

LEGEND

EX. R/W	EXISTING RIGHT OF WAY	SQ. FT.	SQUARE FEET
[Brick Pattern]	BRICK		
[Pavement Pattern]	PAVEMENT		
[Concrete Pattern]	CONCRETE		

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	4986.53174	5112.39201
3	4857.45843	5096.92479
4	4860.05223	5075.27965
5	4970.11194	4983.74395
1	5000.00000	5000.00000

Area: 11,321 Sq.Ft. 0.260 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	18.31'	43.65'	45.99'	34.02'	N 28°32'30" E	136°35'00"

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE HMP PARTNERSHIP, L.L.C. IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1, INCLUSIVE, WHICH IS ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY CHAD S. AND EMILY A. NOBERRY (FORMERLY SHEBLIPOUR) IN DEED DATED JULY 7, 1988 RECORDED IN THE CLERK'S OFFICE OF CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1585, PAGE 660 AND BY DANIEL L. AND RUTH S. BORDETT, IN INSTRUMENT # 980011230, DATED JULY 28, 1998 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN CREDIT LINE DEED OF TRUST TO JOHN R. FRANCIS, TRUSTEE, SECURING FIRST-CITIZENS BANK & TRUST COMPANY, BENEFICIARY, BY DEED DATED OCTOBER 3, 2003, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 030019995.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 26TH DAY OF NOV., 2003.

THE HMP PARTNERSHIP, L.L.C.

BY: Richard M. Hughes RICHARD M. HUGHES, MEMBER
BY: John T. Morris JOHN T. MORRIS, MEMBER
BY: D. Jeffery Parkhill D. JEFFERY PARKHILL, MEMBER

FIRST-CITIZENS BANK & TRUST COMPANY

BY: John R. Francis JOHN R. FRANCIS, TRUSTEE

STATE OF VIRGINIA
CITY OF ROANOKE

I, Arlene M. Skellington, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT RICHARD M. HUGHES, MEMBER OF THE HMP PARTNERSHIP, L.L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED OCT. 31, 2003, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 26TH DAY OF NOV., 2003.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington (Commissioned as Arlene M. Thomas)
NOTARY PUBLIC

STATE OF VIRGINIA
CITY OF ROANOKE

I, Arlene M. Skellington, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JOHN T. MORRIS, MEMBER OF THE HMP PARTNERSHIP, L.L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED OCT. 31, 2003, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 26TH DAY OF NOV., 2003.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington (Commissioned as Arlene M. Thomas)
NOTARY PUBLIC

STATE OF VIRGINIA
CITY OF ROANOKE

I, Arlene M. Skellington, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT D. JEFFERY PARKHILL, MEMBER OF THE HMP PARTNERSHIP, L.L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED OCT. 31, 2003, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 26TH DAY OF NOV., 2003.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington (Commissioned as Arlene M. Thomas)
NOTARY PUBLIC

STATE OF VIRGINIA
CITY OF ROANOKE

I, Kimberly N. Drew, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JOHN R. FRANCIS, TRUSTEE, FOR FIRST-CITIZENS BANK & TRUST COMPANY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED November 26, 2003, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 26 DAY OF November, 2003.

MY COMMISSION EXPIRES August 31, 2005

Kimberly N. Drew
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. 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 0042 D, MAP NUMBER 51161C0042 D, DATED OCTOBER 15, 1993.
5. LEGAL REFERENCE: INSTRUMENT NUMBER 980011230.
6. THIS PLAT COMBINES ALL OF LOTS 2A & 3A, AS RECORDED IN DEED BOOK 1585 PAGE 381 AND INSTRUMENT NUMBER 980011230 OF THE PUBLIC RECORDS OF THE CITY OF ROANOKE, VIRGINIA.
7. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.

APPROVED:

Chad C. Givins
CITY OF ROANOKE ENGINEER

12-1-03
DATE

R. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION

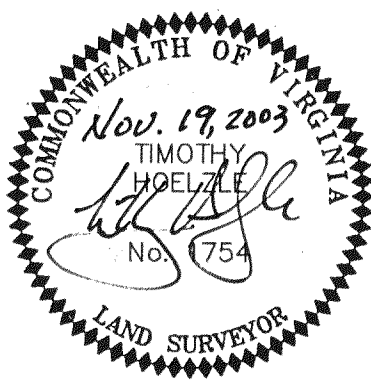
12-1-03
DATE

CLERK'S CERTIFICATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 8th DAY OF DEC, 2003, AT 10:00 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK

Patty Taylor
DEPUTY CLERK

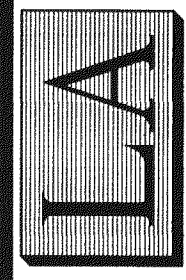


PLAT SHOWING
THE COMBINATION OF
Lots 2A & 3A
DEED BOOK 1585, PAGE 660 &
INSTRUMENT NUMBER 980011230
PROPERTY OF THE
HMP PARTNERSHIP, L.L.C.
CREATING HEREON
NEW
Lot A (0.260 ACRES)
SITUATED ALONG ELM AVENUE, S.W. &
FERDINAND AVENUE, S.W.
ROANOKE, VIRGINIA

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: OCTOBER 31, 2003
SCALE: 1" = 20'
COMM. NO.: 03-265
CADD FILE: F:\2003\03265\sur\03265
SHEET 1 OF 1