

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT VIRGINIA LUTHERAN HOMES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM LUTHERAN NURSING HOMES OF VIRGINIA-ROANOKE, L.L.C. DATED NOVEMBER 11, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #020022381.

THIS LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DAVID T. CLEMENTS AND ERIC T. RODRIGUEZ, TRUSTEES WHICH IS RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #020022382.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 9th DAY OF May 2003.

VIRGINIA LUTHERAN HOMES, INC.

BY: Richard L. Hall, CFO
Richard L. Hall

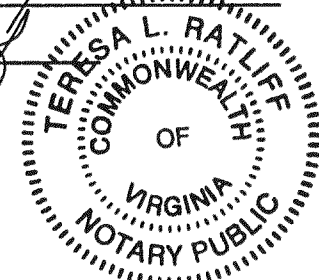
BY: Eric T. Rodriguez
TRUSTEE
ERIC T. RODRIGUEZ

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, TERESA L. RATLIFF, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT RICHARD L. HALL OF VIRGINIA LUTHERAN HOMES, INC. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 9TH, 2003.

MY COMMISSION EXPIRES 8/31/2006

Teresa L. Ratliff
NOTARY PUBLIC

**STATE OF VIRGINIA**
City of Richmond

I, Donna M. Tiller, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Eric T. Rodriguez TRUSTEE, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 10TH, 2003.

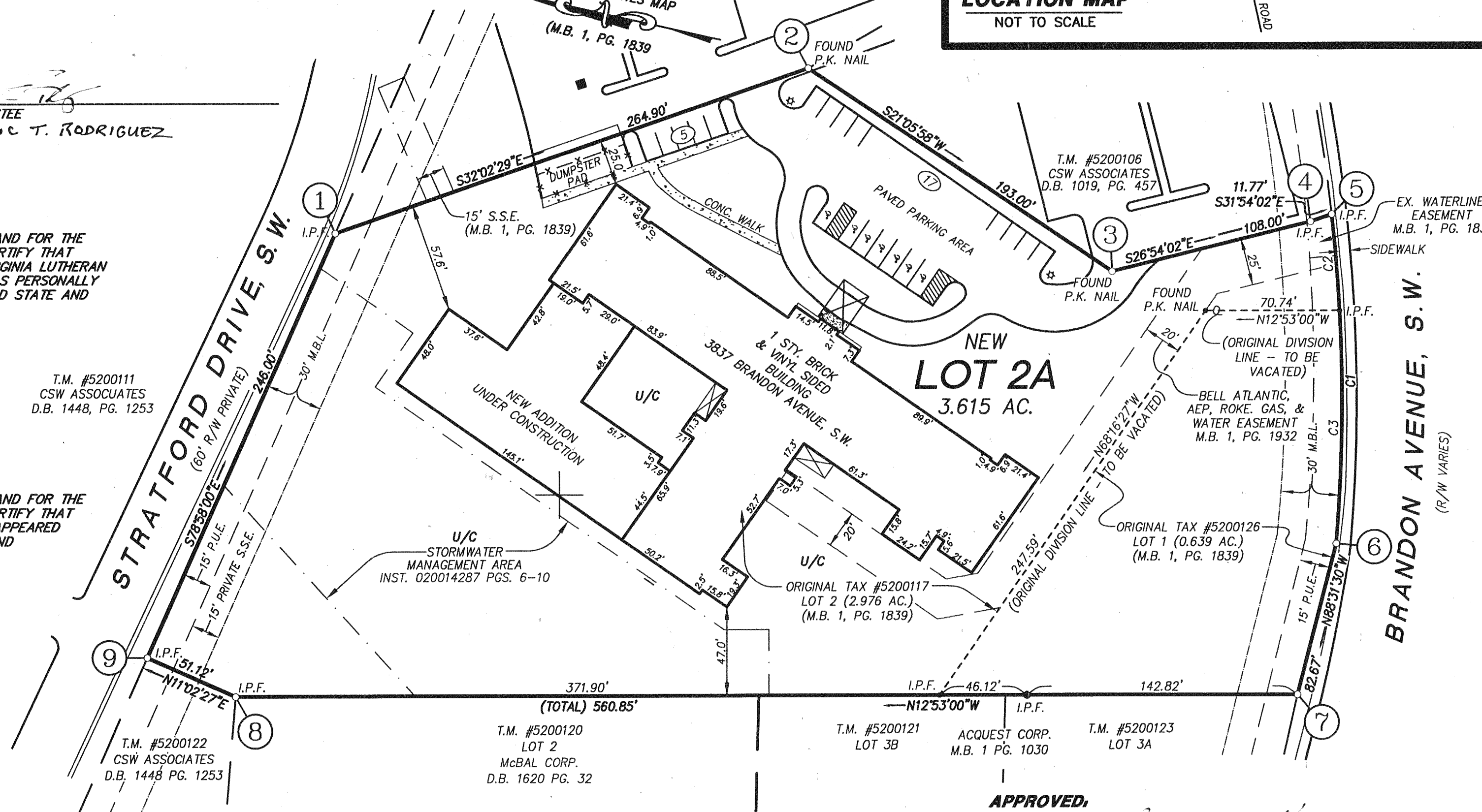
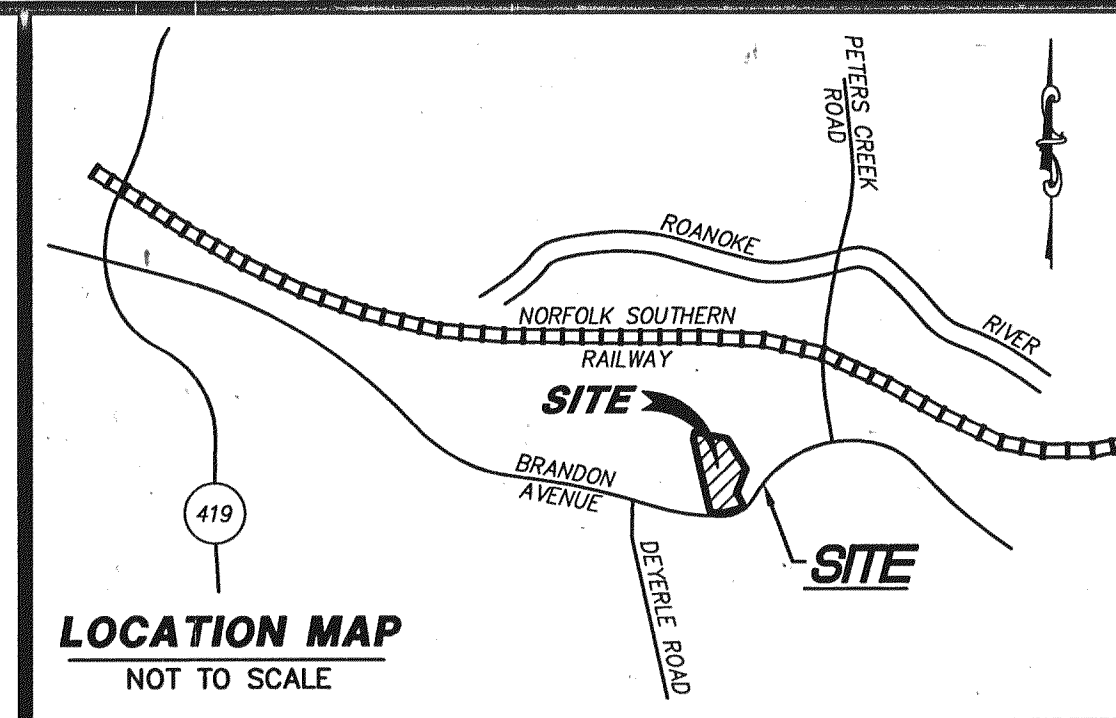
MY COMMISSION EXPIRES 1-31-06

Donna M. Tiller
NOTARY PUBLIC

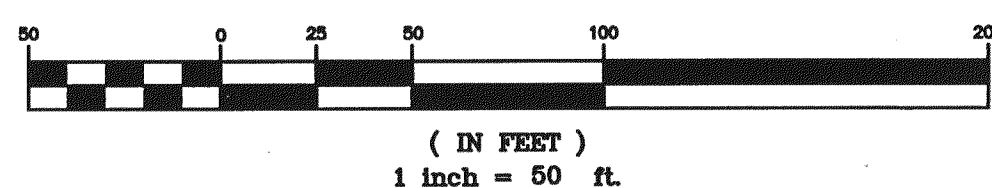
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5329.33203	6425.86332
2	5104.78555	6566.40118
3	4924.72485	6496.92354
4	4828.41119	6545.78742
5	4814.41662	6552.00863
6	4777.38212	6382.31174
7	4779.51008	6299.66761
8	5326.23653	6174.61791
9	5376.41196	6184.40814
1	5329.33203	6425.86332

AREA = 157,472 S.F. (3.615 AC.)

LEGEND	
D.B.	DEED BOOK
M.B.	PLAT BOOK
P.G.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
EX.	EXISTING
I.P.F.	IRON PIN FOUND
U/C	AREA UNDER CONSTRUCTION
⑤	NUMBER OF PARKING SPACES

**NOTES:**

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. 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.
- 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0043 D, MAP NUMBER 51161C0043 D, DATED OCTOBER 15, 1993. UNSHADED ZONE X.
- THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- THIS PLAT COMBINES ROANOKE CITY TAX PARCELS 5200126 AND 5200117.
- THE NEW 15' PRIVATE SANITARY SEWER EASEMENT AND THE NEW STORM WATER MANAGEMENT AREA SHOWN ON PLAT DATED SEPTEMBER 28, 1998, RECORDED IN M.B. 1, PG. 1932, HAVE BEEN VACATED BY DEED OF VACATION & DEED OF EASEMENT RECORDED AT INSTRUMENT #020014287.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

APPROVED:

Adam M. J. J. J.
AGENT, CITY OF ROANOKE PLANNING COMMISSION

5-13-2003
DATE

Thompson C. Scars
CITY ENGINEER

5-13-03
DATE

PLAT SHOWING
THE COMBINATION OF
LOT 1 (0.639 AC.) AND LOT 2 (2.976 AC.)
SUBDIVISION FOR CSW ASSOCIATES

(M.B. 1, PG. 1839)

CREATING HEREON NEW

LOT 2A (3.615 AC.)

PROPERTY OF

VIRGINIA LUTHERAN HOMES, INC.

SITUATED ALONG BRANDON AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 12:45 O'CLOCK ON THIS 13 DAY OF May, 2003.

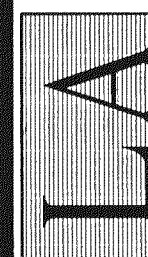
TESTEE: ARTHUR B. CRUSH, CLERK

Patty Taylor
DEPUTY CLERK

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: MAY 8, 2003
COMM. NO.: 02-136
CADD FILE: F:\2002\02136\SUR\02136RP01.DWG
SHEET 1 OF 1