

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WOODCLIFF INVESTMENTS, LLC IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED AND COMBINED, BOUNDED BY CORNERS 16 TO 25 THRU 30 TO 19 TO 18 TO 17 TO 16, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE IN INSTRUMENT #200312753.

THAT MCNEIL PROPERTIES, LLC IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED AND COMBINED, BOUNDED BY CORNERS 1 THRU 19 TO 1 INCLUSIVE, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE IN INSTRUMENT #200316394.

MCNEIL PROPERTIES, LLC AS THE OWNER OF TAX #077.20-01-21.00, ALSO JOINS IN THE SIGNING OF THIS PLAT FOR THE GRANTING OF THE PRIVATE STORMWATER MANAGEMENT EASEMENTS #5 & #6.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2276 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF ROANOKE COUNTY, VIRGINIA.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 19 DAY OF December, 2015.

OWNER: WOODCLIFF INVESTMENTS, LLC

Hunter D. Smith ITS Vice Chairman Manager

OWNER: MCNEIL PROPERTIES, LLC

Hunter D. Smith ITS Vice Chairman Manager

STATE OF Virginia

County of Roanoke

I, Peyton R. Biddle, III, A NOTARY PUBLIC IN AND FOR THE AFORESAID County and State do hereby certify that Hunter D. Smith Vice Chairman Manager, FOR WOODCLIFF INVESTMENTS, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County and State and acknowledged the same on this 19th day of December, 2015.

MY COMMISSION EXPIRES 2/29/2016 REGISTRATION #7202996

Peyton R. Biddle, III  
NOTARY PUBLIC

STATE OF Virginia

County of Roanoke

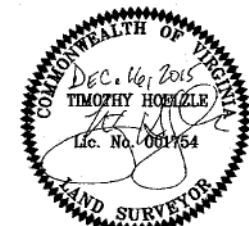
I, Peyton R. Biddle, III, A NOTARY PUBLIC IN AND FOR THE AFORESAID County and State do hereby certify that Hunter D. Smith Vice Chairman Manager, FOR MCNEIL PROPERTIES, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County and State and acknowledged the same on this 19th day of December, 2015.

MY COMMISSION EXPIRES 2/29/2016 REGISTRATION #7202996

Peyton R. Biddle, III  
NOTARY PUBLIC

PEYTON R. BIDDLE, III  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7202996 2/29/16  
My Commission Expires

PEYTON R. BIDDLE, III  
NOTARY PUBLIC  
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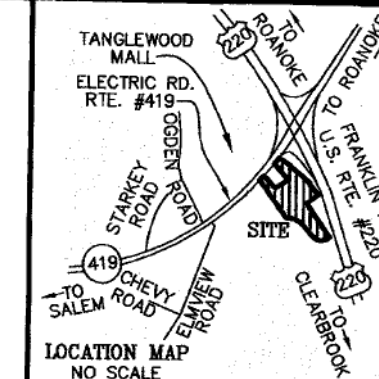


EXTERIOR BOUNDARY COORDINATES MCNEIL PROPERTIES, LLC ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	10983.48675	53769.04875
2	10992.59338	53777.97844
3	11043.65571	53828.04867
4	10979.85051	53922.49829
5	10766.98078	54169.84886
6	10762.57415	54164.52620
7	10641.25214	54260.26894
8	10542.07312	54132.34154
9	10170.42468	54394.67262
10	10137.30550	54330.56714
11	10182.09791	54197.55180
12	10285.47753	54110.59226
13	10373.28545	53979.89705
14	10378.62056	53903.34752
15	10803.32089	53593.49299
16	10810.72270	53600.77019
17	10531.93931	53805.37805
18	10744.71555	53967.90907
19	10802.49514	53918.68936
1	10983.48675	53769.04875
TOTAL AREA = 5.0937 AC. (221,880 S.F.)		

EXTERIOR BOUNDARY COORDINATES WOODCLIFF INVESTMENTS, LLC ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
16	10810.72270	53600.77019
25	10850.43862	53639.70101
26	10845.53526	53643.84850
27	10836.10703	53653.67769
28	10824.22184	53669.20008
29	10795.82745	53698.59592
30	10706.62620	53776.07211
19	10802.49514	53918.68936
18	10744.71555	53967.90907
17	10531.93931	53805.37805
16	10810.72270	53600.77019
TOTAL AREA = 1.0009 AC. (43,599 S.F.)		

NEW DIVISION LINE BOUNDARY COORDINATES (NEW PARCEL B-1) ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
A	10501.24468	53813.88293
B	10563.93727	53840.54944
C	10609.65229	53853.59519
D	10695.95748	53945.13366
E	10689.22705	54079.52890
F	10400.08258	54022.04072
G	10411.35736	53992.16462
H	10417.25161	53892.29732
I	10449.53615	53868.76223
J	10499.06350	53815.47429
A	10501.24468	53813.88293
TOTAL AREA = 1.2714 AC. (55,380 S.F.)		

NEW DIVISION LINE BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
K	10773.75166	54161.98123
L	10708.69358	54083.39826



APPROVED: Denise Savelle 12/18/15  
ROANOKE COUNTY SUBDIVISION AGENT DATE

## CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 10:13 O'CLOCK ON THIS 21 DAY OF Dec., 2015.

TESTEE: STEVEN A. MCGRAW, CLERK

Robert Clark  
DEPUTY CLERK

PLAT SHOWING THE  
COMBINATION AND SUBDIVISION OF  
TAX #077.20-01-14.00  
PROPERTY OF  
WOODCLIFF INVESTMENTS, LLC  
INSTRUMENT #200312753  
CREATING HEREON NEW  
PARCEL 1A-1  
1.0798 AC. (47,036 S.F.)  
AND  
TAX #077.20-01-11.00 (PARCEL B),  
TAX 077.20-01-15.01,  
TAX #077.20-01-17.00 AND  
TAX #077.20-01-22.00  
PROPERTY OF  
MCNEIL PROPERTIES, LLC  
INSTRUMENT #200316394  
CREATING HEREON NEW  
PARCEL B-1  
1.2714 AC. (55,380 S.F.),  
TRACT 1  
0.1461 AC. (6,366 S.F.),  
TRACT 2  
1.1297 AC. (49,212 S.F.)  
& TRACT 3  
2.4675 AC. (107,485 S.F.)  
SITUATED ALONG ELECTRIC RD., FRANKLIN ROAD  
& SOUTH PEAK BLVD.  
CAVE SPRING 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: December 16, 2015  
COMM. NO.: 2015-141  
SCALE: NONE  
SHEET 1 OF 2