

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BENCHMARK BUILDERS, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 12 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED OF ASSUMPTION DATED OCTOBER 16, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200326937. WHICH SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO J. KEMPTON SHIELDS AND STEVEN C. AKERS, TRUSTEES SECURING SUNTRUST BANK, BENEFICIARY DATED MAY 4, 2006 AND RECORDED IN INSTRUMENT #200607969.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 16 DAY OF October, 2009.

BY: Brent A. Fortenberry
BRENT A. FORTENBERRY, PRESIDENT
BENCHMARK BUILDERS, INC.

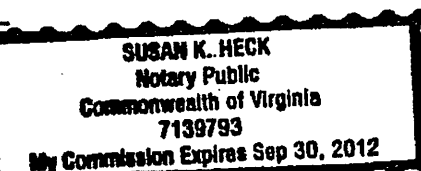
BY: J. Kempton Shields
J. KEMPTON SHIELDS, TRUSTEE
STEVEN C. AKERS, TRUSTEE
(EITHER OF WHOM MAY ACT)

BY: Suntrust Bank
SUNTRUST BANK, BENEFICIARY

STATE OF VIRGINIA

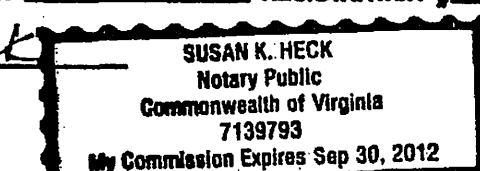
City of Roanoke
I, Susan K. Heck, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT BRENT A. FORTENBERRY, PRESIDENT, BENCHMARK BUILDERS, INC., OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Oct 16, 2009. MY COMMISSION EXPIRES ON 9-30-2012 REGISTRATION # 7139793

Susan K. Heck
NOTARY PUBLIC

**STATE OF VIRGINIA**

City of Roanoke
I, Susan K. Heck, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Don H. Andree FOR SUNTRUST BANK, BENEFICIARY HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Oct 16, 2009. MY COMMISSION EXPIRES ON 9-30-2012 REGISTRATION # 7139793

Susan K. Heck
NOTARY PUBLIC

**NOTES:**

- 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
- 2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 3) A PORTION OF THIS PROPERTY IS LOCATED 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510190 0061 D, MAP #51161C0061 D. ZONE "AE & X".
- 4) IRON PINS FOUND OR SET AS INDICATED HEREON.
- 5) LEGAL REFERENCE: OMN #086.01-01-04.01-0000, P.B. 30, PG. 141, INSTRUMENT #200326937.
- 6) CURRENT OWNER: BENCHMARK BUILDERS, INC.
- 7) APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THE SUBDIVISION.
- 8) 0.561 ACRE PORTION OF ORIGINAL OMN #086.01-01-04.01-0000 BOUNDED BY CORNERS 1 TO 7H THRU 7A TO 8 THRU 12 TO 1 DEDICATED TO THE COUNTY OF ROANOKE FOR ROAD WIDENING PURPOSES (P.B. 30, PG. 141).
- 9) THE PRESERVE AT TWO FORD ROAD CONTAINS 15.910 ACRES AFTER ROAD WIDENING DEDICATION OF 0.561 ACRES, ALONG TWO FORD ROAD.
- 10) THE ROADS SERVING THIS PROJECT ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. ADDITIONALLY PARKING IS ALLOWED ONLY ON ONE SIDE OF THE PRIVATE ROADS AS SHOWN HEREON.
- 11) AREA WITHIN RIGHT-OF-WAY OF PRIVATE ROADS STICKLEY LANE AND ROYCROFT DRIVE IS 1.065 ACRES.
- 12) THE PRESERVE AT TWO FORD ROAD IS AN R-1 ZONING (CLUSTER DEVELOPMENT OPTION).
- 13) SEE DECLARATION OF RESTRICTIONS DATED MARCH 18, 2003 FOR 30' FOOT RESTRICTED AREA (REAR YARD AREA).
- 14) THIS PLAT CREATES LOT 6 (0.196 AC.) & LOT 7 (0.226 AC.) WITH SAID ACREAGE BEING DEDUCTED FROM ORIGINAL PARCEL "A".
- 15) PHYSICAL IMPROVEMENTS TO PREVIOUSLY RECORDED LOTS ARE NOT SHOWN HEREON.
- 16) ROANOKE COUNTY AND/OR ITS ASSIGNS/DESIGNEES HAVE THE RIGHT OF ACCESS THROUGH LOT #4 FOR THE PURPOSE OF INSPECTION OF THE PRIVATE STORMWATER MANAGEMENT FACILITY.

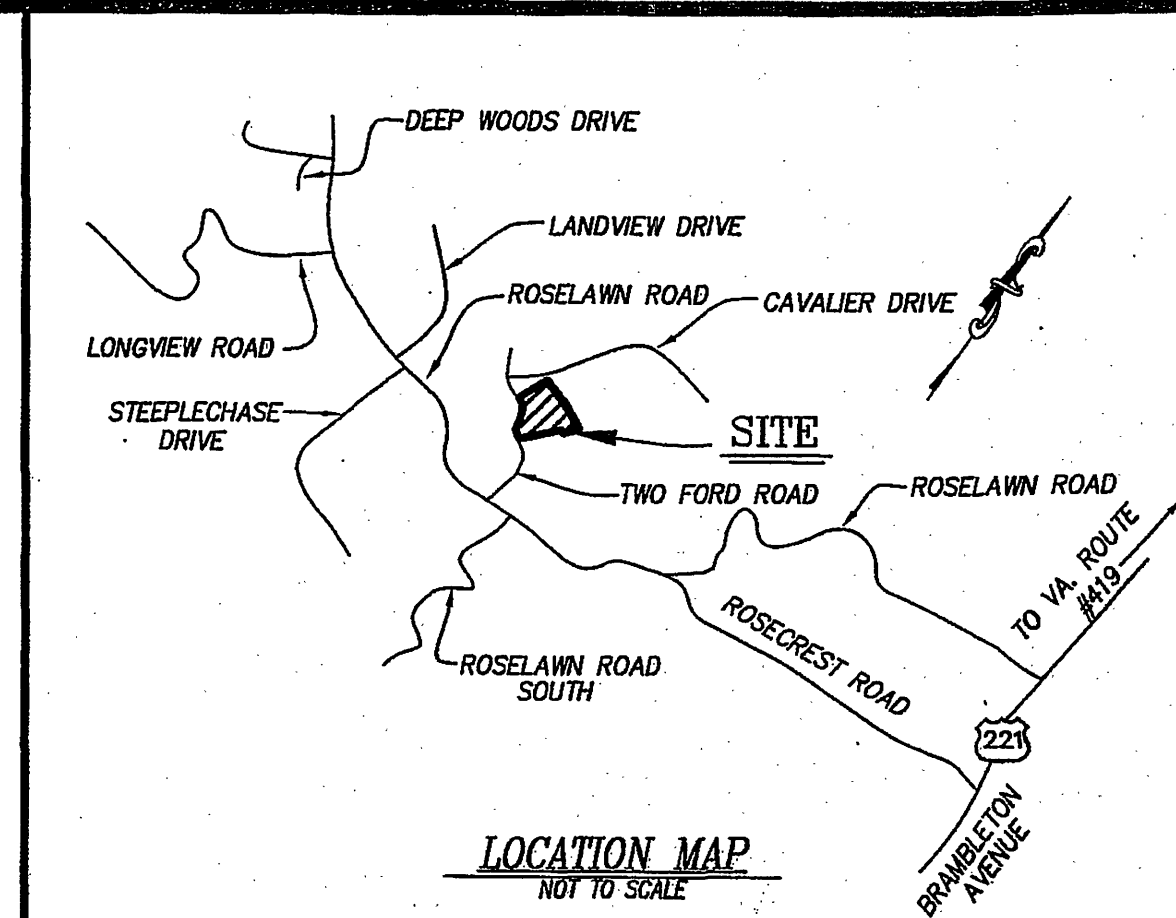
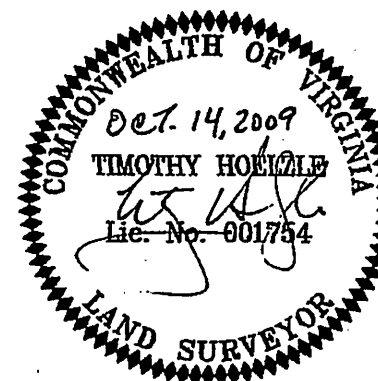
APPROVAL:

John F. Murphy 10-20-09
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 22nd DAY OF Oct, 2009, AT 10:12 O'CLOCK A.M.

TESTED: STEVEN A. MCGRAW, CLERK
Rebecca Fay Malone
DEPUTY CLERK



LOCATION MAP
NOT TO SCALE

**BOUNDARY COORDINATES
LINE TABLE**

| CORNER | NORTHING | EASTING |
|--------|---------------|----------------|
| 1 | 3607034.66286 | 11036073.38302 |
| 2 | 3607313.31085 | 11036219.85602 |
| 3 | 3607581.42933 | 11036366.01010 |
| 4 | 3607347.06238 | 11036908.40080 |
| 5 | 3607106.01189 | 11037302.53106 |
| 6 | 3606909.81743 | 11037092.78990 |
| 7 | 3606940.24851 | 11037023.36663 |
| 8 | 3606420.50511 | 11036423.90824 |
| 9 | 3606531.42786 | 11036302.46357 |
| 10 | 3606955.86717 | 11036196.86657 |
| 11 | 3607024.60010 | 11036119.48418 |
| 12 | 3607018.40015 | 11036096.29883 |
| 1 | 3607034.66286 | 11036073.38302 |

BOUNDARY CONTAINS 16.471 AC.

LEGEND

| | |
|----------|--------------------------------|
| P.B. | PLAT BOOK |
| D.B. | DEED BOOK |
| P.G. | PAGE |
| INST. | INSTRUMENT |
| EX. | EXISTING |
| IP | IRON PIN |
| AC. | ACRES |
| S.F. | SQUARE FEET |
| A | ARC LENGTH |
| R/W | RIGHT-OF-WAY |
| S.S.E. | SANITARY SEWER EASEMENT |
| W.L.E. | WATERLINE EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| S.W.M.E. | STORMWATER MANAGEMENT EASEMENT |
| S.W.A.E. | STORMWATER ACCESS EASEMENT |

AREA SUMMARY

| | |
|-------------------------------------|----------------------|
| THE PRESERVE @ TWO FORD | = 15.910 AC. |
| PRIMARY/SECONDARY CONSERVATION AREA | = 8.121 AC. (51.04%) |
| RIGHT-OF-WAY DEDICATION | = 0.561 AC. |
| LOT 14A (P.B. 30, PG. 206) | = SEE NOTE BELOW |
| LOT 11 (P.B. 30, PG. 208) | = 0.279 AC. |
| LOT 21 INSTRUMENT #200707945 | = 0.147 AC. |
| LOT 9 INSTRUMENT #200712083 | = 0.332 AC. |
| LOT 10 INSTRUMENT #200712083 | = 0.208 AC. |
| LOT 15 INSTRUMENT #200716517 | = SEE NOTE BELOW |
| LOT 16 INSTRUMENT #200716517 | = SEE NOTE BELOW |
| LOT 17 INSTRUMENT #200716517 | = 0.270 AC. |
| LOT 3 INSTRUMENT #200802208 | = 0.214 AC. |
| LOT 22 INSTRUMENT #200802208 | = 0.144 AC. |
| LOT 23 INSTRUMENT #200802208 | = 0.278 AC. |
| LOT 4 INSTRUMENT #200905226 | = 0.174 AC. |
| LOT 14A-1 INSTRUMENT #200907642 | = 0.307 AC. |
| LOT 16A INSTRUMENT #200907642 | = 0.247 AC. |
| LOT 5 INSTRUMENT #200912535 | = 0.204 AC. |
| LOT 6 INSTRUMENT # | = 0.196 AC. |
| LOT 7 INSTRUMENT # | = 0.226 AC. |

REMAINING AREA PARCEL "A"
(INCLUDES CONSERVATION AREAS
& PRIVATE ROADS) = 12.684 AC.

TOTAL = 16.471 AC.

NOTE: ACREAGE SHOWN FOR LOTS 14A, 15 & 16, NOW COMBINED AS SHOWN FOR LOTS 14A-1 & 16A.

PLAT SHOWING THE RESUBDIVISION OF
"THE PRESERVE"

AT TWO FORD ROAD
CREATING NEW LOTS 6 & 7
PROPERTY OF

BENCHMARK BUILDERS, INC.

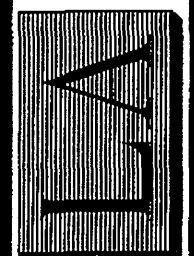
BEING THE SUBDIVISION OF

OMN #086.01-01-04.01-0000
SITUATED ALONG TWO FORD ROAD
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: October 14, 2009
COMM. NO.: 02-244
SCALE: NONE

SHEET 1 OF 3

INSTRUMENT # 200914392