

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT COLONIAL PARTNERS, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED NOVEMBER 13, 2003 FROM COLONIAL ARMS BUILDING, L.C. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY IN INSTRUMENT #030023107.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 28th DAY OF July, 2004.

COLONIAL PARTNERS, LLC

BY: Edward B. Walker
EDWARD B. WALKER, MANAGER

STATE OF VIRGINIA

City OF Roanoke

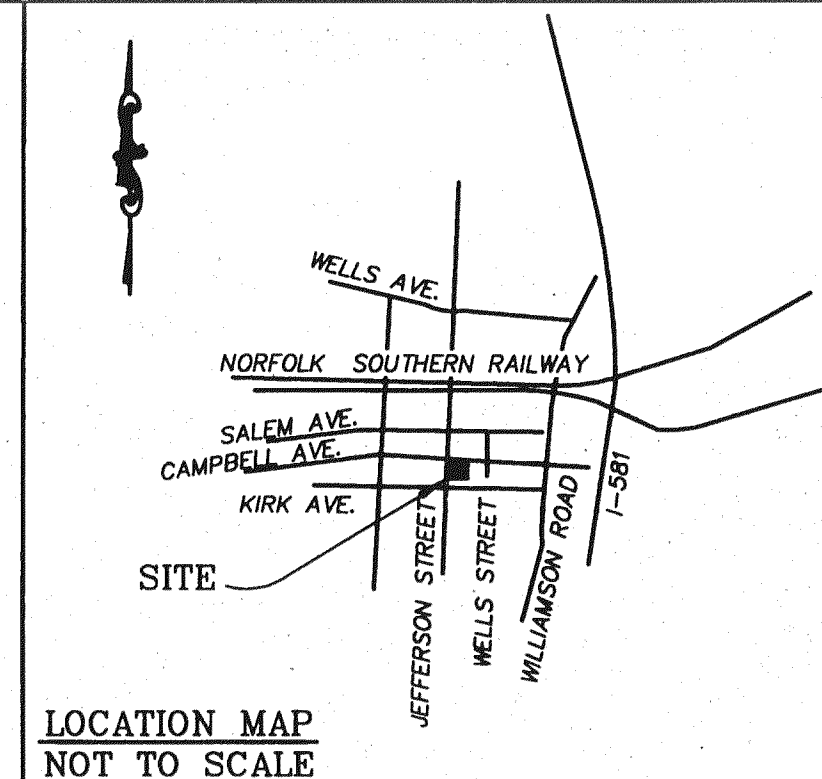
I, Linda M. Hansen, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT EDWARD B. WALKER, MANAGER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED JUNE 22, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 28, 2004.

MY COMMISSION EXPIRES 11-30-06

Linda M. Hansen
NOTARY PUBLIC

ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5099.98019	5001.99051
2	5098.03027	5092.43950
3	5095.55116	5092.37318
4	5095.55464	5092.24323
5	5024.36391	5090.58659
6	5024.34262	5091.68639
7	4998.03155	5091.17698
8	4999.99716	4999.99994
1	5099.98019	5001.99051
9,047 S.F. = 0.207 AC.		

LEGEND	
EX.	EXISTING
IP	IRON PIN
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
T.M.	TAX MAP



APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION

8-3-04
DATE

Jan G. Baker
CITY ENGINEER, ROANOKE, VIRGINIA

8/03/04
DATE

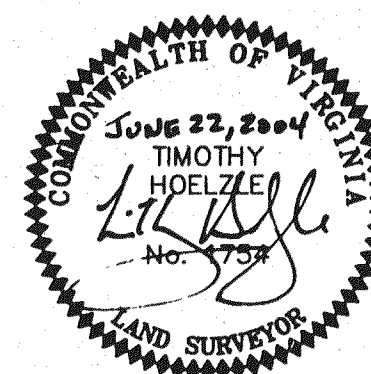
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 3, 2004, AT 2:50 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

K. Colaba
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 ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. PK NAIL SET AT CORNERS UNLESS OTHERWISE NOTED.
4. PORTION OF THIS PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN 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 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. SHADED ZONE X (500 YEAR FLOOD) FLOOD AREA ZONE A
5. THE PROPERTY LINE BETWEEN CORNERS 4A THRU 4C TO 8A ARE NEW DIVISION LINES.
6. THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
7. SEE SURVEY BY JACK BESS, LS, DATED OCTOBER 15, 1996, FOR T.A. CARTER, JR.
8. LEGAL REFERENCE: INSTRUMENT NUMBER 030023107.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO ENCROACHMENT ORDINANCE 28000-2-18-86, RECORDED IN DEED BOOK 1533, PAGE 1728.
10. THIS PROPERTY IS CURRENTLY ZONED H-1 AND IS LOCATED IN THE HISTORIC DISTRICT PER THE CITY OF ROANOKE ZONING MAPS.
11. ORIGINAL LOT 122, 2,258 S.F.; LOT 123, 2,255 S.F.; LOT 124, 2,254 S.F.; LOT 125, 2,280 S.F.

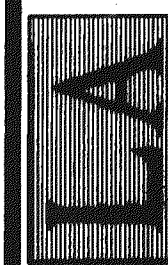


PLAT SHOWING
THE LOT LINE ADJUSTMENT
OF 9,047 S.F., 0.207 ACRES, BEING THE
MAJOR WESTERLY PORTIONS OF LOTS 122 THRU 125
WARD 5, ROANOKE LAND & IMPROVEMENT COMPANY MAP
PROPERTY OF
COLONIAL PARTNERS, LLC
CREATING NEW
LOT 122A (4,914 S.F.)
AND NEW
LOT 124A (4,133 S.F.)
SITUATED ALONG SOUTH JEFFERSON STREET, S.E.
ROANOKE, VIRGINIA

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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: JUNE 22, 2004
COMM. NO.: 04-154
SCALE: 1"=10'
CADD FILE: F:\2004\04154\SUR\04154BAS.DWG

SHEET 1 OF 2