

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT MPW GROUP, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 1, 2, 3, 4 TO 1, CONTAINING 0.5939 ACRE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED MAY 30, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 200312660.

THAT FRIENDSHIP MANOR APARTMENT VILLAGE CORPORATION IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 5, 6, 7, 8, 9, 10, 11, 4 TO 5, CONTAINING 0.2952 ACRE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 28, 1976 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN D.B. 1047, PG. 86.

THE SAID OWNERS DO HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATED, AND AS REQUIRED BY THE COUNTY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

MPW Group, LLC 12-27-04  
MPW GROUP, LLC - AUTHORIZED AGENT DATE  
(INSTRUMENT No. 200312660)

C. Lilly, Pres. 12-28-04  
FRIENDSHIP MANOR APARTMENT VILLAGE CORPORATION DATE  
AUTHORIZED AGENT - (D.B. 1047, PG. 86)

**STATE OF VIRGINIA**

County of Roanoke

TO WIT:  
I, FRANK B. CALDWELL II, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
MPW GROUP, LLC WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
27<sup>th</sup> DAY OF DEC, 2004.

MY COMMISSION EXPIRES 31 July 2007

Frank B. Caldwell II  
NOTARY PUBLIC

**STATE OF VIRGINIA**

County of Roanoke

TO WIT:  
I, Sylvia Moore, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
CALVIN L. LILLY WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
28<sup>th</sup> DAY OF December, 2004.

MY COMMISSION EXPIRES 10/31/09

Sylvia Moore  
NOTARY PUBLIC

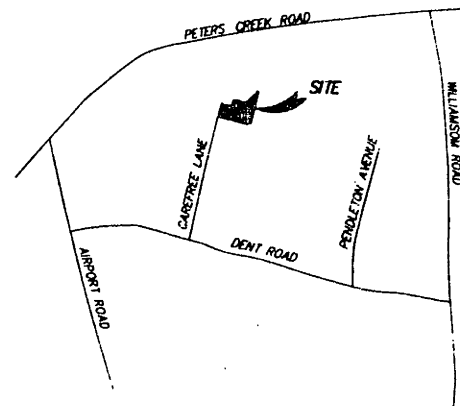
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:17 O'CLOCK A M. ON THIS 29 DAY OF Dec, 2004.

TESTE: STEVEN A. McGRAW  
CLERK

BY: Robert Ware  
DEPUTY CLERK

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0022 D, EFFECTIVE DATE OCTOBER 15, 1993.
3. REFERENCE: PLAT SHOWING PROPERTY (2.70 ACRES) BEING CONVEYED TO JGM PARTNERS BY LUMSDEN ASSOCIATES, P.C. DATED APRIL 4, 1991 AND RECORDED IN P.B. 13, PG. 82.
4. REFERENCE OF PROPERTY CONVEYANCE:  
\* TAX PARCEL 27.17-4-16, INSTRUMENT No. 200312660 CONVEYED TO MPW GROUP, LLC  
\* TAX PARCEL 27.17-4-19, D.B. 1047, PG. 86 CONVEYED TO FRIENDSHIP MANOR APARTMENT VILLAGE CORPORATION
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.



VICINITY MAP  
NO SCALE

COORDINATE LIST (ASSUMED DATUM)		
1	N 5000.0000	E 5000.0000
2	N 4881.5075	E 5216.5057
3	N 4789.4641	E 5166.2699
4	N 4908.1379	E 4949.7244
5	N 4963.2654	E 5067.1203
6	N 5007.1233	E 5091.1235
7	N 4960.2458	E 5176.7766
8	N 5004.5539	E 5251.9968
9	N 5017.0828	E 5264.1860
10	N 5023.4722	E 5267.7167
11	N 5012.4012	E 5287.9453

**APPROVED:**

John J. Murphy 2-29-04  
AGENT - ROANOKE COUNTY PLANNING COMMISSION DATE

RESUBDIVISION PLAT  
FOR

**MPW GROUP, LLC**

SHOWING 0.2952 ACRE BEING CONVEYED BY FRIENDSHIP MANOR APARTMENT VILLAGE CORPORATION FROM TAX PARCEL 27.17-4-19 (D.B. 1047, PG. 86) TO MPW GROUP, LLC AND BEING COMBINED WITH TAX PARCEL 27.17-4-16 (INSTRUMENT No. 200312660) CREATING HEREON

**NEW TRACT A - 0.8891 ACRE**

SITUATE CAREFREE LANE  
HOLLINS MAGISTERIAL DISTRICT  
COUNTY OF ROANOKE, VIRGINIA



**CALDWELL WHITE ASSOCIATES**

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, NW  
P.O. BOX 8260  
ROANOKE, VIRGINIA 24017  
(540) 366-3400 FAX: (540) 366-8702

TAX NO.: 27.17-4-16, 17, 19  
DRAWN: JW  
CALC.: JW  
CLOSED: JW

CHK'D: FBC, III

SHEET 1 OF 2

SCALE: 1" = 40'  
DATE: DECEMBER 16, 2004  
N.B.: WES 30  
W.O.: 04-0112

