

KNOW ALL MEN BY THESE PRESENTS; TO WIT:

THAT NESTLE BROOKE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JUNE 25, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #010009413.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2241 THRU 2246 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 SIGNATURE AND SEAL ON THIS 22nd DAY OF NOVEMBER 2004.

BY: NESTLE BROOKE, LLC

Loren M. H. H.

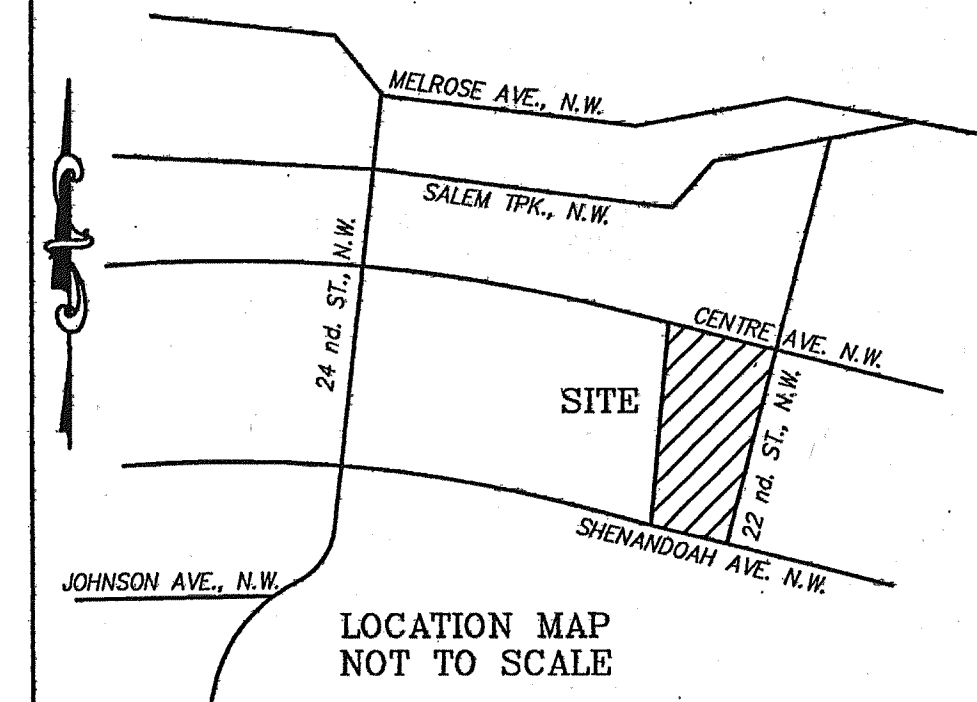
IT'S MANAGING MEMBER

STATE OF VIRGINIA
County of Roanoke

I, Gerrie P. Minnix, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Andrew L. Roberts II WITH NESTLE BROOKE, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON November 2 2004.

MY COMMISSION EXPIRES June 30, 2007

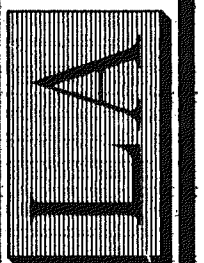
Gerrie P. Minnix
NOTARY PUBLIC



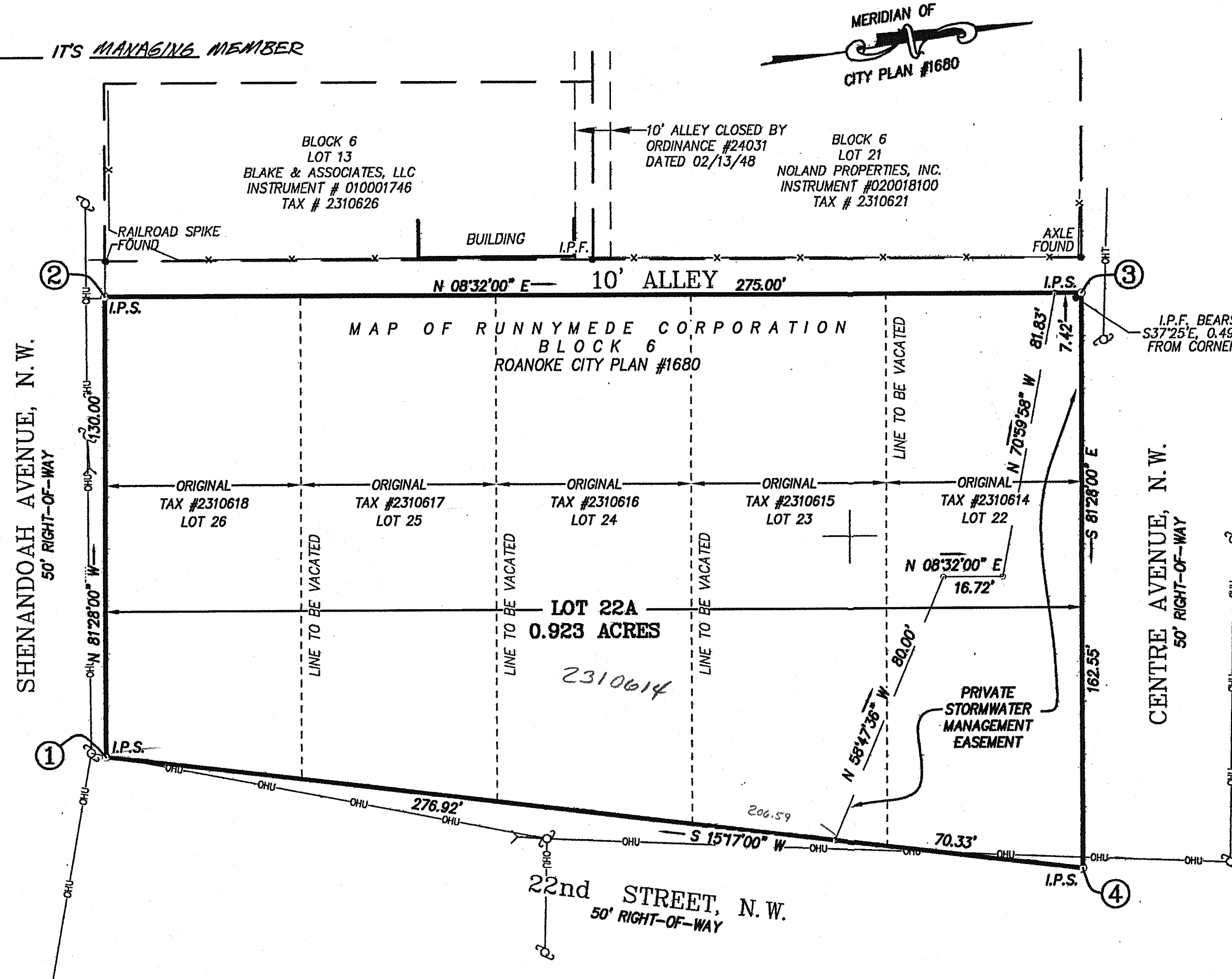
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: OCTOBER 25, 2004
SCALE: 1" = 30'
COMM. NO.: 04-118
CADD FILE: F:\2004\04118\SUR\04118RP.DWG
SHEET 1 OF 1



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4985.88676	5115.71917
2	5005.17678	4987.15831
3	5277.13245	5027.96412
4	5253.01274	5188.71305
1	4985.88676	5115.71917
AREA = 0.923 ACRES		

LEGEND	
I.P.S.	IRON PIN SET
I.P.F.	IRON PIN FOUND
D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV.	INVERT
EX.	EXISTING
OHU	OVERHEAD UTILITIES
U.P.	UTILITY POLE

APPROVED:

R. Brian Townsend

AGENT, ROANOKE CITY
PLANNING COMMISSION

Paul C. Swine

CITY ENGINEER
ROANOKE, VIRGINIA

11-03-04
DATE

11-03-04
DATE

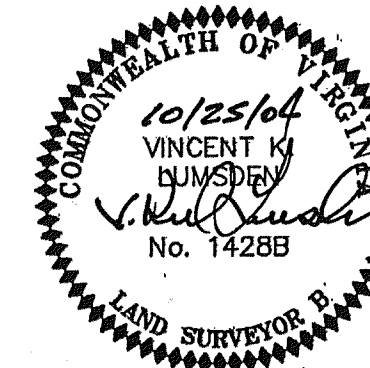
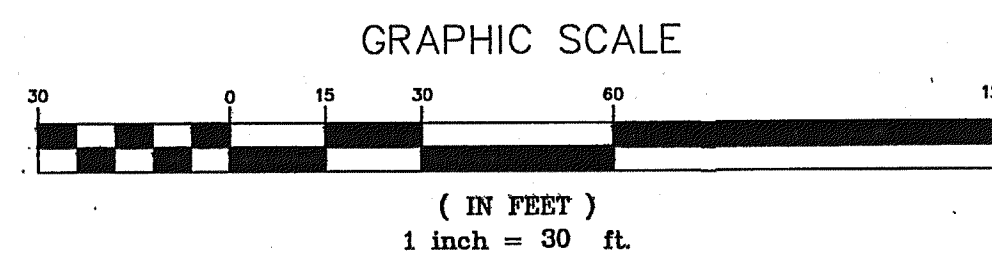
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT HERETO ANNEXED IS ADMITTED TO RECORD ON 11-8, 2004 AT 10:30 O'CLOCK A. M.

TESTEE: BRENDA S. HAMILTON

Brenda S. Hamilton
DEPUTY CLERK

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.
- 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 002 D, MAP NUMBER 51161C0042 D, DATED OCTOBER 15, 1993. UNSHADED ZONE X
- LEGAL REFERENCE - INSTRUMENT #010009413
- 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.
- THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.



PLAT SHOWING THE COMBINATION OF
PROPERTY OF
NESTLE BROOKE, LLC
LOTS 22 THROUGH 26, BLOCK 6
MAP OF RUNNYMEADE CORPORATION
(ROANOKE CITY PLAN #1680)
CREATING HEREON
LOT 22A - 0.923 AC.
SITUATED ALONG SHENANDOAH AVENUE,
22ND STREET AND CENTER AVENUE
ROANOKE, VIRGINIA