

KNOW ALL MEN BY THESE PRESENT TO WIT:

That NININGER INVESTMENTS, LLC, is the fee simple owner of the land shown hereon bounded by corners 1, 2, 3, 4 to 1, inclusive, and is all of the land conveyed to said owner by deed from PTH, LTD, a Virginia Corporation, dated January 28, 2005, and recorded as Instrument Number 050001596, in the City of Roanoke Circuit Court Clerk's Office.

The said owner hereby certifies that he has subdivided the land as shown hereon entirely with his own free will and accord as required by Section 15.2-2240 through 15.2-2276 of the 1950 Code of Virginia as amended to date.

Witness the signature and seal of the said owner:

W.C. Ninger 4-18-05
WILLIAM C. NININGER (For Ninger Investments, LLC) Date

Tinker Creek Realty Corp.
D.B. 1827, Pg. 1482
Tax Map No. 7330502

David D. H. Willis, et al
D.B. 1577, Pg. 974
Tax Map No. 7330503

**STATE OF VIRGINIA
CITY OF ROANOKE TO WIT:**

I, Rebecca D. Decker, a Notary Public in and for the aforesaid state do hereby certify that WILLIAM C. NININGER, whose name is signed to the foregoing writing has personally appeared before me and acknowledged the same in my jurisdiction on this 18 day of April, 2005.

My Commission expires: 10-31-05

Notary Public: Rebecca D. Decker

CIRCUIT COURT CLERK OF THE CITY OF ROANOKE:

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this map was presented with the certificate of acknowledgement thereto annexed is admitted to record at 9:25 O'Clock A.M., on this 27th day of April, 2005.

TESTE: BRENDA S. HAMILTON, CLERK BY: Yvonne Bonner DATE: 4/27/05
DEPUTY CLERK

ADDRESSES

Lot 10A-2 = 4202 Old Mountain Road
Lot 10A-1 = 4204 Old Mountain Road

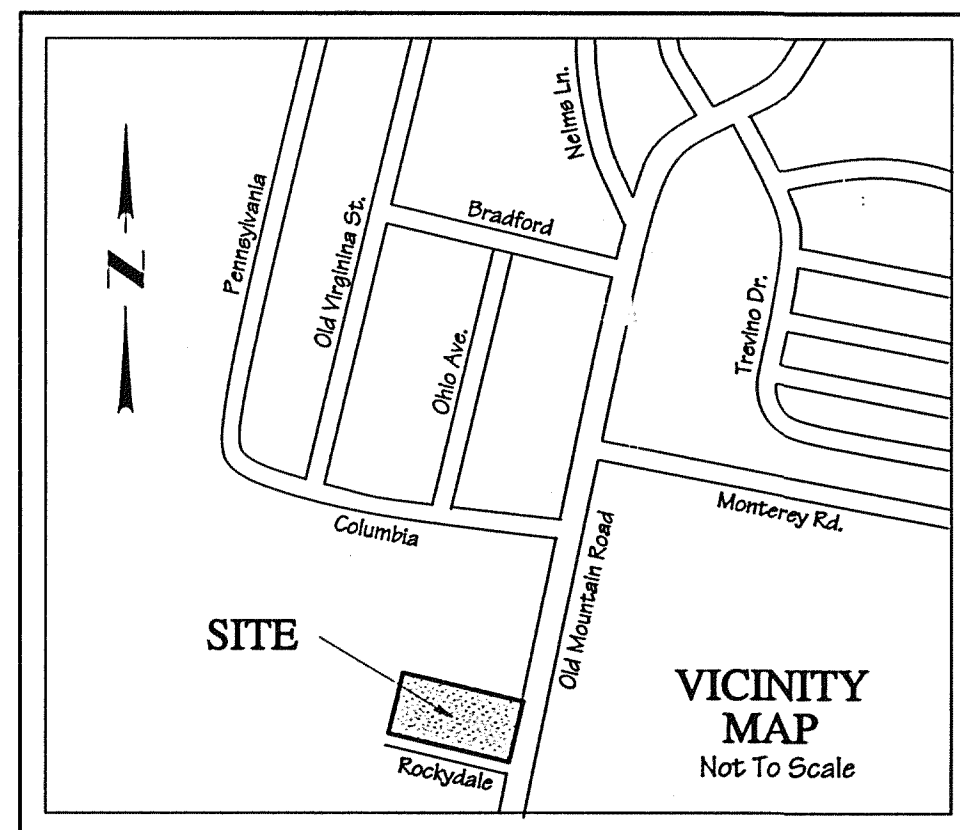
COORDINATE TABLE

Pt No.	Northing	Easting
1	5000.000	5000.000
2	4903.521	4973.697
3	4952.736	4782.097
4	5049.214	4808.400
1	5000.000	5000.000

Boundary Coordinates are based on an assumed datum

GENERAL NOTES:

1. This plat was prepared without benefit of a Title Report, therefore there may exist encumbrances that affect the property which are not shown on this plat.
2. The subject property is located in Flood Insurance Zone "X" as designated by F.E.M.A., and shown on Map No. 51161C0028 D, dated October 15, 1993. Zone "X" is determined to be outside of the 500-year flood plain.
3. I.P.F. Denotes Iron Pin Found.
4. I.P.S. Denotes Iron Pin Set.
5. Property is currently Zoned RM-1.
6. This plat is based on a current field survey.
7. The approval of this subdivision is not a commitment by the City of Roanoke or the Water Authority to provide water and/or sewer service to the subject property.
8. Legal References: Owner of Record - NININGER INVESTMENTS, LLC
Instrument No. 050001596
Tax Map No. 7330209
Plat Recorded in Map Book 1, Page 2818
9. The recordation of this plat of subdivision 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.

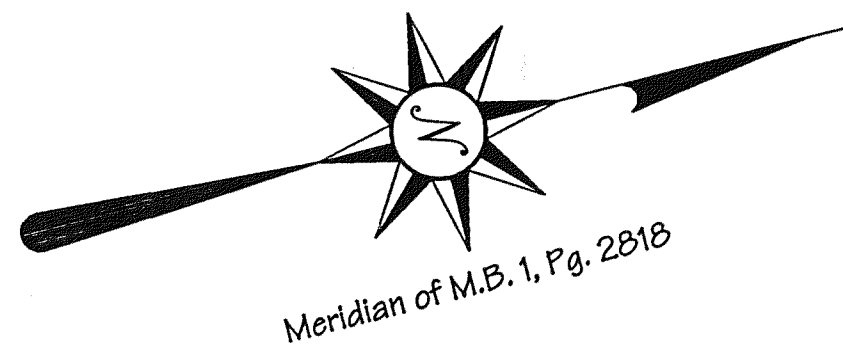
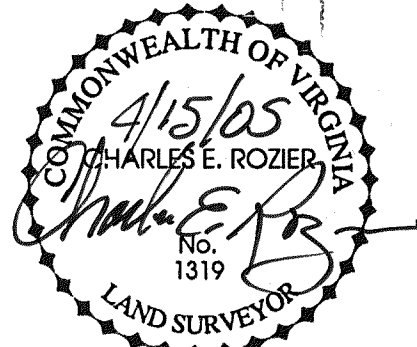


**RESUBDIVISION PLAT FOR
NININGER INVESTMENTS, LLC
SUBDIVIDING LOT 10A (Containing 19780 S.F.)
" ROCKYDALE HEIGHTS "**

As Shown on Map Book 1, Page 2818
Creating Hereon Lot 10A-1, Containing 7399 S.F.
and Lot 10A-2, Containing 12381 S.F.
Situated on Old Mountain Road
City of Roanoke, Virginia

Colonial Lands
SURVEYING & MAPPING
5547 Winesap Drive, Roanoke, Virginia 24019
Phone: 540-977-6501 FAX: 540-977-3377

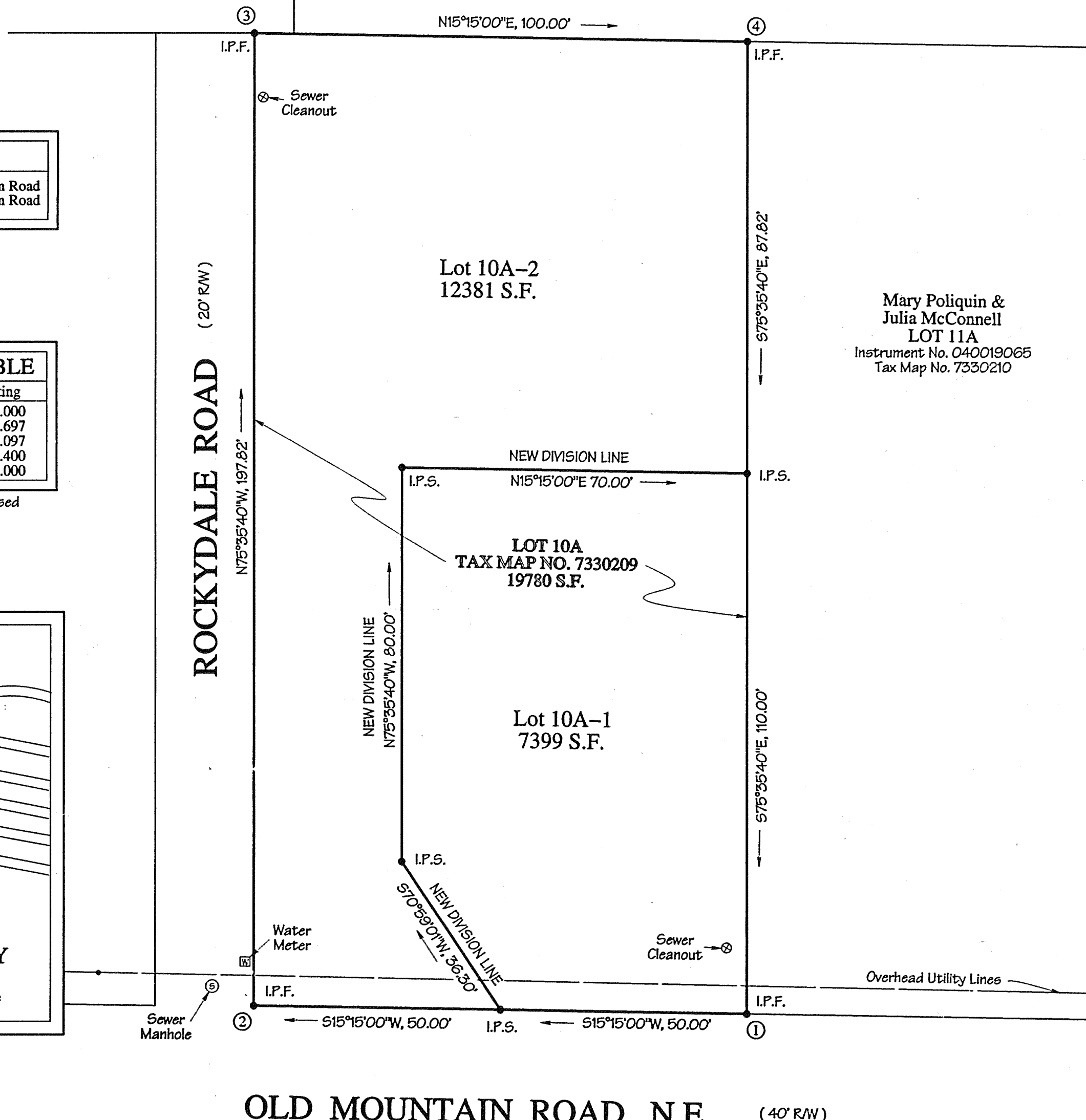
GRAPHIC SCALE 1"=20'
20 0 20 40 60
Project ID: 04ninger2 DATE: 02/25/2005



APPROVAL

R. Brian Townsend
Agent - City of Roanoke Planning Commission
Shirley C. Edrington
City Engineer - City of Roanoke

4-18-05
Date
4-26-05
Date



0663