

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE BRANCH FAMILY, L.L.C. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 10 TO 1, INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1772, PAGE 690.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THIS PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THAT THE TRUSTEES OF FAMILY BIBLE FELLOWSHIP IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 10 THRU 13 TO 1 TO 10 INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1673, PAGE 311.

THE SAID OWNERS HEREBY CERTIFY THAT THE PLAT OF THE LAND SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

THE BRANCH FAMILY, L.L.C.

BY: Tom Branch ITS: manager

TRUSTEES OF THE FAMILY BIBLE FELLOWSHIP

BY: Thomas E. Newell ITS: TRUSTEE

BY: Robert R. Floyd ITS: TRUSTEE

BY: George E. Allen ITS: TRUSTEE

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Angela Stanley, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Thomas E. Newell, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 23rd DAY OF January, 2004.

Angela O. Stanley
NOTARY PUBLIC
MY COMMISSION EXPIRES June 30th, 2006

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Angela Stanley, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Robert R. Floyd, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 23rd DAY OF January, 2004.

Angela O. Stanley
NOTARY PUBLIC
MY COMMISSION EXPIRES June 30th, 2006

APPROVED:

Thos. C. Quinn 1-29-04
CITY ENGINEER, CITY OF ROANOKE DATE

R. Brian Townsend 1-29-04
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

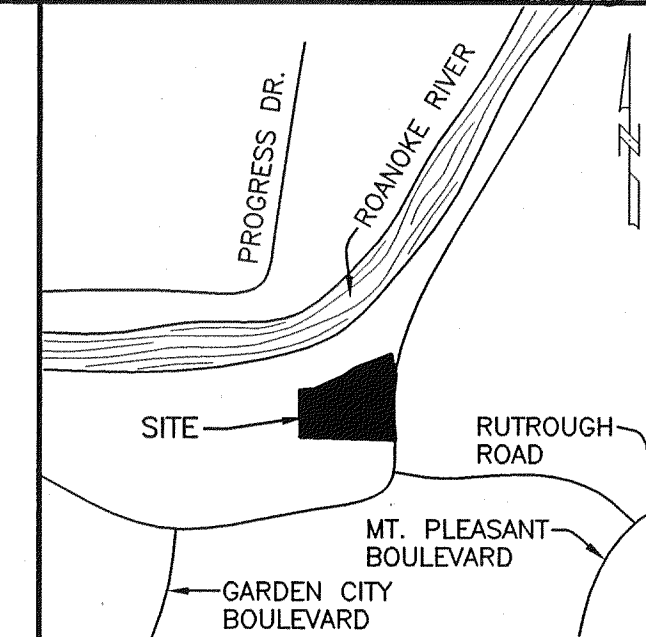
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THEREON ANNEXED IS ADMITTED TO RECORD AT 10:10 O'CLOCK
4 A.M. ON THIS 30th DAY OF January, 2004, IN
MAP BOOK 1, PAGE 2688

TESTE: Brenda S. Hamilton
CLERK
Paula B. Boser
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: THE BRANCH FAMILY, L.L.C.
DEED BOOK 1772, PAGE 690
MAP BOOK 1, PAGE 2262
MAP BOOK 1, PAGE 2412
TAX MAP #4250106
- OWNER OF RECORD: THE TRUSTEES OF FAMILY BIBLE FELLOWSHIP
DEED BOOK 1673, PAGE 311
MAP BOOK 1, PAGE 2245
MAP BOOK 1, PAGE 2417
TAX MAP #4250105
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE
REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE
PROPERTIES NOT SHOWN HEREON.
- PROPERTIES ARE CURRENTLY ZONED: CN (NEIGHBORHOOD COMMERCIAL)
- UNDERGROUND UTILITY SERVICE LINES.
- PROPERTIES ARE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT
AS DESCRIBED IN DEED BOOK 1772, PAGE 690 & DEED BOOK 1673,
PAGE 311.

THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.



VICINITY MAP
NO SCALE

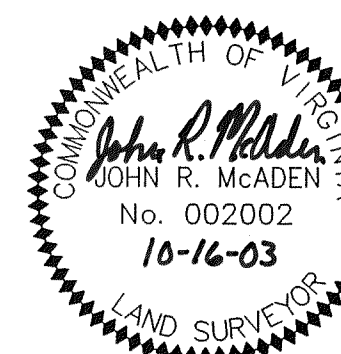
COORDINATE LIST

| CORNER | NORTHING | EASTING |
|--------|-----------|-----------|
| 1 | 5060.6679 | 4426.5691 |
| 2 | 5060.8497 | 4426.9767 |
| 3 | 5090.0904 | 4492.5122 |
| 4 | 5114.2562 | 4527.2294 |
| 5 | 5123.9086 | 4557.7343 |
| 6 | 5148.2662 | 4615.5806 |
| 7 | 5095.6738 | 4627.2080 |
| 8 | 4987.5078 | 4621.8121 |
| 9 | 4929.7003 | 4626.5988 |
| 10 | 4934.1220 | 4426.6426 |
| 11 | 4933.9663 | 4383.0773 |
| 12 | 5054.4168 | 4382.6142 |
| 13 | 5057.0863 | 4418.5395 |
| 1 | 5060.6679 | 4426.5691 |

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT
FIELD SURVEY AND FROM RECORDS AND IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN

002002



RESUBDIVISION PLAT OF SURVEY & FROM RECORDS FOR THE BRANCH FAMILY, L.L.C. & TRUSTEES OF FAMILY BIBLE FELLOWSHIP

BEING THE RESUBDIVISION OF
TRACT 2 (1.793 ACRES FROM RECORDS)
& A PORTION OF TRACT 3 (0.789 ACRE)

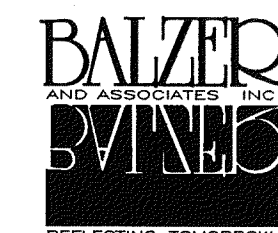
AS SHOWN ON
JAMESTOWN PLAZA
MAP BOOK 1, PAGE 1175
CREATING HEREON

TRACT 2A (1.670 ACRES FROM RECORDS)
TRACT 3A (0.912 ACRE)

SITUATED ON BENNINGTON STREET
CITY OF ROANOKE, VIRGINIA

OCTOBER 16, 2003
JOB #R0300058.00

SCALE: 1"=30'
SHEET 1 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A
100 YEAR FLOOD BOUNDARY AS DESIGNATED BY
CURRENT FEMA MAPS. PROPERTY IS IN ZONE AE
AND THE FLOODWAY. SEE MAP #51161C0048 D
(EFFECTIVE DATE: OCT. 15, 1993)