

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 32 TO 1, INCLUSIVE, 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 IT'S 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 4<sup>th</sup> DAY OF February, 2002.

RETIREMENT COMMUNITY, INC.

WACHOVIA BANK, N.A., BENEFICIARY

BY:

Monty W. Plymale  
PRESIDENT

BY:

John T. McCaleb  
Vice President

BY:

F. B. Webster Day  
F. WEBSTER DAY, TRUSTEE

STATE OF VIRGINIA

City of Roanoke

I, Karen E. Neathawk, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Monty W. Plymale, PRESIDENT OF RETIREMENT COMMUNITY, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED February 4, 2002 HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON February 4, 2002.

MY COMMISSION EXPIRES January 31, 2003

Karen E. Neathawk  
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke

I, Kathy E. Peters, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT John T. McCaleb, Vice President, OF WACHOVIA BANK, N.A., BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED Feb. 14, 2002 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON February 14, 2002.

MY COMMISSION EXPIRES September 30, 2003

Kathy E. Peters  
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

I, Shirley N. Chwoning, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT F. B. Webster Day, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED February 4, 2002 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON February 14, 2002.

MY COMMISSION EXPIRES October 31, 2003

Shirley N. Chwoning  
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 DENOTED.
- 4) THIS PROPERTY DOES NOT 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 NUMBER 510130 0044 D, MAP NUMBER 51161C0044 D, DATED OCTOBER 15, 1993.
- 5) LEGAL REFERENCE: RETIREMENT COMMUNITY, INC., D.B. 1532, PG. 1302.
- 6) 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.
- 7) THIS PLAT IS A RESUBDIVISION OF THE CITY OF ROANOKE TAX MAP #1290107, TRACT 3A-5, M.B. 1, PG. 2220-2221 AND M.B. 1, PG. 1646-1648.
- 8) THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- 9) NEW TRACT 3A-5A IS NOT A BUILDABLE TRACT BUT IS AN EXISTING PRIVATE RIGHT-OF-WAY, ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENT AND IS INTENDED TO BE CONVEYED TO THE SOUTHWOOD MASTER ASSOCIATION, INC.

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

V. K. Lumsden  
VINCENT K. LUMSDEN LS #1428B

DATE

1/29/02

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9905.41098	8757.36467
2	9931.54650	8806.96241
3	9949.90096	8797.77267
4	9963.88315	8825.69901
5	9946.37748	8835.10735
6	9977.25406	8893.70225
7	9998.84869	8892.95313
8	10000.65319	8888.78580
9	10046.67407	8908.33262
10	10580.81366	9126.95899
11	10083.99974	9655.94633
12	9952.08161	9578.05028
13	9964.79305	9556.52310
14	9692.75178	9395.88724
15	9770.58722	9240.41607
16	9880.36644	9236.28715
17	9988.55817	9177.94479
18	9986.27602	9117.26712
19	9984.27743	9117.34229
20	9984.03313	9110.84688
21	9976.03878	9111.14756
22	9974.52600	9070.92600
23	9968.11387	9071.16717
24	9968.03870	9069.16858
25	9957.37956	9069.56948
26	9947.60638	9057.31996
27	9973.98009	9030.86923
28	9946.87117	8981.92323
29	9947.33868	8969.92563
30	9922.40348	8922.60577
31	9892.42921	8874.01698
32	9854.67860	8810.85124
1	9905.41098	8757.36467

AREA = 7.760 ACRES

APPROVED:

Arthur Thomas Russell  
AGENT, ROANOKE CITY PLANNING COMMISSION

2/20/02  
DATE

Jan 9.50 mee  
CITY ENGINEER, ROANOKE, VIRGINIA

2/21/02  
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 Feb. 22, 2002, AT 10:40 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Laura B. Brien  
DEPUTY CLERK

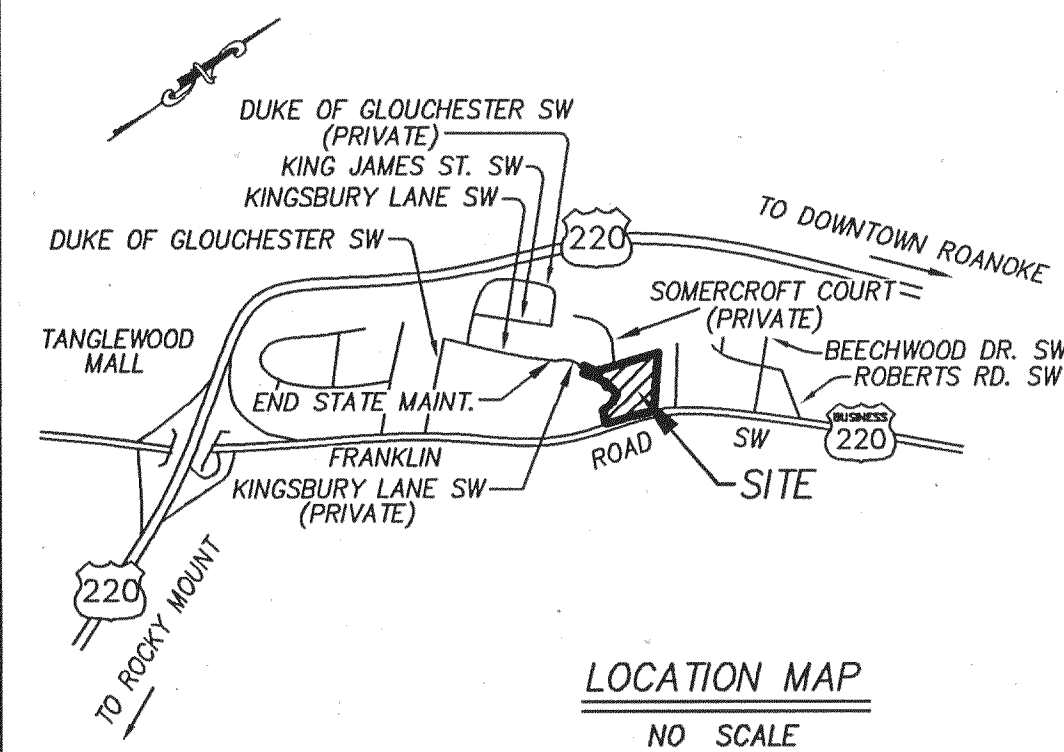
PLAT SHOWING  
THE RESUBDIVISION OF  
TRACT 3A-5 (7.760 ACRES)  
M.B. 1, PG. 2220-2221  
M.B. 1, PG. 1646-1648  
CREATING HEREON NEW

TRACT 3A-5A (0.473 ACRES)

TRACT 3A-5B (7.287 ACRES)

PROPERTY OF  
RETIREMENT COMMUNITY, INC.  
D.B. 1532, PG. 1302

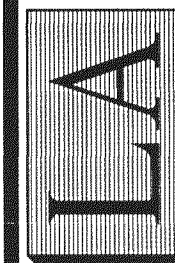
SITUATED ALONG KINGSBURY LANE, SW  
CITY OF ROANOKE, VIRGINIA



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: JANUARY 29, 2002  
COMM. NO.: 2001-371  
CADD FILE: F:\2001\01371\SUR\371RPO1.DWG  
SCALE: 1" = 60'  
SHEET 1 OF 2