

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RETIREMENT COMMUNITY, INC. (FORMERLY FRIENDSHIP MANOR RETIREMENT COMMUNITY, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 20 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID FRIENDSHIP MANOR RETIREMENT COMMUNITY, INC. BY DEED DATED FEBRUARY 3, 1986 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1532, PAGE 1302; ALL OF THE LAND CONVEYED TO SAID FRIENDSHIP MANOR RETIREMENT COMMUNITY, INC. BY DEED DATED FEBRUARY 3, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1532, PAGE 1300, AND ALL THE LAND CONVEYED TO SAID RETIREMENT COMMUNITY, INC. BY DEED DATED JUNE 20, 1990 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1623, PAGE 1750. WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO CHARLES D. FOX, III AND BRADLEY D. McGRAW, TRUSTEES SECURING CENTRAL FIDELITY BANK, N.A., BENEFICIARY, DATED AUGUST 4, 1987, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1609, PAGE 1560; ALSO TO A CERTAIN DEED OF TRUST TO CHARLES D. FOX, III AND BRADLEY D. McGRAW, TRUSTEES SECURING CENTRAL FIDELITY BANK, N.A., BENEFICIARY, DATED JULY 1, 1989, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1609, PAGE 1554.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485, AS AMENDED TO DATE.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL THE LAND EMBRACED WITHIN KINGSBURY LANE, SW BOUNDED BY OUTSIDE CORNERS 1 TO 2 TO 2A TO 23 THRU 29 TO 73 THRU 80 TO 1, INCLUSIVE, AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 28th DAY OF May 1997.

RETIREMENT COMMUNITY, INC.

Stephen Rice
STEPHEN RICE, ITS PRESIDENT

**CENTRAL FIDELITY BANK, N.A.,
BENEFICIARY**

G. Richard Webster
G. RICHARD WEBSTER, SVP

CHARLES D. FOX, III, TRUSTEE

Bradley D. McGraw
BRADLEY D. MCGRAW, TRUSTEE

STATE OF VIRGINIA

County of Roanoke

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT STEPHEN RICE, PRESIDENT OF RETIREMENT COMMUNITY, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 1 February, 1997 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 27, 1997.

MY COMMISSION EXPIRES February 28, 1998

Judith M. Ross
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT CHARLES D. FOX, III AND BRADLEY D. MCGRAW, TRUSTEES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 1 February, 1997 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 28, 1997.

MY COMMISSION EXPIRES February 28, 1998

Judith M. Ross
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE 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 THIS SUBDIVISION OR RESUBDIVISION.
5. A PORTION OF THIS PROPERTY DOES LIE 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51161C0044 D, DATED OCTOBER 15, 1993.
6. THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.
7. TOTAL ACREAGE WITHIN THE DEDICATED RIGHT-OF-WAY = 0.971 ACRES SEE SHEET 3 OF 3.
8. THE INTENT OF THIS PLAT IS TO COMBINE TAX PARCELS #5500112, #1290105 #1290107 & #1290131 TO CREATE NEW PARCELS TRACT 1A, TRACT 2A, TRACT 3 AND THE DEDICATION OF KINGSBURY LANE, SW, BEING 0.971 ACRES.

INDEX OF DRAWINGS

SHEET #1 - LEGAL DATA, GENERAL NOTES & CURVE TABLE
SHEET #2 - OVERALL BOUNDARY
SHEET #3 - TRACTS 1-A, 2-A, KINGSBURY LANE

STATE OF VIRGINIA

County of Roanoke

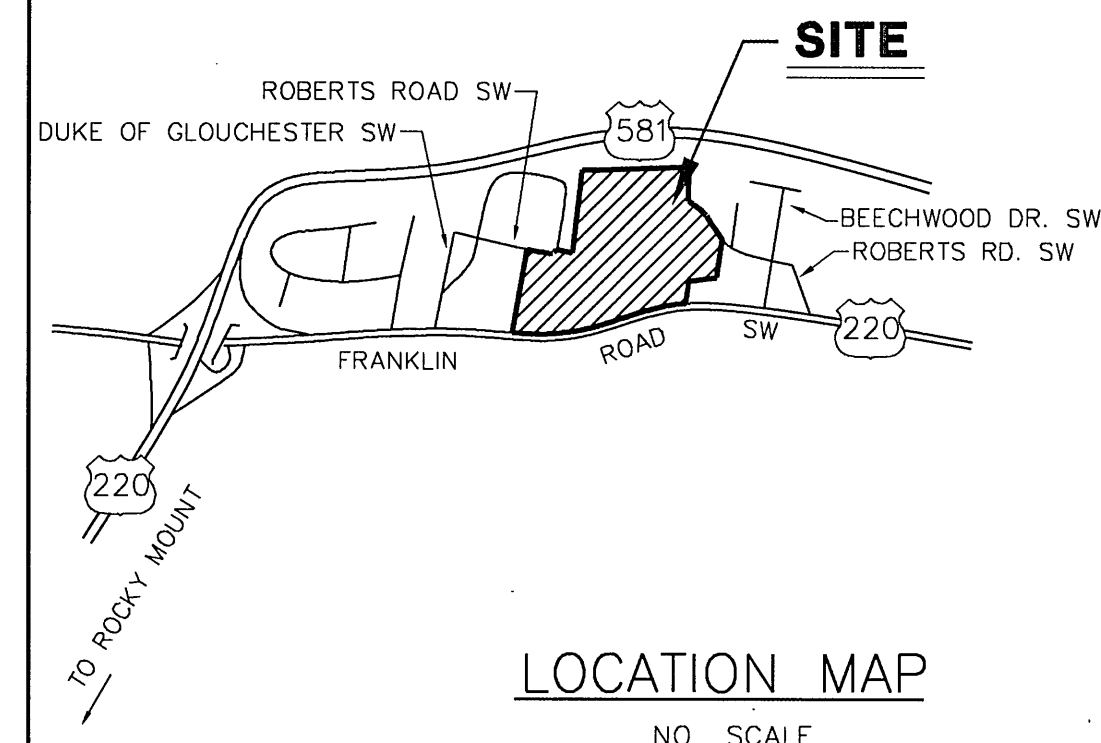
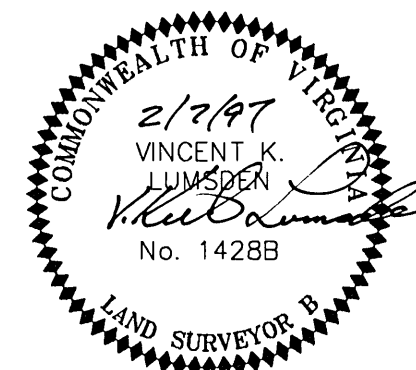
I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT G. RICHARD WEBSTER, Senior V. President WITH CENTRAL FIDELITY BANK, N.A., BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 1 February, 1997 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 28, 1997.

MY COMMISSION EXPIRES February 28, 1998

Judith M. Ross
NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vincent K. Lumsden 2/7/97
VINCENT K. LUMSDEN LS #14288 DATE

**APPROVED:**

Robert Thomas Russell
AGENT, ROANOKE CITY PLANNING COMMISSION

5/29/97
DATE

Charles M. Huffine
CITY ENGINEER, ROANOKE, VIRGINIA

5/29/97
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON May 30, 1997, AT 10:00 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Sandra Testerman
DEPUTY CLERK

PLAT SHOWING
THE COMBINATION OF
TRACT 1, TRACT 2 (D.B. 1532, Pg. 1302)
0.870 ACRE TRACT (D.B. 1532, Pg. 1300)

AND

PARCEL 2 (D.B. 1638, Pg. 969)

CREATING HEREON

NEW TRACT 1-A (10.763 Acres)

NEW TRACT 2-A (12.083 ACRES)

NEW TRACT 3 (31.382 ACRES)

PROPERTY OF

"RETIREMENT COMMUNITY, INC."

AND DEDICATING

KINGSBURY LANE, SW (0.971 ACRES)

ROANOKE, VIRGINIA

DATE: 7 FEBRUARY 1997

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

COMM. #95-292
SHEET 1 OF 3