

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 THROUGH 17 INCLUSIVE TO 1, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID RETIREMENT COMMUNITY, INC. (FORMERLY FRIENDSHIP MANOR RETIREMENT COMMUNITY, INC.) BY DEED DATED FEBRUARY 3, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1532, AT PAGE 1302, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO F. B. WEBSTER DAY AND R. SCOTT HOLTZAPPEL, TRUSTEES (EITHER OF WHOM MAY ACT), SECURING WACHOVIA BANK, N.A. (FORMERLY CENTRAL FIDELITY NATIONAL BANK), BENEFICIARY, DATED JUNE 5, 1997, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1794, AT PAGE 195, WHICH LAND IS ALSO SUBJECT TO A CERTAIN DEED OF TRUST TO F. B. WEBSTER DAY AND R. SCOTT HOLTZAPPEL, TRUSTEES (EITHER OF WHOM MAY ACT), SECURING WACHOVIA BANK, N.A. (FORMERLY CENTRAL FIDELITY NATIONAL BANK), BENEFICIARY, DATED JUNE 5, 1997, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1794, AT PAGE 200;

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, 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 OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE ALL THE LAND (0.015 AC.) EMBRACED BY CORNERS 10A THRU 10D TO 10A TO BE COMBINED AND MADE A PART OF THE PRIVATE KINGSBURY LANE ACCESS, AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 16th DAY OF February, 2001.

RETIREMENT COMMUNITY, INC.

Monty W. Pymale
ITS PRESIDENT
F. B. Webster Day
F. WEBSTER DAY, TRUSTEE

WACHOVIA BANK, N.A.
BENEFICIARY

John T. McCaleb
John T. McCaleb, Vice President
NAME TITLE

APPROVED:

John Thomas Jussell
AGENT, ROANOKE CITY PLANNING COMMISSION
Theresa C. Scudder
CITY ENGINEER, ROANOKE, VIRGINIA

3/8/2001
DATE
3/8/01
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 MARCH 9, 2001, AT 3:35 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Patty Taylor
DEPUTY CLERK

NOTES:

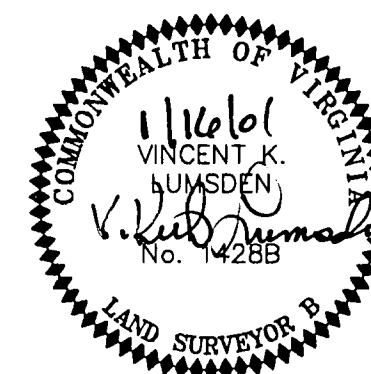
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION 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, AS SHOWN, 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 # 51161C0044 D, DATED OCTOBER 15, 1993, ZONES "AE" & "X".
6. THIS IS A RESUBDIVISION OF TRACT 3 (MAP BOOK 1, PAGE 1646-1648).
7. TRACT 3A-3 AS SHOWN HEREON IS HEREBY DESIGNATED AS OPEN SPACE. THE OWNER HEREBY RESERVES THE RIGHT TO FUTURE ENCUMBRANCES OF TRACT 3A-3 FOR THE BENEFIT OF FUTURE DEVELOPMENT OF THE ADJOINING TRACTS CREATED HEREON.

PLAT SHOWING
THE RESUBDIVISION OF
TRACT 3 (31.316 ACRES)
MAP BOOK 1, PAGES 1646-1648
MAP BOOK 1, PAGES 2027-2034
CREATING HEREON NEW
TRACT 3A-1 (3.882 ACRES),
TRACT 3A-2 (6.120 ACRES),
TRACT 3A-3 (10.619 ACRES),
TRACT 3A-4 (2.936 ACRES) AND
TRACT 3A-5 (7.745 ACRES)

PROPERTY OF
RETIREMENT COMMUNITY, INC.
AND
THE DEDICATION OF 0.015 ACRES OF
PRIVATE RIGHT OF WAY, KINGSBURY LANE, S.W.

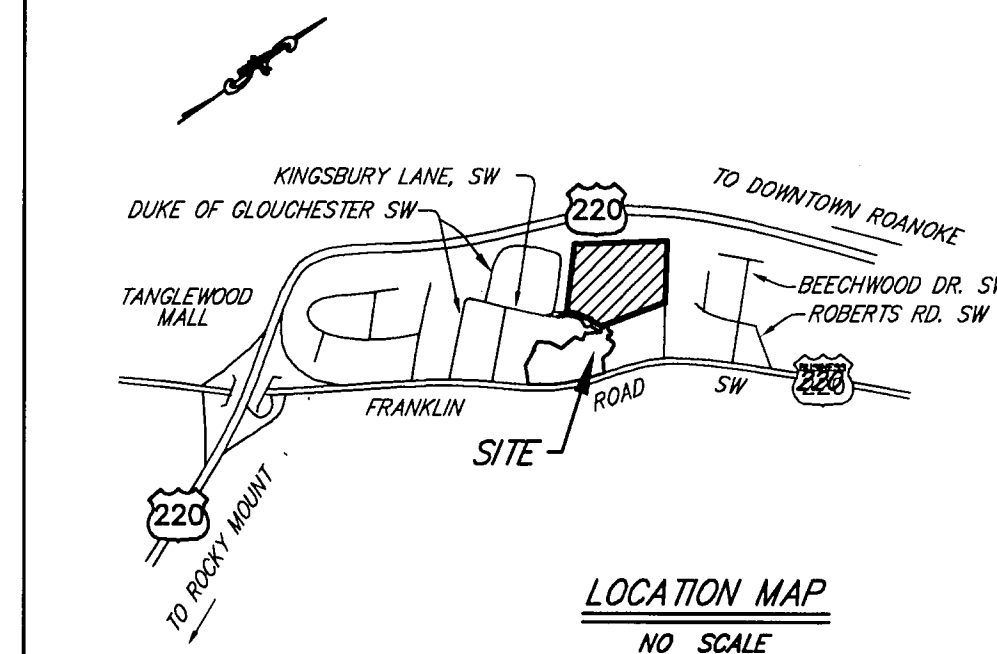
SITUATED ALONG FRANKLIN ROAD, S.W.
AND KINGSBURY LANE, S.W.

CITY OF ROANOKE, VIRGINIA



Boundary Table					
Corner	Northing	Easting	Corner	Northing	Easting
1	9,584.92993	8,436.00967	10	9,977.25406	8,893.70225
2	10,200.13852	7,795.91839	11	9,905.41098	8,757.36467
3	10,324.11811	7,830.37212	12	9,902.52616	8,740.64454
4	10,598.41526	8,115.15922	13	9,872.15549	8,700.03031
5	11,001.02787	8,679.53191	14	9,847.63941	8,667.24533
6	10,580.81366	9,126.95899	15	9,723.52406	8,520.63436
7	10,046.67407	8,908.33262	16	9,627.90821	8,468.71919
8	10,000.65319	8,888.78580	17	9,589.07907	8,440.06572
9	9,998.84869	8,892.95313	1	9,584.92993	8,436.00967

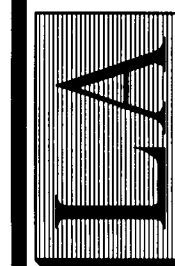
Area: 1,026,767 Sq.Ft. 23.572 Acres



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

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

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



DATE: JANUARY 16, 2001
SCALE: 1" = 100'
COMM. NO.: 99-256
CADD FILE: F:\99\99256\SUBDTR3.DWG
SHEET 2 OF 2