUCCESSOR TRUSTEE UNDER THE WILL OF MILDRED P. HINMAN, OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY GRANTS TO ROANOKE GAS THE NEW 10' GAS LINE EASEMENT AND TO APPALACHIAN POWER COMPANY THE NEW 15' APCO EASEMENT AS SHOWN HEREON, LOCATED ON ROANOKE COUNTY TAX #038.16-01-03.01.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 16th DAY OF November 2010.

OWNERS:

BY: Mary Elizabeth Hinman
MARY ELIZABETH HINMAN

OWNERS:

BY: Pinecrest Development Company, LLC
PINECREST DEVELOPMENT COMPANY, LLC

BY: Walter M. Spangler
WALTER M. SPANGLER

TRUSTEE:

BY: Michael K. Smeltzer, Trustee
MICHAEL K. SMELTZER, TRUSTEE

BY: Sue E. Spangler
SUE E. SPANGLER

BY: Donald R. Taylor
DONALD R. TAYLOR, VICE-PRESIDENT
THE TRUST COMPANY OF VIRGINIA, SUCCESSOR TRUSTEE
UNDER THE WILL OF MILDRED P. HINMAN

STATE OF VIRGINIA
City of Roanoke

I, Donna W. Lynch, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT MARY ELIZABETH HINMAN, OWNER, WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING DATED November 16, 2010, HAS PERSONALLY APPEARED BEFORE ME IN
MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON
November 22, 2010.
MY COMMISSION EXPIRES March 31, 2013, REGISTRATION # 225612

Donna W. Lynch
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

I, Donna W. Lynch, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT WALTER M. SPANGLER, OWNER, WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING DATED November 16, 2010, HAS PERSONALLY APPEARED BEFORE ME IN
MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON
November 24, 2010.
MY COMMISSION EXPIRES March 31, 2013, REGISTRATION # 225612

Donna W. Lynch
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

I, Donna W. Lynch, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT SUE E. SPANGLER, OWNER, WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING DATED November 16, 2010, HAS PERSONALLY APPEARED BEFORE ME IN
MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON
November 24, 2010.
MY COMMISSION EXPIRES March 31, 2013, REGISTRATION # 225612

Donna W. Lynch
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

I, Donna W. Lynch, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT DONALD R. TAYLOR, VICE-PRESIDENT
THE TRUST COMPANY OF VIRGINIA, SUCCESSOR TRUSTEE UNDER THE WILL OF MILDRED P. HINMAN,
OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED November 16, 2010,
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND
ACKNOWLEDGED THE SAME ON November 22, 2010.
MY COMMISSION EXPIRES March 31, 2013, REGISTRATION # 225612

Donna W. Lynch
NOTARY PUBLIC

STATE OF Virginia
County of Roanoke

I, Paul W. Heneggs, A NOTARY PUBLIC IN AND FOR THE AFORESAID County
AND STATE DO HEREBY CERTIFY THAT Janet L. Scott (Grec Turnage)
FOR PINECREST DEVELOPMENT COMPANY, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING DATED November 16, 2010, HAS PERSONALLY APPEARED BEFORE ME IN MY
AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON
November 17, 2010.
MY COMMISSION EXPIRES July 31, 2013, REGISTRATION # 303673

Paul W. Heneggs
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

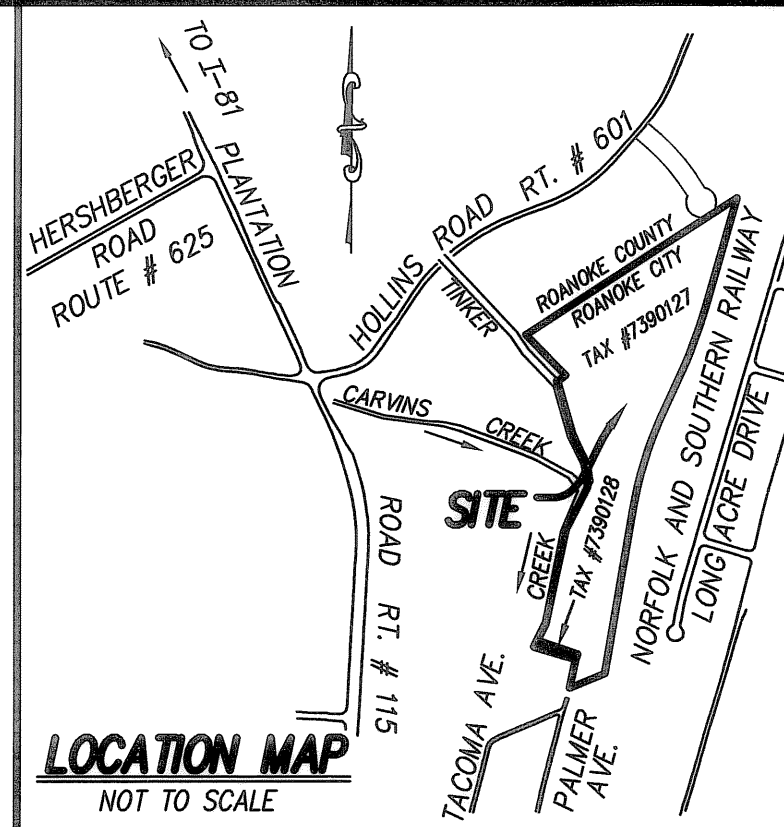
I, Janet L. Scott, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT MICHAEL K. SMELTZER, TRUSTEE, SECURING
RANDOLPH BANK & TRUST COMPANY, BENEFICIARY WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING DATED November 16, 2010, HAS PERSONALLY APPEARED BEFORE ME IN MY
AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON
November 18, 2010.
MY COMMISSION EXPIRES June 30, 2012, REGISTRATION # 227313

Janet L. Scott
NOTARY PUBLIC

| BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED | | |
|--|------------|------------|
| CORNER | NORTHING | EASTING |
| 1 | 6847.87318 | 4780.81682 |
| 2 | 7554.31151 | 5881.91201 |
| 3 | 7021.65555 | 5728.16877 |
| 4 | 6613.90013 | 5575.64766 |
| 5 | 6431.88099 | 5491.09283 |
| 6 | 6049.25843 | 5359.78090 |
| 7 | 5902.22913 | 5329.91199 |
| 8 | 5089.40729 | 5186.58957 |
| 9 | 5015.98158 | 5001.17298 |
| 10 | 5163.19231 | 5034.78843 |
| 11 | 5229.62123 | 4815.63506 |
| 12 | 5346.80242 | 4879.54651 |
| 13 | 5835.26316 | 4986.34589 |
| 14 | 6057.01587 | 5101.78304 |
| 15 | 6176.64595 | 5092.36795 |
| 16 | 6405.67836 | 4992.14743 |
| 17 | 6609.87356 | 4941.67726 |
| 18 | 6618.09116 | 4962.08488 |
| 19 | 6637.43368 | 4988.82188 |
| 1 | 6847.87318 | 4780.81682 |
| TOTAL AREA (NEW TRACT "A") 23.9012 AC. (1,041,136 S.F.) | | |

| TRACT "A" 23.9012 AC. 1,041,1396 S.F. BOUNDARY TABLE | | |
|--|---------------|----------|
| LINE | BEARING | DISTANCE |
| 1-2 | N 57°19'00" E | 1308.23' |
| 2-3 | S 16°06'00" W | 554.40' |
| *3-4 | S 20°30'30" W | 435.35' |
| 4-5 | S 24°55'00" W | 200.70' |
| *5-6 | S 18°56'30" W | 404.53' |
| *6-7 | S 11°29'00" W | 150.03' |
| 7-8 | S 10°00'00" W | 825.36' |
| 8-9 | S 68°23'46" W | 199.43' |
| 9-10 | N 12°51'46" E | 151.00' |
| 10-11 | N 73°08'14" W | 229.00' |
| 11-12 | N 28°36'30" E | 133.48' |
| 12-13 | N 12°20'00" E | 500.00' |
| 13-14 | N 27°30'00" E | 250.00' |
| 14-15 | N 04°30'00" W | 120.00' |
| 15-16 | N 23°38'00" W | 250.00' |
| 16-17 | N 13°53'00" W | 210.34' |
| 17-18 | N 68°04'00" E | 22.00' |
| 18-19 | N 54°07'00" E | 33.00' |
| 19-1 | N 44°40'00" W | 295.89' |

* DENOTES CHORD BEARING & DISTANCE



APPROVED:

Chris Chilton
SUBDIVISION AGENT, CITY OF ROANOKE

Dec 2, 2010
DATE

CLERK'S CERTIFICATE:

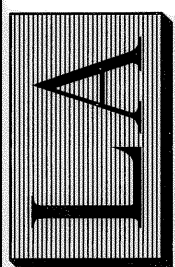
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE
CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS
ADMITTED TO RECORD ON DECEMBER 3
2010, AT 2:24 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

Stake R. Hamilton
DEPUTY CLERK

PLAT SHOWING THE COMBINATION OF THE
PROPERTY OF
PINECREST DEVELOPMENT COMPANY, LLC
BEING ROANOKE CITY
TAX #7390127 - 23.7454 AC. (1,034,348 S.F.) AND
TAX #7390128 - 0.1558 AC. (6,788 S.F.)
INSTRUMENT #100010195
CREATING HEREON
TRACT "A"
23.9012 AC. (1,041,136 S.F.)
SITUATED AT THE TERMINUS OF
PALMER AVENUE, N.E.
CITY OF ROANOKE, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: November 16, 2010
COMM. NO.: 10-019
SCALE: NONE
SHEET 1 OF 3